



# FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION  
ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name:

Phone Numbers: Work:

Home:

Mobile:

Email Address:

Postal Address:

Post code:



**THIS IS A FURTHER SUBMISSION** // In support of (or in opposition to) a submission on the following Plan Change:

**I AM**

☐

A person representing a relevant aspect of the public interest.

*In this case, also specify the grounds for saying that you come within this category; or*

☐

A person who has an interest in the proposal that is greater than the interest the general public has.

*In this case, also explain the grounds for saying that you come within this category; or*

☐

The local authority for the relevant area.



**I SUPPORT (OR OPPOSE) THE SUBMISSION OF** // Name the original submitter and submission number.



**THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE** //

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.



**THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE** //



**I SEEK THAT THE WHOLE OR PART [DESCRIBE PART] OF THE SUBMISSION BE ALLOWED, OR DISALLOWED // Give precise details.**

I  wish to be heard in support of my submission.

I  consider presenting a joint case with others presenting similar submissions.



## SIGNATURE

Signature (to be signed for or on behalf of submitter) \*\*

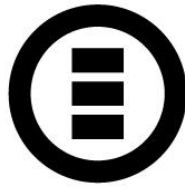
Date

*\*\* If this form is being completed on-line you may not be able, or required, to sign this form.*

### NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





# TOWNPLANNING GROUP

Our Ref: 756-14-L3

30 October 2014

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN 9300

VIA E-MAIL: [pcsubmission@qldc.govt.nz](mailto:pcsubmission@qldc.govt.nz)

Dear Sir / Madam,

## **FURTHER SUBMISSION PLAN CHANGE 50 – QUEENSTOWN TOWN CENTRE ZONE**

1. We understand that initial submissions closed for Plan Change 50 (Queenstown Town Centre Zone) on the 10 October 2014. Our client (Berry & Co) has only recently purchased 58 Camp Street, Queenstown and would like to join the proceedings.
2. As the new landowner of this property our client is directly impacted by the proposed change and has an interest in the proposed plan change greater than the interest that the general public has, as the new landowner of 58 Camp Street, Queenstown. The settlement date for the purchase of the property was the 15<sup>th</sup> October 2014. It is not considered that anyone will be prejudiced by our client joining the proceedings, as they share the same views as some of the other Submitters.
3. This further submission only makes comments on those submissions that relate directly to the Isle Street Sub Zone. Our Client is generally supportive of Proposed Plan Change 50 and believes both the Lakeview and Isle Street Sub Zones will provide a logical extension of the Queenstown Town Centre. Our client requests that their further submission be accepted.
4. Our Clients site is proposed to be located in the Isle Street Sub Zone, as shown in Figure 1 below.

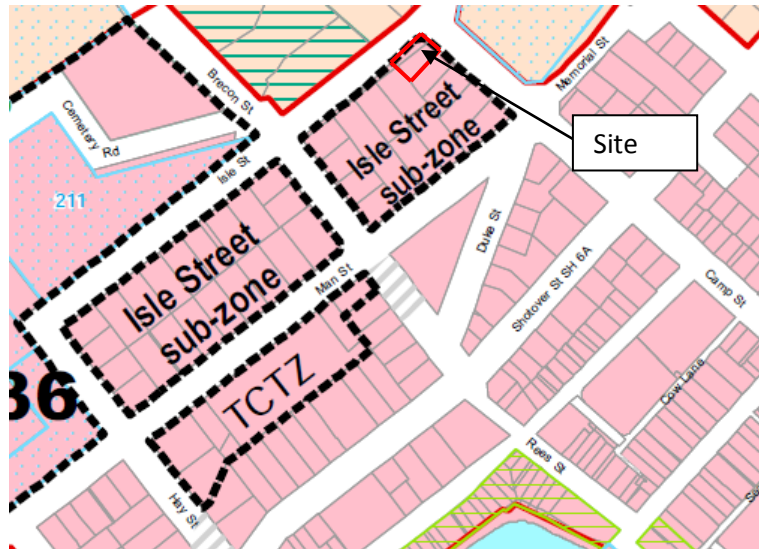


Figure 1: Proposed Zoning Map (Source: Proposed District Plan Planning Map 35)

