



QUEENSTOWN LAKES DISTRICT COUNCIL

PLAN CHANGE HEARING COMMITTEE

PLANNER'S SECTION 42A REPORT FOR

PLAN CHANGE 50: QUEENSTOWN TOWN CENTRE ZONE EXTENSION

FOR HEARING COMMENCING: 17 November 2014

REPORT DATED: 6 November 2014

**SUBMITTED BY: Nigel Bryce
Consultant Planner**

FOR AND ON BEHALF OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

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1.0 INTRODUCTION

This report has been written in accordance with Section 42A of the Resource Management Act 1991.¹ It discusses the various issues raised by submitters and makes recommendations in relation to the issues raised, in order to assist the Commissioners their decision.

2.0 EXECUTIVE SUMMARY

Having considered the various issues raised in submissions, in summary it is recommended that subject to (i) amendments that are recommended in this report, and (ii) resolution of a number of unresolved matters linked to the bulk and location requirements within the Isle Street sub zone, that the area of land contained within the plan change be rezoned in accordance with the outcomes expressed within Plan Change 50: Queenstown Town Centre Zone Extension.² This conditional support for rezoning is subject to:

- Resolution of those outstanding yard and recession plane requirements applicable to the Isle Street sub zone;
- Further landscape and urban design input relating to 34 Brecon Street and appropriateness of controls necessary to protect the heritage values of the adjoining Queenstown Cemetery;
- Other matters raised within this report where I have requested further input from the Applicant at the hearing.

I note that the above is a summary of my high-level recommendations only. I believe that it is also important for me to stress that my recommendations have been made without the benefit of hearing the evidence that, I understand, will be presented at the hearing. With the leave of the Committee, I propose to revisit my conclusions following the presentation of the evidence, but before the Applicant's right of reply.

3.0 THE PROPOSED PLAN CHANGE

PC50 seeks to an extend the existing Queenstown Town Centre Zone³ through the rezoning of:

- The Council-owned Lakeview site;
- Some privately owned land adjoining the Lakeview site and bounded by Thompson and Glasgow Streets;
- 34 Brecon Street site;
- Two additional blocks bounded by Camp Street, Isle Street, Man Street, and Hay Street;⁴ and
- The Lake Street/Beach Street/ Hay Street/ Man Street block;⁵

A detailed explanation of PC50 is set out in the section 32 report.⁶ In accordance with section 42A(1B)(b) I have adopted much of that detail for the purposes of this report. Importantly, the section 32 report is supported by an Assessment of Environmental Effects report⁷, which is also referred to extensively in this report, including the associated reports that support the AEE.

¹ Hereafter referred to as 'the Act' or 'RMA'

² Hereafter referred to as 'the proposed Plan Change' or 'PC50'.

³ Hereafter referred to as 'QTCZ'.

⁴ Hereafter referred to as 'Isle Street blocks'

⁵ Hereafter referred to as the 'Beach Street block'

⁶ at section 3.2 of the section 32 report.

⁷ Hereafter referred to as 'AEE'

The general location and the extent of the requested plan change is shown in Figure 1 below:

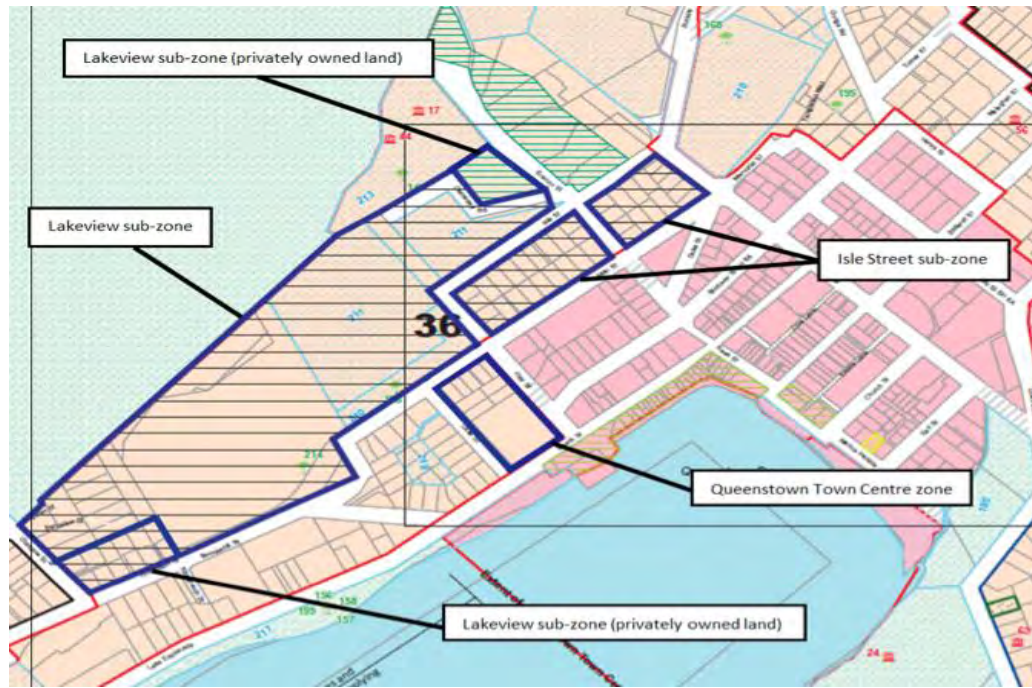


Figure 1 – Plan Change boundary.

I note, for completeness, that the section 32 Report and supporting documents (including the AEE) are available on the Council's website: www.qldc.govt.nz/planning/district-plan/district-plan-changes/plan-change-50-queenstown-town-centre-zone-extension/

The relevant provisions in the Queenstown Lakes District Plan⁸, which are affected by PC50 are:

- Chapter 10, Section 10.2.4 (Objectives and Policies) supporting Section 10.2.1 (Queenstown Town Centre⁹).
- Chapter 14 (Transportation) of the District Plan.
- Chapter 15 (Subdivision) of the District Plan.

More specifically, PC50 promotes the following changes to Section 10 of the District Plan:

Lakeview Sub-zone

- PC50 introduces new objective into section 10.2.4 (Objectives and Policies) supporting Section 10.2.1 (Queenstown Town Centre);
- The new objective supported by 10 new policies;
- The Lakeview sub-zone Structure Plan will depict the roading layout through the sub-zone, and will also depict the areas along Thompson Street which will be set aside for road widening purposes, and the area of land at the corner of Thompson Street and Hay Street that will provide a corner splay for the road at this location;
- Increases the height limits for the Lakeview sub-zone from 8 metres under the High Density Residential Zone to between 4.5 metres and 26 metres to enable intensification of use. This provides for building heights that range from 3 to 7 storeys in height with larger buildings located to the rear of the site, adjoining the Ben Lomond Scenic Reserve;

⁸ Hereafter referred to as 'the District Plan'.

⁹ Hereafter referred to as 'QTC'.

