

Basil Walter Walker
39 Man St Queenstown 9300
16/1/2015

Further submissions to Plan Change 50.

I confirm I attended the discussion group convened immediately after the PC 50 was adjourned and chaired by Rtd Justice Shona Kenderdine.

I am aware that a submitter has had direction and minute from Justice John Jackson and the Environment Court since the adjournment of Plan Change 50 in December 2014

I make these submissions and factual evidence appended because I believe that the level of actual evidence has fallen well short of a Plan Change that will have the possibility of changing the CBD of Queenstown to a level unprecedented in the history of the resort. The consultants headed by Mr Speedy have failed to address the real evidence required to prove without exception that an expanded CBD is required and I refer to the statement of principles contained as appendix to Mr Speedy evidence .

Therefore

The ongoing new issues and the lack of consultation and missed notification to so many people and the refusal to supply and discuss issues is I believe contrary to the level of information that a private Plan Change is required to provide by QLDC as applicant and significant downgrading of this application is the result .

The cumulative result of the unrealized issues mean the application;

- 1) will not be complimentary to the existing CBD ,
- 2) will subject the ratepayers to a fractured town ,
- 3)will introduce a population and visitor density that cannot be accommodated by the airport and existing roading into the CBD

- 4) will overload the capacity of existing main underground services infrastructure outside of the application area as the services are pumped to sewerage and storm water treatment stations via the Frankton track .

- 5) will require demolition at a total loss of ratepayers asset of four existing near new modern architectural camping ground main facilities by the suggested roading from Hay and Isle St and could instigate a

claim under section 46 against the members of the QLDC authority to be liable for loss.

6) failed to provide actual rules and policy for transport and parking and rely on future strategy and have suggested that a transport strategy will be acceptable to allow the Plan Change not being disallowed.

7) have completely ignored in their evidence the fact that the Wakatipu High school is relocating to Frankton and this prime main Gorge road flat parcel of land will be available to Ngai Tahu as first option to utilise and could easily be a future CBD area

8) have attempted to mislead the Commissioners by not including the complete loss of the proposed inner links roundabout because construction by the owners on their land of their new hotel will eliminate the Planned Inner links roundabout (Mountain Scene appended)

9) have dismissed the vital affordable housing concerns with another future affordable housing strategy against absolute historic costings that prove conclusively that affordable housing is not at half a million dollar per unit including land cost.

10 have failed to protect the James Clouston Memorial Park and have stated it can be used for development and suggested roads through the park. This is a travesty to the community who rightfully believed the Memorial Park had protection from development ,

the failure to accept that the Queenstown Convention centre sited on the ground behind James Clouston reserve would be closer for pedestrians and eliminate the need for the road through the middle of the camping ground buildings

there was no evidence that buses and vehicles can easily use Man St and turn right at the end to enter the land behind James Clouston reserve for drop off and car parking at the relocated Convention Centre and is a major factor that should have been addressed and a huge reason to set aside this PC50 application

11) QLDC have failed with their statements that the Casino involvement will be a silver bullet for the Ratepayers and the Convention Centre .

12) the failure to provide topographical plans to show how the Lynch Block can be integrated into the freehold block when the Lynch block is 25- 30 metres above the freehold block and is not a contiguous landform as suggested by the desk top planning exercise .

13) the application has not addressed the widening of Thomson St that is the obvious feeder road to Glasgow St which is steep and not winter tolerant if the Lynch block is included in the plan change and will compound traffic and services issues .

Don Mc Kenzie = Transport.

The evidence of Mr McKenzie is contrary to his statement of not leaving out relevant evidence and is therefore misleading to the commissioners and for Mr Mc Kenzie professional integrity the QLDC should withdraw his evidence and accept that their Transport evidence falls well below reasonable standards.

The evidence is at best a projection without basis relying on a non existent future strategy and a desire for future developers requiring a consent to produce an ITA with their consent that will miraculously be understood by every visitor who desires to visit Queenstown and alleviate existing and future traffic congestion.

I append the media release of the new hotel and shops on the Gorge road , Shotover Street and Stanley St .