## COMMENTS ON SUBMISSIONS

### 5. Maximum Mojo Holdings Ltd submission:

<b>Summary of Maximum Mojo Ltd submission (50/16)</b>	<b>Further Submission</b>
<p>50/16/01 - The submitter supports and wishes PC50 to be approved, however, this support is conditional upon two key factors. Firstly, that the proposed Lakeview Sub-Zone is not confirmed unless the proposed Isle Street Sub- Zone is also confirmed. Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the QTCZ. Both sub-zones are intricately linked in terms of the appropriate expansion of the QTCZ. The submitter believes that the sub-zones cannot be separated. Secondly, whilst a rigorous planning, architectural and urban design analysis has been given to the Lakeview Sub-Zone, the submitter considers that the same level of detailed assessment (from the same disciplines prescribed above) should occur for the Isle Street Sub-Zone. The Isle Street Sub-Zone has to be controlled and developed in a matter befitting its important location next to, and overlooking the QTCZ.</p>	<p><b>Support</b> the Isle Street Zone Change. Agree that without the Isle Street Sub-Zone the Lakeview Sub-Zone would be an isolated piece of commercial zoning. These zones are required to support the growth of the QTCZ.</p>
<p>50/16/02 - For a number of practical reasons, the two rectangular shaped blocks located to the north of Man Street (within the Isle Street Sub-Zone) should both included in the expansion of the QTCZ. These reasons include: 1. The re-zoning of the area would constitute a natural progression of the town centre. 2. This area is located between commercial and non-residential activities in all directions. 3. There is a non-</p>	<p><b>Neutral</b></p>

<p>residential focus in this area at present due to the existence of the nearby QTCZ to the south, Commercial Precincts to the north, large pedestrian movements to and from the Gondola and the Council's camping ground. If approved, the Lakeview Sub-Zone will considerably add to the commercial focus in this location. 4. The existing commercial and non-residential uses already undertaken from this area.</p> <p>5. The decreasing residential population as commercial and visitor accommodation activities increase in numbers. 6. The location of this area next to the large 24 hour commercial car parking building.</p>	
<p>50/16/03 - Whilst the 12m height limit is considered appropriate, more detailed work needs to be undertaken as to the potential loss of outlook from a number of properties. This assessment should also take into consideration the existing height rules - which will have some effect on removing views from a number of properties. The submitter also believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to gain 12m in height due to the proposed recession planes. The 2m roof bonus will become redundant for many sites. The submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the presently proposed recession planes, especially considering the mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be scrapped and another design solution put forward, or the angle/height of the recession planes are relaxed. Whilst recession planes have some benefits, many properties will not be able to maximise the 12m height limit at all, or alternatively, oddly shaped/slanted buildings will occur under the presently proposed rule.</p>	<p><b>Support</b> – agree that the proposed recession plane limits overall development in the Isle Street Sub Zone. Supports the removal of the recession plane and another design solution put forward, or the angle height of the recession planes are relaxed.</p>
<p>50/16/04 - The submitter acknowledges that internal setbacks will have some benefit of allowing natural light to penetrate into a building or buildings. However, the proposed internal setbacks could create small narrow tunnels between sites, which will most likely end up as dead or redundant space. The submitter also considers that the internal setbacks will disrupt the continuity of the road frontages within the Isle Street Sub-Zone. The submitter considers that further consideration should be given to demonstrate the effectiveness and appropriateness of the internal setbacks, especially when taking into account fire rating issues as prescribed under the Building Act 2004.</p>	<p><b>Support</b> – believes that there should be no setbacks on internal boundaries in the Isle Street Sub Zone.</p>
<p>50/16/05 - The submitter believes that further and substantial assessment needs to occur in relation</p>	<p><b>Support</b></p>

to the provisions that apply to the Isle Street Sub-Zone. This is especially the case if the Council truly wants to create a high quality urban mixed use environment.	
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6. We wish to be heard in support of this further submission.
7. We will consider presenting a joint case with others presenting similar submissions.
8. A copy of this further submission will be emailed to Maximum Mojo Holdings Ltd within 5 working days of close of submissions.

Please do not hesitate to contact me if you need any further assistance or would like to discuss the above further.

Yours faithfully,



Brett Giddens  
Director