- Under new site standard for the Lakeview and Isle Street sub-zones the maximum building height limits may be exceeded by the use of a roof bonus (and specifically provides for an additional maximum height of 2m so as to accommodate lift shaft and plant to be internalised within the roof space);
- All buildings are to be controlled activities (as in the QTCZ but with additional urban design controls);
- A Convention Centre is provided for in the QTCZ Lakeview sub-zone) as a Controlled activity, and a Discretionary activity for the remainder of the zone;
- A new definition of 'convention centre' is included to support the inclusion of this land use activity within the Lakeview sub-zone;
- As with the existing QTCZ provisions all applications for controlled activities can be advanced without the need for notification (unless special circumstances exist);
- Retail activities in the Lakeview sub-zone will be managed by a new Zone Standard which seeks to prevent large format retail (by providing for a maximum gross floor area of 400m² per tenancy) so as to ensure the sub-zones complement rather than detract from the existing QTCZ and the retail areas at Frankton/Remarkables Park; and
- On site carparking and bus parking is required for some activities to manage parking demand and facilitate other modes and transport, in particular the development of pedestrian routes.

Isle Street Sub-zone

- The Isle Street sub-zone is supported by existing objective 1 under section 10.2.4 and is complemented with two new policies;
- All buildings are to be controlled activities (as in the QTCZ);
- As with the existing QTCZ provisions all applications for controlled activities can be advanced without the need for notification (unless special circumstances exist);
- Retail activities in the Isle Street sub-zone will be managed by a new Zone Standard which seeks to prevent large format retail (by providing for a maximum gross floor area of 400m² per tenancy) so as to ensure the sub-zones complement rather than detract from the existing QTCZ and the retail areas at Frankton/Remarkables Park; and
- Height limits for the sub-zone have increased to enable an additional storey for buildings (maximum building height is 12m above ground level), and two additional storeys in certain situations.¹⁰

Transportation Section (Chapter 14)

The parking provisions specific to the Lakeview sub-zone will be incorporated into Chapter 14 of the District Plan. A detailed breakdown of the proposed parking ratios for Lakeview is set out in the AEE.¹¹ There is no minimum car parking requirement applicable to the Isle Street subzone or the Beach Street site, which is in line with the current provisions for the QTCZ.

The Integrated Transportation Assessment¹² prepared by Traffic Design Group,¹³ also makes a recommendation on a wide-ranging parking strategy, which is consistent with the 2005 Future Link parking strategy is prepared to look at parking supply for the QTCZ, including the Lakeview sub-zone and the Isle Street sub-zone.

Subdivision Section (Chapter 15)

A new discretionary activity rule is promoted for any subdivision within the Lakeview sub-zone that is not in general accordance with structure plan.

¹⁰ Where a site within the Isle Street sub-zone has boundaries facing both Isle Street and Man Street, and has a site area greater than 2000m², the provisions supporting this sub-zone allow a maximum building of 15.5m as a discretionary activity

¹¹ refer page 14 of the AEE.

¹² Hereafter referred to as 'ITA'.

¹³ Hereafter referred to as 'TDG'.

4.0 RELATIONSHIP TO OTHER DOCUMENTS

Council Strategies and Plans

Queenstown Lakes District Growth Management Strategy (2007)¹⁴

The Section 32 report¹⁵ discusses the GMS, which outlines how Council intends to manage growth. The key principles of the GMS are derived from the Community Outcomes identified in the Long Term Council Community Plan and reaffirms that growth should be located in appropriate places and that it should provide a range of opportunities to meet current and future needs.

The Section 32 report discusses PC50 against the growth management principles set out in this Strategy and concludes that the proposed plan change achieves a high level of consistency with the GMS for the District. Where the plan change departs from the strategy¹⁶ is in providing for the expansion of the QTCZ. However, the section 32 Report asserts that this expansion will retain the compact town centre and provides an expansion in an area that will retain the walkability, mixed use and views sought to be retained in the QTCZ.

Queenstown Town Centre Strategy (2009)¹⁷

The Section 32 report¹⁸ discusses the QTCS, which was developed to provide direction for planning within the town centre, and to provide the community with clear expectations for the role and future development within the town centre. The section 32 report states:

“The proposed plan change addresses many of the issues and objectives set out in the Strategy. The plan change provides for the expansion of the town centre zone, as heralded in section 8.12 of the strategy. The plan change is consistent with the urban design matters including the objectives to improve streetscape (section 8.3) to provide for shared spaces (section 8.4), matters around access and improving the pedestrian links along Brecon Street (8.6). Finally, the Strategy identifies that expansion of the town centre may be required, this being identified as the key resource management issue identified as the need for the subject plan change.”

Queenstown Lakes District Transport Safety Strategy (2009)

The Wakatipu Transportation Strategy aims to provide:

“... A fully integrated transportation system with destination enhancing passenger transport meeting the demands of travel growth. All elements of the transportation system need to be in keeping with the scenic character of Queenstown that makes it the premier, attractive international tourist destination in New Zealand.”

This strategy identifies that achieving this aim requires the implementation of a range of transportation measures that balance infrastructure and services with information and education. The two key town centre strategies (Queenstown Town Centre and Wanaka Town Centre) both address the need for town centre travel plans as an element to addressing their transport needs.

¹⁴ Hereafter referred to as ‘GMS’

¹⁵ at section 7.6.

¹⁶ Strategy (2j) states that the Queenstown Central Business District (CBD) area is to be retained as a compact, low scale, walkable mixed use area, with preserved view shafts to the surrounding mountains and to the lake, and with no further expansion beyond the current zone boundaries.

¹⁷ Hereafter referred to as ‘QTCS’.

¹⁸ at section 7.7.

Queenstown Lakes District Urban Design Strategy (2009)¹⁹

The UDS is intended to provide guidance for the future of Council's urban design practice and 'will contribute towards achieving urban environments that complement our superb natural setting in acting as an enticement for people to want to live here, work here and come and visit.'

The UDS identifies 6 key urban design goals that represent the community's aspirations for its urban environments:

- 1 *Distinctive built form – creating neighbourhoods that reflect their people, culture and history;*
- 2 *High quality public places – that complement the appeal of the natural setting and foster economic vitality and community well-being;*
- 3 *Consolidated growth – within urban boundaries with walkable, mixed use neighbourhoods that help reduce travel time and urban sprawl;*
- 4 *Connected urban form – ensuring people have clear options of transport mode that are convenient, efficient and affordable;*
- 5 *Sustainable urban environments – where the natural environment, land uses and transport network combine towards a healthier environment for everyone;*
- 6 *Cohesive communities – where the urban environment promotes a stronger sense of local community by encouraging participation in public life.*

The AEE²⁰ states that the Urban Design Framework is aligned with the Urban Design Goals for the District contained in the UDS, as well as the principles outlined within the New Zealand Urban Design Protocol published by the Ministry for the Environment (2005).

Long Term Council Community Plan (2012 - 2022) (LTP)

The Council's Long Term Community Plan (LTP) is prepared under the Local Government Act 2002 for the period 2012 – 2022. This provides the community with a 10 year plan that allows a coordinated response to growth issues, including articulation of the goals for community, social, infrastructure, traffic and asset management. Within certain parameters changes can be made each year through the annual plan process.

