

Form 5

Submission on a Publicly Notified Proposal for Policy Statement or Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: **Queenstown Lakes District Council** (“the Council”)

Name of Submitter: **Ardmore Holdings Wanaka Limited**

Introduction:

1. This is a submission on the proposed **Queenstown Lakes District Plan** (“the Proposed Plan”) notified on 26 August 2015.
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter has an interest in the Proposed Plan as a whole, and as such the submission relates to the Proposed Plan in its entirety.
4. The specific submission relates to the provisions in the following chapters:
 - a. Chapter 13: Wanaka Town Centre; and
 - b. Planning Maps.
5. The submitter's property is located at 93 Ardmore Street in Wanaka.

General Reason for Submission:

Entertainment Precinct

6. The submitter **supports** the concept of an entertainment precinct within the Wanaka Town Centre and the inclusion of policy that supports later night bar and restaurant activities as part of enhancing a vibrant town centre.
7. The following policies which relate to the Lower Ardmore Entertainment Precinct are **supported**:
 - a. Policy 13.2.5.2
 - b. Policy 13.2.5.3
 - c. Policy 13.2.5.4

8. The above mentioned policies provide an important direction that the site and its surrounds are appropriate for hospitality and later night activity.
9. The submitter is **neutral** in regard to Rule 13.5.10 – Noise. The submitter remains neutral on the associated rule as it is considered that there are matters of discretion that could be improved on and greater allowances made to the rule to enable late night drinking and dining opportunities in the Lower Ardmore Entertainment Precinct.

Height Precinct

10. The following policies which relate to the Wanaka Height Precinct are **supported**:
 - a. Policy 13.2.3.1
 - b. Policy 13.2.3.2
11. Rule 13.5.9 – Maximum building height for buildings in the Wanaka Height Precinct, is **supported**. In particular the allowance for 14m height and the addition of a fourth storey on buildings.
12. Allowing additional building height in this location will result in better design outcomes, allow better optimisation of sites with superior views and outlook, create additional economic opportunities for developers and landowners, and overall help contribute to a vibrant and aesthetically pleasing town centre.
13. Identifying the site within an entertainment precinct and height precinct will:
 - a. Promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 (“RMA”) and ultimately achieve its purpose;
 - b. Enable the social, economic and cultural well-being of the community;
 - c. Meet the reasonably foreseeable needs of future generations; and
 - d. Represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

Relief sought:

14. The submitter requests the following decision:
 - a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property;
 - b. The height precinct is included on the submitter's property; and
 - c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka.

15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.
16. The suggested revisions do not limit the generality of the reasons for the submission.
17. The submitter wishes to be heard in support of its submission.
18. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.



Brett Giddens
(Signed on behalf of Ardmore Holdings Wanaka Limited)

23-10-15

Date

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