The level of architectural , planning and engineering work required to apply for a QLDC Consent conclusively proves that the option of the Inner city links is to be placed on this land is now at best remote and financially scuttled and will not meet the required QLDC level of prudence required under the LGA section 14 (1) a b c f g.

In conclusion

I personally supplied the Camping Ground lease to the commissioners and QLDC have suggested that the wrong Company name included in the lease that involves a minimum of \$31.875 million of lease payment to ratepayers over the term of the lease and is inextricably linked to this application is a mere typo mistake and the owner of 19 cabins can remain nameless even to the commissioners hearing this application .

I believe the level of arrogance to the public and urgency at all costs that this application has been proceeded with is requiring of the application to be returned for amendment or turned down .

I am disappointed that the Lynch Block and the Cabins that house through 190 units a significant workforce and is a major issue that

has already had an Environment Court minute to assist is being refuted by QLDC as a gift to the community.

I request that if the Commissioners are mindful of allowing or partly allowing this Plan Change 50 that some direction is given to the above mentioned cabins through their decision

The 190 cabins each pay \$5,200 land lease annually to QLDC or approx One million dollars and with \$876,000 annually from the camping ground lease and the rental income of the QLDC owned cabins there is circa \$2million dollars annually income .

I am not suggesting that all the cabins can remain indefinitely on the camping ground but believe the Lynch Block is quite separate .

I am suggesting that a reasonable extension could be granted at no detriment of the QLDC position with the clause requiring immediate removal of the cabins if the land is required as part of a future construction and when construction consent is applied for.

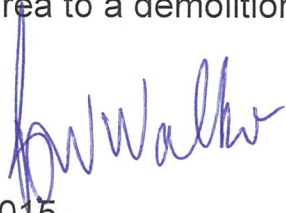
Clearly some cabins may be removed by the owners to another location and that is an immediate loss of land rental but the issue has to be balanced against the realism that the QLDC ratepayers in various business require the staff and require the affordable accommodation and are also the business ratepayers that QLDC should be considering and QLDC should not be acting in opposition to their ratepayers .

This is further intentionally complicated by QLDC by including Lynch Block discussions in publicly excluded meetings , the last being the November 27th 2014 QLDC monthly agenda.

I support for consideration that the Lynch Block be given the opportunity to be freeholded , subdivided into a history precinct and the sales of individual properties at first option to the leaseholders be identified as a substantial investment fund for the Affordable Housing trust future work.

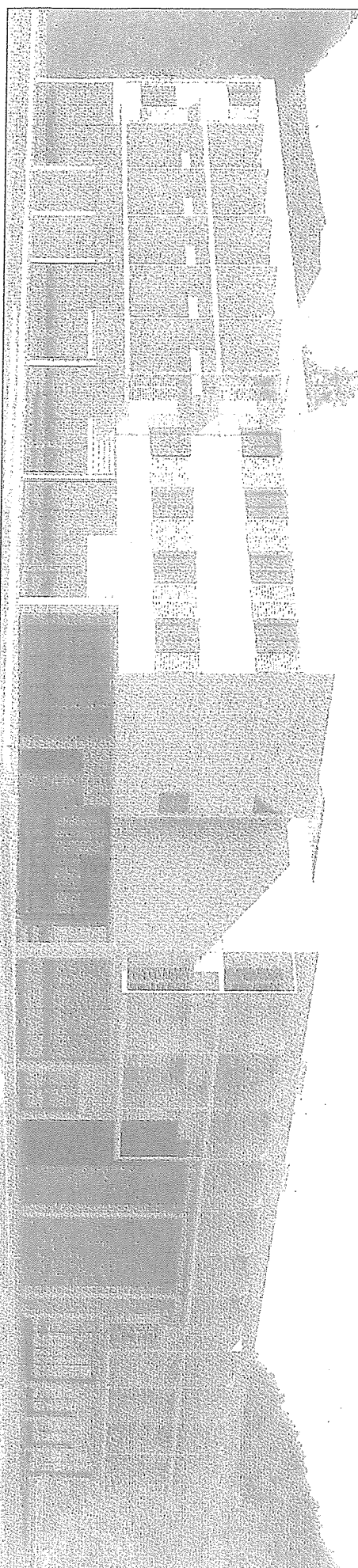
I believe that would be a positive outcome from this Plan Change application and calculate it could raise \$6-7 million and circumvent substantial problems widening Thompson st or engineering access to the Lynch block through the Lakeview freehold land or reducing this Lynch Block area to a demolition site by QLDC ordered removal of structures.