The proposed Plan Change is said (again in the Section 32 Report) to align with several of the Community Outcomes contained in this plan, which are paraphrased below;

- Sustainable growth management
- A safe and healthy community
- High quality urban environments
- A strong and diverse economy

Housing Our People in Our Environment (HOPE) Strategy (2005)

Adopted by Council in June 2005, the HOPE Strategy is the blueprint for 32 Council and community actions related to increasing the supply of affordable and community housing. The June 2005 report is now referred to as Volume 1, and was updated in September 2007 concurrently with the notification of Plan Change 24: Affordable and Community Housing to incorporate a set of Guidelines.

¹⁹ Hereafter referred to as 'the UDS'.

²⁰ at page 26 of the AEE (attached as Appendix B to the section 32 evaluation)

The overall goal of this strategy is:

'to increase access to quality, affordable housing that is integrated into the community so as to support the community's outcomes related to the sustainable economic, social and environmental development of the QLDC area'.

This strategy raises matters that I address within the body of this report.

Overall, subject to the recommendations set out within this report, and further discussions relating to the amended standards to the Isle Street sub zone, I concur with the analysis of these strategies and plans at section 7.6 to 7.7 of the section 32 evaluation and within associated supporting technical documents to the same.

5.0 A SUMMARY OF THE SUBMISSIONS RECEIVED AND THE ISSUES RAISED

A total of 54 original submissions and 13 further submissions were received. The submitters are listed in Appendices A and B and the full summary of decisions requested are attached as Appendices C.

It is noted that 12 further submissions were made by original submitters.²¹ Three additional further submissions were received by new submitters and include:

- Geoff McPhail in support of an Original Submission by Tai Ward-Holmes (submission number 50/07). Mr McPhail states that he has an interest greater than the public generally on the basis that his family holds two leases for cabins on Antrim Street. This further submission was received on time and is recommended for acceptance;
- Berry & Co in support of an Original Submission by Maximum Mojo Holdings Ltd²² (50/16). Berry & Co are a recent purchaser of 58 Camp Street contained within the Isle Street sub zone and has an interest greater than the public generally. This further submission was received two working days after the close of the further submission period on 30th October 2014, however as this is a further submission and raises no additional issues, I recommend acceptance of this further submission (I address this late submission below).
- Tim Pearce (refer comments below);

Potential Jurisdictional Issues

The further submission by Tim Pearce does not (i) explain how he has an interest greater than the general public or, alternatively, represent a relevant aspect of the public interest, as required by the RMA (ii) the further submission is not limited to a matter in support of or in opposition to a relevant submission made under clause 6 of Schedule 1 of the RMA. While the further submitter does not raise any new issues not otherwise addressed under original submissions, the submitter states that he represents the local authority for the area (this is clearly an error). The submitter has stated that he does not wish to be heard, however, should he wish his submission to be accepted, he should confirm if he has an interest greater than the general public or, alternatively, represent a relevant aspect of the public interest.

Late submissions

The following submissions were received after the closing date specified in the public notice:

- Rebecca Richwhite ((50/54) original submission received 14/10/14);
- Les and Bev Dawson ((50/52) original submission received 13/10/14);

²¹ Kelso Investments Ltd and Chengs Capital Investments Ltd (50/35), Brecon Street Partnership Ltd (50/10), IHG Queenstown Ltd and Carter Queenstown Ltd (50/32), Watertight Investments Ltd (50/33), Ngai Tahu Tourism Limited (50/34), Cedric Hockey (50/36), Queenstown Gold Ltd (50/38), Remarkables Jet Ltd (50/49), Man Street Properties Limited (50/27), The Dairy Guesthouse 2003 Ltd (50/26), Any Old Fish Company Holdings Ltd (50/28), Bev Dawson and Les Dawson (50/53).

²² Hereafter referred to as 'MMHL'

- Carl Loman ((50/53) original submission received 14/10/14);
- Submission by Al Angus (original submission received 30th October 2014);
- Submission by Basil Walker (original submission received 30th October 2014);
- Further submission Berry & Co (further submission received 3rd November 2014 after the close of the further submission period).

The Council is able to waive timeframes under Section 37(1)(b) of the RMA. The commissioners need to take into account the requirements of Section 37A to determine whether these late submissions should be accepted and requires the Council to take into account;

*“(a) the interests of any person who, in its opinion, may be directly affected by the extension or waiver;
 (b) the interests of the community in achieving adequate assessment of the effects of a proposal, policy statement, or plan; and
 (c) its duty to avoid unreasonable delay.”*

As the late submissions from Rebecca Richwhite (50/54), Les and Bev Dawson (50/52), Carl Loman (50/53) were all received prior to notifying the ‘summary of decisions requested’ there are no issues in accordance with section 37A with accepting these submissions.

The further submission received by Berry & Co was received late (two working days late), however, this party has confirmed that they have an interest greater than the public generally on the basis that they are a recent purchaser of 58 Camp Street contained within the Isle Street sub zone. The further submission is in support of a submission by MMHL (supports submissions 50/16/01, 50/16/02, 50/16/03). I recommend acceptance of this late further submission.

The submission by Al Angus, while raising a general opposition to the plan change and convention centre, and therefore not raising any new issues, was received on 30th October 2014, some two weeks following the close of primary submissions. Mr Angus’s submission does not add any new issues to the Planners report/ hearing and, as such, declining it does not prejudice the interests of the community in terms of its understanding of the effects of the proposed Plan Change. As such, I do not recommend acceptance of the submission by Al Angus on the basis that it is received well outside of the submission period.

The submission by Basil Walker states that his original submission was not included within the published summary, however his “submissions were actioned by an increase in scope and property being included in Proposed Plan Change”. Mr Walker commented on a separate earlier consultation exercise around the Plan Change (a non-RMA process). He believed that he had lodged a formal submission on the notified version of the plan change. The Council is prepared to accept his late notice of these concerns during the further submission process, in line with Mr Walker's genuinely held belief that he had lodged such a submission. The Committee has indicated that it would accept such a submission out of time and at the direction from the Committee, Mr Walker’s submission has been accepted.

Withdrawn submissions - in part or in its entirety

Original submissions

Submitter 50/38 (Queenstown Gold Limited), lodged two submissions before the summary of decisions requested was notified. Both submissions sought similar relief so the submitter withdrew one.

Scope from submissions

The scope of the submissions lodged to PC50 range from requests to withdraw the entire Plan Change, through to supporting PC50 (extending to specific support for elements such as the

convention centre). Subject to the resolution of a number of matters relating to development controls relating to the Isle Street sub zone and 34 Brecon Street, which forms part of the Lakeview sub zone, in my opinion, the objective of the plan change is the most appropriate means of achieving the purpose of the Act. The submissions seeking the withdrawal of PC50 should not, in my opinion, be entertained given that retaining the 'status quo' would not address the key resource management issue that PC50 seeks to address, being a shortage of town centre zoned land. It follows that I recommend that the relief sought in each of these submissions be rejected.

