

PRELIMINARY MATTER
PLAN CHANGE 50 HEARING
QUEENSTOWN
17th November 2014

Commissioners.

I believe it is appropriate to request your consideration to rescheduling the hearing to a later date because the Applicant has demonstrably failed to provide timely and relevant evidence

The Applicant QLDC has failed to provide ;

- 1) details of the boundaries for the proposed Lakeview Holiday Park (LVHP) altered boundaries.
- 2) completion of the master plan before requesting an alteration to the LVHP designation
- 3) completed a new contractual LVHP management plan in secret with public excluded.
- 4) given 25 year contract to secure management capital expenditure on the LVHP
- 5) failed to provide the LVHP management file to assist public with understanding the future direction
- 6) proposed Plan Change 50 before enabling the alteration of the existing designation.
- 7) brought confusion and concern into the integrity of the other QLDC designated area.
- 8) acted contrary to Section 14 LGA requirements in regard to prudent stewardship of the district.
- 9) acted contrary to the social , economic well being of the people and community.

The QLDC have made various statements and proposals in regard to the Queenstown Convention Centre (QCC) but with Plan Change 50 now dominating the consultants consumption of ratepayers funds.

However

The proposed QCC is on land that is able to be built on without a designation alteration.

The suggested plan by Auckland consultants was deemed unworkable by Jan Tomkins who is a professional conference organizer at a public forum.

The QCC is 5 times the cost to build budget of the Queenstown Airport (QAC) new similar buildings .

The councillors are well aware that the QCC could be constructed by locals at a fraction of the cost .

The QLDC CEO states that car parks are not required at the QCC and none have been allowed.

The QLDC want to remove on site affordable housing and build high rise workers accommodation.

No understanding that high rise elevators make expensive maintenance and operation costs.

Misfeasance in Office

The LVHP is unbelievably understated in the expert witness and desktop planning exercise .

The LVHP is one of the oldest existing accommodation providers in the CBD.

The LVHP has 44 modern award winning modern architectural buildings and 250 sites .

The LVHP is a massive asset and conservatively has a building replacement >\$20 million.

The CEO and Council have secretly arrived at an agreement of public property with a former councillor and family

The history of Council with Airport , Works Infrastructure and Lakes Environment non arms length transactions is appalling and yet they continue to dissuade the public from availability of the truth.

The cost of commercial rates demanded by QLDC falls generally on the lessee not the landowner.

QLDC Plan Change 50 Expert Witness.

I am staggered and appalled that the CEO has gathered Auckland consultants to consume local ratepayers funds when the town has exceptional talent that is experienced with Queenstown.

I note that Ms Jarvis and the Heritage evidence are localized concise and acceptable.

I previously stated the LVHP has been virtually ignored by the expert witnesses but it is vital.

The traffic expert has considered that more signage will mitigate transport concerns .

Queenstown CBD is a virtual dead end road and driving around to return is unavoidable.

The Traffic witness failed to discuss the Man street extra lane available to enable avoidance of the CBD and discussed that there was walking avenues available either side of the potential road without recognizing the existence or the potential for a transport hub , I had previously consulted the QLDC with information and coloured maps to no avail in regard to the hub and bypass of the CBD to Fernhill.

The provision of 500 carparks is recommended at the QCC which is contrary to the master plan and totally correct however it makes the Master plan a useless document .

The proposed QCC carparks and bus parks must take > 1.5 ha and completely eliminate some of the other suggested commercial developments that the other witnesses have based their expert evidence on .

In this brief expose I have outlined the appalling position that our community is facing from poor expert and professional consultants gorging themselves from the ratepayers funds and virtually plagiarised each others documents by cut and paste .

I state without exception that if the Commissioners allow this low performance level of information to be the basis of this Plan Change Application then the ratepayers will not get the QCC for a decade and the cost will be astronomical without a stake driven into the ground.

I request that you reschedule the Hearing and demand the QLDC provide relevant informaton,

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