Basil Walker



16th January 2015

\$45 million hotel plan for downtown site



Uptown complex: An artist's impression, looking from the Shotover St./Stanley St intersection, of a \$45m hotel and retail complex

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The potential hotel site is zoned 'high density residential'.

Gdantitz stresses his proposed development isn't a ploy to get council to buy the land.

"They could knock down their own council chambers and put a road through there – that's a lot cheaper option than buying my land."

Asked his reaction to the proposal, council boss Adam Feeley says he can't comment without prejudicing the application, "so we won't".

As for the bypass project, "there are a number of possible options for rerouting traffic which includes a possible route alongside the Queenstown Memorial Centre."

"It's too early in that process to say which will be the preferred route or when it will happen."

"However, in the new year council will be considering the wider town centre transport strategy, which is likely to include consideration of routes for inner CBD traffic and bypass traffic."

Gdantitz describes the Man St bypass as "completely ridiculous".

He says it would cost tens of millions of dollars.

"If you want to control the traffic, control it with traffic lights and slow it down."

Meanwhile, he says his new complex comprises hotel rooms on the top two floors, 1200sq m of ground floor retail and an internal courtyard.

He adds there'll also be 52 underground car parks, even though there's no planning requirement for parking. The complex also won't affect neighbours' views, he says, and nicely complements the Crowne Plaza hotel at the opposite end of Shotover St.

Gdantitz's submission to plan change 50 said his site and others nearby "present a much more logical and natural extension of the town centre than much of what is proposed".

The council, he added, discussed rezoning the land 'town centre' in planning documents in 2009 and 2012.

Gdantitz says the site's "right on the town centre boundary, it's got public carparking right beside it, it's got a lot of people walking past, it's on main roads and it's been used, including by the council, for commercial purposes already".

scene@scene.co.nz

A clean break for spritely pensioner June

JUNE Reidie knows a thing or two about cleaning.

Last Friday, however, after 25 years working in the housekeeping team for

make it worthwhile."

She'll miss the banter at work, but is looking forward to taking up other interests.

03 435 3000 | 1000 Shotover St

White, who has worked at Ridge Resort for more than 10 years, says it's been a pleasure to work alongside

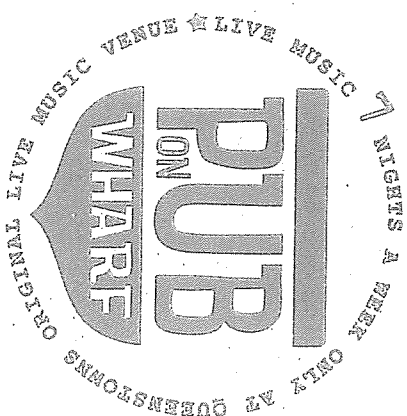
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\$45m hotel plan

But site has been tagged for future road bypass

DEVELOPERS are seeking consent for a 110-room hotel and retail complex in downtown Queenstown despite a possible council claim to their land.

Long-time Queenstown Lew Gdanitz and his business partner Victor Cheng, of Christchurch, are proposing the \$45 million complex. It's designed by award-winning local architect John Blair on a plun

Exclusive

PHILIP CHANDLER

3000sq m site bordered by Stanley Road, adjacent to the main council offices. Gdanitz says the development

meets a pent-up demand for more hotel rooms and retail space.

The proposal, however, potentially challenges council roading and zoning policies.

Part of the site - occupied by car parking, apartments and offices - could be needed for a bypass between Melbourne, Henry and Man Sts to relieve CDB congestion. Council agreed this year to delay

the Henry-Man St link till at least 2040.

Gdanitz says: "Land owners should not be expected to wait 25 years to find out whether the council might want to take their land."

The council's controversial plan change 50 proposal doesn't include their land.

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