The issues and report format

The RMA, as amended in December 2013, no longer requires this report or the Council decision to address each submission point but, instead, requires a summary of the issues raised in the submissions. As such, this report considers the various decisions requested by submitters, grouped under the following issues:

- Consistency with Part II of the Act;
- Inadequate Consultation;
- Adequacy of the Section 32 Evaluation & Consideration of Alternatives;
- Consistency with the District Plan and Regional Policy Statement and Regional Plans;
- Need for Plan Change;
- Effects on QTC Businesses;
- Appropriateness of a Convention Centre in the Lakeview Sub Zone;
- Loss of Affordable Housing;
- Effects on Landscape and Visual Amenity Values;
- Effects on Amenity Values;
- Effects on Heritage Values;
- Transportation, Traffic Effects, Walking and Cycling and Connectivity;
- Infrastructure Effects;
- Policies - Isle Street Sub Zone;
- Rules – Lakeview and Isle Street sub zones & Beach Street Block;
- Rules – Levels of Activities;
- Effects on other Plan Provisions, including the Town Centre Transition Sub-Zone;
- Expansion of Plan Change Boundary;
- Assessment Matters;
- Further Evaluation.

Some submissions highlight or seek to address more than one issue. I address such submissions where they are relevant and where they fall within the issue topic headings set out above.

For each issue the report is generally structured as follows:

- The issues raised, and my thoughts / opinion regarding the same; and then
- My specific recommendations that arise.

Please note that my proposed additions are set out with red, underlined text, with the proposed deletions being shown as blue, '~~strike-through~~' text. Due to the number of amendments that I propose, a 'tracked changes' version of the notified provisions is included as **Appendix E**.

Please also note that I refer to those that lodged submissions prior to the 10th of October 2014 as the ‘**Original Submitters**’, and to those that lodged further submissions as the ‘**Further Submitters**’ throughout the remainder of this report.

6.0 DISCUSSION OF THE ISSUES RAISED BY SUBMITTERS

6.1 CONSISTENCY WITH PART II OF THE RMA

Decisions Requested

One Original submitter raises matters relating to the consistency of PC50 with the RMA and states that:

- The Plan Change does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991, because it does not give effect to Part 2 of the Act;²³

The submitter seeks the Plan Change be rejected.

Discussion

In considering the proposed plan change, I have had regard to whether it seeks to achieve the purpose of the RMA, set out in section 5, and informed by relevant matters set out under Part of the Act.

Having considered the substantive issues raised within the section 32 evaluation and those identified through this submission processes, in my opinion, the purpose of this plan change is not contrary to the purpose of the Act.

Subject to (i) amendments that are recommended in this report, and (ii) resolution of a number of unresolved matters linked to the bulk and location requirements within the Isle Street sub zone, I am satisfied that a change to the zoning and supporting provisions of the land contained within the PC50 boundary will provide for the sustainable management of natural and physical resources within this part of the Queenstown District.

While the efficient use of this land resource is sought to be enabled, the amendments set out within the recommendations of this report provide for the maintenance and enhancement of those landscape, visual amenity, and amenity considerations raised within submissions and which are relevant to inform Part II considerations.

Recommendations

It is recommended that the plan change be amended in accordance with recommendations contained within this report in order to ensure that it is consistent with and will contribute to the purpose and principles of the Act and to ensure that the objective proposed within PC50 better achieves the operative objectives and policies of the District Plan.

6.2 INADEQUATE CONSULTATION

One Original Submitter states that there has been a failure to consult with parties located within wider areas on the periphery of the Town Centre.²⁴

Discussion

Robins Road Limited (submitter 50/8/02) in its submission stated that *“[t]he failure to consider areas on the periphery is highlighted by the failure to consult with parties in these areas. The*

²³ 50/49/01

²⁴ refer submission 50/08/02

consultation boundaries are considered to be constrained and as such, submitter considers that a failure to consultation has occurred.”

In July 2014, and during the preparation stage of the plan change, the Council implemented a consultation strategy with existing landowners and stakeholders directly affected by the PC50. This included landowners and occupiers both within and adjoining the areas of land affected by PC50. An information sheet and a feedback form were sent to 604 owners and occupiers of properties identified, including all cabins located within the Lakeview site. This information was also available on the Council’s website and invited feedback on the proposed plan change to the wider public.

An overview of the consultation process adopted as part of the preparation stage of PC50 is set out in section 4.0 of the section 32 Report. In summary, 51 parties responded with feedback. Of the feedback received, 17 parties stated they agreed with the plan change proposed and 25 were opposed to it and nine were neutral (or did not say whether they supported the plan change or not).

PC50 was subsequently amended to respond to those matters raised during this consultation process. A number of these matters are more comprehensively addressed within the AEE supporting the section 32 Report.²⁵

The First Schedule of the RMA under clause 3 (Consultation) states:

“(1) During the preparation of a proposed policy statement or plan, the local authority concerned shall consult—

- (a) the Minister for the Environment; and*
- (b) those other Ministers of the Crown who may be affected by the policy statement or plan; and*
- (c) local authorities who may be so affected; and*
- (d) the tangata whenua of the area who may be so affected, through iwi authorities; and*
- (e) any customary marine title group in the area.*

(2) A local authority may consult anyone else during the preparation of a proposed policy statement or plan.

(3) Without limiting subclauses (1) and (2), a regional council which is preparing a regional coastal plan shall consult—

- (a) the Minister of Conservation generally as to the content of the plan, and with particular respect to those activities to be described as restricted coastal activities in the proposed plan; and*
- (b) the Minister of Transport in relation to matters to do with navigation and the Minister’s functions under [Parts 18 to 27](#) of the Maritime Transport Act 1994; and*
- (c) the Minister of Fisheries in relation to fisheries management, and the management of aquaculture activities.*

(4) In consulting persons for the purposes of subclause (2), a local authority must undertake the consultation in accordance with [section 82](#) of the Local Government Act 2002.”

Once PC50 was accepted by the Council for processing, it was publically notified in three separate newspapers, including the Otago Daily Times on 13th September 2014, and the Mirror and The Wanaka Sun (in the week of 17th September 2014). All of the information supporting PC50 was also made available on the Council’s website on the 13th September 2014. The notification of PC50 was undertaken in accordance with Part 2 of the First Schedule of the Act. This involved advising all those persons likely to be directly affected by the proposed plan change via a letter, and statutory parties (639 parties were consulted as part of this notification process²⁶). The **period** of 20 working days provided as part of the notification

²⁵ Refer section 4.0 of the section 32 evaluation.

²⁶ including 382 owners of land within or adjoining PC50, 105 occupiers, 127 parties linked with the existing cabins on the Lakeview site, and 25 statutory parties

process for original submissions complied with the statutory timeframes under the Act, as did the maximum number of 10 working days provided for further submissions.

Given the foregoing, I am satisfied that the Applicant undertook an appropriate level of pre-lodgement consultation and that the correct processes were followed in consulting with affected parties. I am also satisfied that the submitters have had an opportunity to respond to PC50 via the pre-lodgement consultation and the statutory process that has underpinned this plan change process. I note, for completeness, that the issue raised by the submitter relating to other areas on the periphery of the existing Town Centre, such as Gorge Road, being included within the plan change are addressed at section 6.18.

