

Good morning Commissioners.

Thank you for my last opportunity to speak to my submission. Throughout the proceedings my most serious concerns are:

1. A total lack of evidence that this level of Town Center expansion is either necessary or beneficial.
2. A lack of integration with the true Town Centre, downtown.
3. A lack of understanding of the necessary functions for a successful conference center.
4. A lack of Council's commitment to affordable housing.

I will not further mention the games associated with Items 1 and 2 but will touch briefly on Item 3 first.

I have read the submissions of the ridiculous claims by so-called experts on transport, conference numbers and other chapter objectives and rules that were unanimously accepted by a misguided bunch in Council.

After conference speakers it's food, shelter, transportation and entertainment....not in any...a view of a lake.

And, the location? The historical real facts are that in the 90's in the downtown area, that it took visitors and locals over 3 years to walk from the Mall retail sector to the Steamer wharf retail sector and, many businesses went bust trying to lift those daily and, weekly numbers.

So, how long and to what cost to business and the community will it take for conference attendees to walk to the proposed conference center site?

No bus company will invest thousands into buses to have them sitting idle...I know that for a fact! And what cost to our overtaxed roads would another 20 or 30 taxis take to cater for it...I ask you...the town center is over crowded now?

People will not walk to any new conference center or new building complex on a steep hillside unless millions have first been spent on roading, elavators, marketing, advertising and the list goes on...do the Queenstown rate payers really want that....I doubt it!

Unfortunately, for a total lack of surety of good urban planning outcomes, I oppose any Conference Center in Queentown, now that the Remarkables

Park has increased its conference capacity.

Item 4.....A lack of Council's commitment to affordable housing.....appendix A.

Item 5..... James Clouston Memorial Park.....

James Clouston lived in Hay Street during the 1940's and 50's when the Queenstown Lakes District was a burgeoning holiday resort.

As a borough councillor, Jim was actively involved with the council's department of parks and gardens and was a respected judge at the annual flower shows. He gave freely of his leadership and practical support to both council and community groups. He was dedicated to enhancing and developing beauty and peace by planting and maintaining new park areas, including some accessible only by rowboat. His commitment saw Jim appointed to the position of deputy mayor of Queenstown in 1956.

This Memorial Park which is located on the corner of Hay Street and Man Street and dedicated to Jim's memory by his wife Elizabeth in 1963, recognises his enduring contribution to Queenstown.

I noted previously that the judge had the Council confirm it was a Memorial Park and the expectation was, it was fully protected under special orders. Unfortunately, the Queenstown Council have no such record of any protection orders for this park. We, the people are concerned that it will be just absorbed and integrated into Plan Change 50 and, in the words of Mr. Speedy, "so long as it represents a recreational purpose, it can be used for a commercial venture.....such as Maori hot pools!" unquote.

I request the Commissioners direct the Council to confirm and put in place, safe guards on James Clouston Memorial Park, to ensure it is not taken from our community. It cost money to enter any hot pools in this country.

Thank you Tai Ward-Holmes