

Form 6

Further submission in support of, or in opposition to, submission on publicly notified proposed policy statement or plan

Clause 8 of First Schedule, Resource Management Act 1991

To Queenstown Lakes District Council

- Name of person making further submission:
 - Kelso Investments Ltd and Chengs Capital Investments Ltd (Kelso and Chengs)
- This is a further submission in **support** of submissions on:
 - Plan Change 50 to the Queenstown Lakes District Plan
- I **support** in part the submissions of:
 - Remarkables Jet Ltd
 - Janet Sarginson
 - Douglas Veint
 - Robins Road Ltd
 - Queenstown Chamber of Commerce
 - Memorial Property Ltd
- The particular parts of the submissions I support are:

With respect to Remarkables Jet Ltd, the following submission points (as recorded in Council's summary of submissions):

'The Plan Change in its current form will seek to draw people away from the existing CBD, both uphill and through existing, relatively narrow, residential streets. If the Town Centre requires expansion, the area to the north-east adjoining Gorge Road (an arterial road) would create a dual opportunity to up-zone the eastern entrance to Queenstown, as well as allowing for Town Centre expansion into a largely flat, non-residential, mixed commercial and declining industrial use area.'

And

The staging of the proposed Town Centre expansion has not been properly considered. Sound planning would suggest a staged development should occur whereby the land closest to the current CBD would be developed first, and only then would a further stage of development be considered. The Plan Change has failed to consider the sequencing of the

Town Centre expansion to ensure consolidated development of the CBD takes place, as opposed to negative effects of sporadic development.

With respect to the submission of Janet Sarginson, the following submission point (as recorded in Council's summary of submissions):

'...would like the Council to rethink PC50 and look again at the Proposal to include Gorge Road extension in the town centre.'

With respect to the submission of Douglas Veint, the following submission point (as recorded in Council's summary of submissions):

'...it would be more appropriate to extend in the Gorge Road area.'

With respect to the submission of Robins Road Ltd, the following submission points (as recorded in Council's summary of submissions):

'The submitter considers that the plan change does not, on balance, rigorously analyse options to alleviate the issues associated with the identified shortage of land zoned as "Town Centre" and that plan change should have included the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning.'

'Seeks amendment of PC50 to include all areas on the periphery of the Town Centre Zone so that properly developed mixed use zones can be established as a whole for areas that include commercial and mixed use activity in close proximity to the CBD.'

With respect to the submission of Queenstown Chamber of Commerce, the following submission points (as recorded in Council's summary of submissions):

'Seeks to strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD...'

With respect to Memorial Property Ltd (as recorded in the submission in full):

'The submitter considers that much of the proposed extension of the town centre is significantly separated by distance, elevation changes and street layouts and there is a risk of a competing rather than complementary retail and office precinct emerging, which could undermine the vitality of the existing town centre. A fragmented, sprawling commercial area could emerge which lacks the walkable appeal of the current town centre.'

And

'...a sudden significant expansion of the town centre as proposed in Plan Change 50 risks undermining rather than supporting the Queenstown Town Centre.'

And

'Council has in recent years consulted on limited extensions of the Town Centre Zone, in what have been considered at that time to be logical directions. Memorial Property Ltd is not necessarily opposed to extensions of the town centre of a reasonable nature and scale. It is submitted that the alternative options as promoted in the 2009 Queenstown Town Centre Strategy and the 2012 consultation on the proposed District Plan review were in keeping with this broader strategy, and that those options should be analysed as part of this plan change process. These corridors are considered to present more rational extensions of the town centre, being of an appropriate scale and in keeping with the 'natural' direction of commercial expansion and topographical boundaries.'

- The reasons for my support are:

Kelso and Chengs agree with the points raised in these submissions. Specifically, Kelso and Chengs agree that:

- Plan Change 50 risks zoning too much Town Centre zoned land too quickly
- There has been inadequate consideration of alternative options in terms of where the town centre extends to
- An objective analysis of alternative options would favour extending the Town Centre Zone to sites in the immediate periphery of the existing Town Centre Zone, particularly along the Gorge Road corridor. This option has several advantages, including aligning with topography, utilising land already used for commercial purposes, the existence of suitable infrastructure and the benefit of direct pedestrian linkages to the existing town centre.

Kelso and Chengs consider that the relief sought in their original submission on Plan Change 50, namely the rezoning of their property bordered by Gorge Road, Stanley Street and Shotover Street to Town Centre Zone, would be consistent with these submission points. The size and location of the site makes it suitable to be included in the first stage of a Town Centre Zone expansion.

- I seek the following decision from the local authority:
 - That in accepting the relief sought in Kelso and Chengs' original submission on Plan Change 50, account be taken of those parts of the submissions supported in this further submission.

I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Address for service of person making further submission:

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Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to the local authority.