Recommendations

No recommendation is made in respect of process.

6.3 ADEQUACY OF THE SECTION 32 EVALUATION & CONSIDERATION OF ALTERNATIVES

The Issues and Decisions Requested

Seven submissions raised concerns relating to the adequacy of the section 32 evaluation undertaken in support of PC50. One submission has been received that highlights the need for alternative zoning options for Lakeview sub zone to be considered and four submissions have highlighted that the plan change should have considered an extension encompassing Gorge Road. More specifically, the submissions state:

- The section 32 report contains broad statements such as ‘the changes are appropriate’ and ‘that benefits outweigh the costs’ without fully analysing the costs and benefits. This has led to the potential effects and implications of the rezoning not being fully considered;²⁷
- The benefits and costs of the effects of the provisions referred to above in respect of the Isle Street Sub-Zone have not been appropriately assessed or quantified in accordance with section 32;²⁸
- With respect to the Lakeview sub zone, alternative zonings that more precisely control the range of activities enabled are likely to be more appropriate;²⁹
- Seeks retention of HDRZ given that emphasis of PC50 on commercial and visitor accommodation development is at the detriment of providing HDR zoned land close to town;³⁰
- The section 32 report provides minimal justification for the rezoning of the Beach Street block apart from stating that commercial uses on the Beach Street frontage would provide an entrance to the town centre and that it is logical to extend the town centre into this block;³¹
- The section 32(1)(b)(i) test has not been properly undertaken. The failure to meet the test under s32(1)(b)(i) renders the section 32 analysis inadequate and deficient.³²
- The extension of the town centre should go out Gorge Road.³³

The relief sought by these submitters range from rejection of the plan change, through to it being approved subject to revisions to address the concerns raised with respect to various provisions.

²⁷ 50/18/02

²⁸ 50/24/11

²⁹ 50/39/08 and 50/39/09

³⁰ 50/30/02

³¹ 50/19/03

³² 50/49/05

³³ 50/43/07, 50/44/01, 50/45/01, 50/49/02

Discussion

Identification of reasonably practicable options (or alternatives)

In addressing the contention that alternative zoning options need to be assessed, as raised in the submissions of MPL (50/39/08 and 50/39/09) and Mr Allan Huntington (50/30/02), I note that the Resource Management Amendment Act 2013 changes the requirements for, and implications of, section 32 evaluations. Section 32(1)(b)(i), in particular, introduces a new requirement that an evaluation report, when examining whether the provisions are the most appropriate way to achieve the objectives, must identify reasonably practicable options for achieving those objectives. All that is required is that the other reasonably practicable options are identified. There is no corresponding explicit requirement that the efficiency and effectiveness of those other options be examined and compared.

The Ministry for the Environment ('MfE') has published interim guidance to evaluations undertaken in accordance with section 32. It states "*There is no statutory requirement to fully assess the benefits and costs of all practicable options for provisions*".³⁴ The guidance goes on to state that:

"Good practice, however, requires that evaluation is undertaken for a sufficient selection of options that cover the possible domain of alternatives. These will include the preferred or favoured option or options. They should also include distinctive alternatives (where they exist) to ensure that meaningful comparisons are made.

An approach that explores the extremes (including the option of 'no change') is likely to reveal more insights and reach more convincing conclusions than one, which simply examines a variation on a theme. It should also increase the transparency of analysis. It may be achieved through a preliminary pro forma assessment to eliminate the non-starters but subsequently require distinctly different options to be assessed in some detail."

The section 32 evaluation supporting PC50 addresses Section 32(1)(b)(i) of the Act at section 6.0 and addresses other reasonably practicable options for achieving the objectives as part of the plan change evaluation.

The section 32 evaluation addresses four alternative planning strategies that could be used to address the resource management issue. These options include:

- "1. Inserting new provisions in the High Density Residential zone of the District Plan that provide for commercial activities, a convention centre and fewer restrictions on residential activities and buildings; or*
- 2. Rezoning the sites with the Queenstown Town Centre zone with no changes to these provisions; or*
- 3. Maintaining the status quo (or the "do nothing" approach).*
- 4. Rezoning the sites to Queenstown Town Centre Zones and including specific sub-zone for the Isle Street and Lakeview sites to provide specific built outcomes for these area, and providing specific provisions for the Beach Street site that manages built form and noise at this site."*

The section 32 evaluation states:

"[i]n order to address the resource management issue, land adjacent to the existing Queenstown Town Centre zone was identified as suitable for providing immediately development opportunities for the Queenstown Town Centre. The Council's Lakeview site and the Isle Street blocks were identified....Through the consultation process, two additional sites where identified as being suitable for

³⁴ Ministry for the Environment, 2013, *A guide to s 32 of the RMA 1991; Incorporating changes as a result of the Resource Management Amendment Act 2013, Interim Guidance*, Wellington, p33.

*inclusion in the subject zone change, comprising 34 Brecon Street and the Beach Street site. It is noted that the sites selected are not the complete solution to the resource management issues identified, and in fact through the consultation process two further sites were put forward by their owners for rezoning. While these sites were not considered appropriate for the subject plan change, other sites suitable for the Queenstown Town Centre zone without any sub-zone requirements may be identified through the District Plan review process.*³⁵

What is important, in my opinion, is that the 32 evaluation clearly acknowledges that the plan change is advanced on the basis of addressing the rezoning of land in close proximity to the existing QTCZ and that other sites for this zone will be explored as part of the District Plan Review. The expansion of the plan change boundary to include other sites is a matter raised by four submitters.³⁶ While the consideration of reasonably practicable options could feasibly have included a number of other parcels of land on the periphery of the QTCZ, the section 32 evaluation reinforces that the sites selected are considered most appropriate for the plan change given they are spatially connected and therefore a co-ordinated and complementary planning response can be developed for these sites through the plan change proposed.

In addressing first, the Lakeview sub zone, Memorial Property Ltd³⁷ (50/39/08) questions whether the Town Centre zoning is the most appropriate zoning for the Lakeview area. The Original Submitter considers that alternative zonings that more precisely control the range of activities enabled are likely to be more appropriate and states that a subzone of the High Density Residential Zone ('HDRZ') and seeks that the plan change be amended to apply a zoning regime to the Lake View area which enables the following activities only:

- visitor accommodation;
- residential activity;
- conference facilities;
- tourism facilities;
- activities ancillary to those listed above.

Similarly, Allan Huntington (50/30/01 and 50/30/02), states that the District Plan identifies that High Density land is used to maintain a large core of residents close to town and that High Density land is in scarce supply in Queenstown. A much higher level of good quality residential development on Lakeview would assist, he says, the vitality of QTCZ and address some of the issues with drift to Frankton. This Original Submitter seeks to modify the increase in height of the existing HDRZ on Lakeview to 10 metres plus a roof form bonus of 2.0 metres, while also seeking the plan change be withdrawn and the withdrawal of the convention centre on the Lakeview site.

The relief sought by the submitters essentially reflects Option 1 set out above and was discounted on the basis that the objectives of the HDRZ are focused on residential activities, and providing for residential amenity values. While some limited non-residential activities are envisaged by PC50, it is considered, in the Applicants view, that incorporating rules that provide for large-scale commercial activities within this zone would not be the most appropriate way of achieving these objectives. Importantly, it was also concluded that this option would not address the capacity issues underpinning the need for expanding the QTCZ, and as a consequence was discounted. I concur with both of these conclusions.

³⁵ insert pages 25-27 of section 32 evaluation.

³⁶ refer submissions 50/08/01, 50/25/01, 50/35/01, 50/38/01.

³⁷ Hereafter referred to as 'MPL'.

MPL (50/39/09), in addressing the Isle Street sub zone, considers that sub zone should either be deleted or the area, which it covers should be significantly reduced, to align with the extent contemplated in 2009 QTCS and the 2012 consultation document regarding the District Plan review.



Figure 2 – Areas of possible expansion identified within the Queenstown Town Centre Strategy

I note that Figure 2 is taken from the QTCS, and shows the possible areas of expansion extending over part of the Isle Street sub zone and including 34 Brecon Street. The relief sought by MPL (50/39/09), which is supported by further submission by submitter 50/35 is not supported. The relief sought would result in an 'illogical' separation between the Lakeview sub zone and the Isle Street sub zone and is not considered efficient or effective in addressing the resource management issues sought to be addressed by PC50.

Margaret Walker (50/19/03) that the section 32 Report provides for minimal justification for the rezoning apart from stating that commercial uses on the Beach Street frontage would provide an entrance to the town centre and that it is logical to extend the town centre into this block. I note that the Beach Street block was considered under two options within the section 32 evaluation, including options 2 and 4. Option 2 investigated for the sites was a straight rezoning to QTCZ, with no, or very minimal changes to the existing District Plan objectives, policies and methods. This option was discounted on the basis of the existing height and noise standards that apply to this existing HDR zoned block, which seeks to maintain the amenity of residential properties. Adopting the QTCZ without any amendments was not considered to be the most appropriate option to achieve the objectives of the District Plan. As such, option 4 was recommended for adoption. I concur with this conclusion also.

Lastly, Remarkables Jet Limited (50/49/05) states in broad terms that the section 32(1)(b)(i) test has not been properly undertaken. Based on the evaluation set out in the section 32 evaluation, discussed above, I am satisfied that the section 32 evaluation adequately addresses the requirement under section 32(1)(b)(i) for the consideration of all *reasonably practicable* options. I do not, therefore, recommend any changes that underpinned the section 32 evaluation.

Consideration of Other Alternative Zoning Options

There have been a number of original submissions that have sought site specific zoning request that essentially seek to change the boundary of the proposed plan change to accommodate their land. I have addressed these submissions at section 6.18 of this report. However, four submissions 50/43/07, 50/44/01, 50/45/01, 50/49/02 state that the plan change should have gone out towards the Gorge Road area. Original Submitters 50/32 and 50/35 have both provided further submissions³⁸ reinforcing that the most logical areas for expansion of the QTC are those adjacent areas, including Gorge Road.

These original submissions and further submissions are not site specific in their relief so I have address these with respect to whether the Gorge Road area should have formed an option considered under the section 32 evaluation.

At section 2.4 of the section 32 evaluation the report sets out the resource management issues to be addressed by this plan change are summarised as:

- *“Providing additional commercially zoned land to address the shortage of the Queenstown Town Centre zone to ensure the Queenstown commercial centre remains the dominant tourist centre and the primary commercial centre for the District;*
- *Facilitating opportunities for economic growth in the tourism sector by providing for increased opportunities for commercial tourism development downstream within Queenstown;*
- *Providing opportunities for greater diversity in housing options.”*

In seeking to focus the plan change boundary within close proximity to the existing QTC and over an area already zoned HDR, the plan change seeks to address multiple resource management issues including the delivery of greater housing diversity. In my opinion, extending the plan change to accommodate Gorge Road would likely to have been discounted under this evaluation process on the basis that it is spatially too far removed from the QTC and would lack the spatial connection to be advanced as part of this plan change process. In my opinion, these wider areas are more appropriately considered through the District Plan Review process which is what the Council intends.

Adequacy of the Benefits and Costs of the effects of the provisions

The section 32 evaluation sets out an analysis of benefits and costs of the relevant provisions supporting PC50 in Table 1 of the evaluation report.³⁹ I agree, with John Thompson (50/24/11) that the benefits and costs of the effects of the provisions relating to the Isle Street sub zone, have not, in some cases been adequately quantified, and as a consequence I have given further consideration to these provisions in this report. Marjory Pack and John Allan (50/18/02) raise specific concerns about the adequacy of the section 32 evaluation that they consider contains broad statements such as ‘the changes are appropriate’ and ‘that benefits outweigh the costs’ without fully analysing the costs and benefits.

³⁸ in support of original submission 50/49/02

³⁹ Requires an assessment of the appropriateness of the proposed provisions in achieving the proposed objectives of the Lakeview and Isle Street sub-zones and their appropriateness in achieving the relevant objectives of the relevant chapter of the District Plan (s32(3)).

I accept that the submission process has raised a number of issues with the Isle Street sub zone provisions, particularly the bulk and location requirements. Notwithstanding this, I am satisfied that these matters can be appropriately addressed within this report such that the issues raised by submitters 50/24/11 and 50/18/02 relating to the consideration of benefits and costs are responded to. Under Section 32AA of the Act, a further evaluation is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed. This further assessment is addressed at section 7.0 of this report. I am satisfied that any deficiencies in the section 32 evaluation as submitted can and have been thoroughly addressed, or have been identified for further evaluation at the hearing as part of this assessment process.

Recommendations

Reject – submissions 50/39/08, 50/30/01, 50/30/02 and 50/49/05 as no recommendation is made in respect of process linked to the evaluation undertaken in accordance with section 32(1)(b)(i), as I am satisfied that the section 32 evaluation adequately addresses the requirement under section 32(1)(b)(i) for the consideration of all *reasonably practicable* options.

Reject – submissions 50/43/07, 50/44/01, 50/45/01, 50/49/02 on the basis that the Gorge Road area would not have been an appropriate alternative area to be integrated with this plan change on the basis that it would be disconnected with the main area covered by the plan change and is more appropriately considered under the wider District Plan Review.

Accept in part – submission 50/19/03 as recommendations are made on other submission points addressing changes to provisions in the Beach Street block (refer section 6.15.3 of this report).

Accept in part – submissions 50/24/11 and 50/18/02 as changes have been made to the Isle Street sub zone provisions, or have been identified for further evaluation at the hearing as part of this assessment process.

6.4 CONSISTENCY WITH THE DISTRICT PLAN, QTCZ AND OTAGO REGIONAL POLICY STATEMENT

The Issues and Decisions Requested

Two submissions have been received that raise issues of consistency with the District Plan and regional statutory planning documents and include:

- The plan change is inconsistent with the nature and amenity of the CBD and Queenstown;⁴⁰
- The plan change is not the most appropriate method for achieving the objectives of the District Plan having regard to its efficiency and effectiveness and the Plan Change is inconsistent with the Otago Regional Policy Statement and the Otago Regional Plan;⁴¹

Discussion

D.J and E.J Cassells (50/09/04) have raised general concerns that the plan change will be inconsistent with the nature and amenity of the CBD and Queenstown.

Remarkables Jet Ltd (50/49/01) considers that the Plan Change is inconsistent with the Otago Regional Policy Statement and the Otago Regional Plan. The submitter also considers that the plan change is not the most appropriate method for achieving the objectives of the District

⁴⁰ 50/09/04

⁴¹ 50/49/01

Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. Issues relating to costs and efficiencies have been discussed in section 6.3 of this report. It is evident that some elements of the plan change have not been identified as being the most efficient or effective means of addressing the resource management issues raised, however I am satisfied that recommendations set out within this report will ensure that the benefits and costs are responded to.

Section 7 of the section 32 evaluation sets and addresses the relevant policies and plans and other regulations as set out in section 74 of the RMA.⁴² Both the Otago Regional Policy statement and relevant regional plans, and relevant iwi management plan are appropriately set out and addressed. I agree with the conclusions of the section 32 evaluation that the proposed plan change will achieve the relevant objectives and their associated policies contained within the RPS and the relevant regional plan for air.

I am satisfied through the assessment undertaken within this report and the recommendations within the same, that the plan change accords with the objectives and policies of the District Plan. In reaching this conclusion I have undertaken a separate assessment of the relevant provisions, which I have appended to this report as **Appendix D**. I note that matters relating to yard and recession planes are still to be discussed at the hearing, however, these are matters of detail that I confident can be addressed such that matters relating residential amenity and the design outcomes influenced by the recession planes promoted in the plan change as notified can be suitably addressed, such they accord with the policy direction of the District Plan.

Recommendations

Reject – submissions 50/49/01 and 50/09/04 on the basis that the plan change accords with the relevant statutory planning instruments.

6.5 NEED FOR PLAN CHANGE

The Issues and Decisions Requested

Whether the additional zoning is ‘needed’ in Queenstown is one of the issues raised in submissions with four submissions specifically addressing this matter.⁴³ The points raised include:

- There appears to be no analysis of existing empty office space or land in the town centre, given that there appears to be office space within the town centre still to be built or empty;⁴⁴
- Frankton is now the hub for residents and Queenstown is the centre for tourists. This is the direction the community took some time ago with the development of Remarkables Park, the location of the Events Centre and Aquatic Centre as well as the large adjacent residential subdivisions. The submitter considers that the concern that Frankton's success will diminish Queenstown's potential is unfounded;⁴⁵
- The supporting report by McDermott Miller substantially underestimates the amount of unutilised commercial development capacity in the Queenstown Town Centre;⁴⁶
- The rationale for extending the Town Centre zone is ill-founded;⁴⁷

⁴² Section 74 of the RMA requires consideration to be given to whether the plan change is consistent with the District Plan and whether the changes accord with Part 2 of the RMA, having regard to regional policies and plans and the extent to which it needs to be consistent with the plans or proposed plans of adjacent territorial authorities; and must take into account any planning documents recognised by iwi authorities and lodged with the territorial authority.

⁴³ 50/15/03, 50/48/05, 50/49/03, 50/55/01

⁴⁴ 50/15/03

⁴⁵ 50/30/03, 50/04/05

⁴⁶ 50/39/04

⁴⁷ 50/21/01

- The primary justification for the size of the PC50 town centre extension is to incorporate the proposed convention centre site, but query if this is the most efficient, cost effective solution for households and business in the district;⁴⁸
- The plan change is at odds with its position and evidence for Plan Change 19, which indicated that there was enough town centre/commercial land available to meet demand for the next 20 to 30 years.⁴⁹
- At no time have the consultants proven a point of need, success or requirement for the plan change;⁵⁰

The relief sought by these submitters range from rejection of the plan change, through to it being approved subject to revisions to address the concerns raised with respect to various provisions.

Discussion

Undersupply of Commercial Land in the QTCZ & Constraints on Growth

The section 32 Report sets out that the resource management issue to be addressed by PC50 is a shortage of commercially zoned land in the Queenstown town centre. The undersupply of commercial land in the town centre was established in the report by McDermott Miller Strategies Ltd (November 2013)⁵¹, which identifies that there is 0.5 hectares of available town centre zoned land in Wakatipu and Arrowtown, whereas there is 40.5 hectares of available business, industrial and suburban retail zoned land in the Frankton Flats area.⁵²

Coupled with this conclusion, the McDermott Miller Strategies Ltd report⁵³ also identified an oversupply of business zoned land in the Frankton area whilst the QTCZ is at full or near full capacity.

McDermott Miller signalled a clear need for the QTC to consolidate and enliven Queenstown in order to facilitate growth. This would involve providing additional capacity for new hotels to develop, establishing and upgrading tourist facilities (such as a convention centre) and businesses in order to broaden the range of tourism offerings and facilitate growth in the tourism sector.

McDermott Miller also stated that there are real benefits in managing the District's centres, and primarily the QTC, on the basis of a hierarchical planning framework. This framework would set in place a long-term direction for the management of the District's growth and change in business activities, including commercial, retail, cultural and main tourist service and accommodation activities. A cornerstone in achieving this hierarchy is for central Queenstown is enabled to grow to maintain its position. This would involve the expansion of the QTC zoned central commercial land.

A key concern raised by McDermott Miller is that an excessive supply of retail land on the northern edge of the town could affect Queenstown's town centre if retail tenants are drawn away to other centres. I understand that the grounds for this concern include the risk that more favourable conditions for investment in Frankton will attract retailing from the town centre and that this will prejudice its development, thereby undermining the tourism offering in the town. This aspect of the McDermott Miller report has been called into question by a number of submitters, and I discuss this in more detailed below.

⁴⁸ 50/48/05

⁴⁹ 50/49/03

⁵⁰ 50/55/01

⁵¹ attached as Appendix A to the section 32 report.

⁵² Refer page 6 of the 32 evaluation report.

⁵³ Hereafter referred to as 'McDermott Miller'

Further, while it did not form part of the section 32 report, the Applicant submitted a report prepared by McDermott Consultants Ltd⁵⁴, which was notified as part of the plan change technical documents. As a consequence, I have had regard to this report. The objective of the MCL report was to confirm (or otherwise) the rationale for expanding QTC as provided for under PC50, despite there being significant surplus land zoned for commercial purposes in the Frankton area.

The MCL report reinforces that tourism activity and investment demonstrates a strong orientation to central Queenstown and a very strong focus on the QTC.⁵⁵ The report concludes *“that provided the opportunities are available for investment in and around the town centre there are no obvious reasons to expect the expansion of tourism in Frankton to match, rival, or substitute for the centre in the foreseeable future. If implemented, Plan Change 50 will ensure that the capacity exists in the part of the town most favoured by and favourable for tourism development.”*⁵⁶

In conclusion, the capacity issues identified by McDermott Miller have been independently assessed. I understand the reports underpinning justification for the plan change from an economic perspective to conclude that the capacity issues identified with the QTC are unlikely to be provided by wider business areas such as those based in Frankton due to the specialist tourism role that QTC provides and which is favoured by the tourism industry and businesses aligned with the same. Without further expansion of the QTCZ, the currently limited capacity of the town centre is likely to continue to constrain tourism growth and consequently impede the growth of Queenstown generally.

The District depends upon the tourism industry for its economic, social and cultural wellbeing and the national economy benefits from it. McDermott Miller has concluded that intensification of the tourism industry and product offer and its concentration in the Queenstown commercial centre is required to facilitate economic growth in the District.⁵⁷ Importantly, the section 32 Report states that this cannot occur without the expansion of the QTCZ.

Given the foregoing, the purpose of PC50 is to address the QTCZ capacity issues to ensure the QTC can maintain and enhance its role as the commercial, civic, and community hub of the district and as the tourism centre. The section 32 evaluation⁵⁸ considers this to be an urgent issue facing the District, and one that should be addressed immediately via the rezoning of land adjacent to the QTCZ, including the currently under-utilised Lakeview site. PC50 is one of the Council’s preferred responses to respond to this resource management issue. Having considered all of the information before me (as I have summarised in the preceding paragraphs) I am of the opinion that there is a very clear need for PC50, to enable further ongoing investment opportunities in support of the tourism industry and to underpin the primacy of the QTC.

Is the Oversupply of land in Frankton a Realistic Threat to QTC?

The McDermott Miller report stated that there was a risk that the commercially zoned land at Frankton could undermine the sustainability of the QTC and that if intentions for retail expansion on Frankton Flats are realised, the QTC would no longer be the principal centre for retailing. This, in turn, would impact the town centre’s vitality and viability for both residents and visitors, which would in turn affect Queenstown’s primacy as the key tourist centre.

⁵⁴ Report prepared by Phil McDermott of McDermott Consultants Limited dated 12 September 2014 and titled “The Case for Zoning Additional Commercial Space in Queenstown Town Centre” and hereafter referred to as ‘MCL’.

⁵⁵ refer page 20.

⁵⁶ refer page 22.

⁵⁷ Refer page 75 of the McDermott Miller Strategies Ltd, Review of District Plan Business Zone Capacity, 15 November 2013.

⁵⁸ Refer page 8 of section 32 evaluation report

This 'threat' has been called into question by Original Submitters 50/30/03 and 50/04/05. Mr Allan Huntington (50/30/03), for example, "*considers that the concern that Frankton's success will diminish Queenstown's potential is unfounded and that tourists love Queenstown for its vitality, uniqueness, its compact form and closeness to Lake Wakatipu and surrounding grandeur of mountains and lake. Tourists will gravitate to Queenstown over Frankton.*" Further, David Odell (50/04/05) states that the idea that the town centre is at risk due to development at Frankton has no merit.

The extent to which the oversupply of retail and commercial floor space "*may threaten the vitality of the Queenstown town centre by competing for the top end activities which provides the underpinning for the district's economic well-being*" was considered by MCL who peer reviewed the recommendation in the McDermott Miller report.⁵⁹ The MCL report⁶⁰ states that the conclusion is less compelling to the extent that the two localities perform different functions. The town centre is the civic, commercial and social centre of QLDC as well as the heart of New Zealand's alpine tourism product. The MCL report concludes that the "*town centre as accommodating higher order services, hosting the visitor industry, and the focus of the district's retailing. Frankton by contrast caters for lower order and generally lower added value activities. The centre's wide role suggests that it will remain the focus of retailing which, among other things, complements the other activities contributing to its primacy.*"

Further, the MCL report examined whether functional differences between these two areas are sufficient to justify planning for the expansion of QTCZ regardless of commercial land capacity available in Frankton.

- "*While Frankton dominates industrial employment the town centre dominates commercial and community employment. Central Queenstown as a whole accounted for 76% of the town's employment in business services, 76% of its consumer activities, and 66% of public services;*⁶¹
- "*The retail profiles of QTC and Frankton differ in significant ways. The figures suggest that the difference is increasing. The centre retains its dominance of retailing generally. However, Frankton is making inroads in the large format categories, which tend to be oriented towards household demand. In this respect Frankton is assuming a strong suburban retail function oriented to household needs, while QTC retains its presence in sectors with a focus on the individual. This focus suggests a more specialist form of retailing, favouring smaller, often higher added value stores which sit comfortably alongside cafes and restaurants, recreational, and entertainment venues.*⁶²
- "*The QTC catchment is marked by a relatively more transient population, a higher share of younger adults, fewer families with children, and fewer high income households in the residential mix. These differences and the concentration of tourism accommodation in and around the town centre are likely to shape a quite different retail and service mix in each centre.*
- "*An analysis of the distribution of employment in hospitality demonstrates a stronger contrast between Frankton and the town centre. Frankton recorded growth in catering services, but the town centre still dominates cafes and restaurants and has experienced the strongest growth in that category since 2006, confirming its role as a key destination for visitors (and locals) for entertainment and recreation purposes.*⁶³
- "*The distribution of recent investment in accommodation has been examined using building consent data covering the period 2006 to 2013. The construction of the Kawarau Hilton Hotel in the Kelvin Heights area dominates the value of new construction during a period where little capacity was otherwise added outside the traditional Queenstown Hill centre of tourist accommodation...Refurbishment and extensions (represented by building consents for additions and alterations) were greater in the central area...The relatively high level of alterations in the centre relative to new construction may reflect both the age of much of the existing tourism accommodation*

⁵⁹ McDermott Consultants (January 2014) *Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy* Peer Review undertaken for Queenstown Makes District Council, attached as Appendix A to the section 32 evaluation.

⁶⁰ at page 22

⁶¹ refer page 5 of McDermott Consultants Ltd Report (dated 12th September 2014)

⁶² refer page 9 of McDermott Consultants Ltd Report (dated 12th September 2014)

⁶³ refer page 17 of McDermott Consultants Ltd Report (dated 12th September 2014)

and the limited number of sites available for new development. The latter is an issue that the Proposed Plan Change should correct, at least for the immediate future.⁶⁴

Overall, based on the more recent MCL report, I am satisfied that the oversupply of land at Frankton may not be as significant a threat as first identified within the McDermott Miller report. This is largely due to the fundamental differences in the role of central Queenstown and QTC relative to Frankton. That said, it is evident that the land capacity issues identified for the QTC have the potential to constrain the ability for future investment in activities directly related to tourism. So irrespective of the supply land available for development in Frankton, an undersupply of land in QTC will ultimately constrain economic growth in the tourism industry. The District depends upon the tourism industry for its economic, social and cultural wellbeing and indeed the national economy benefits from it. As concluded within the MCL report, *"...the main economic impact of Plan Change 50 will be to boost to the town centre by facilitating further accommodation and associated tourism investment. It will also provide additional residential capacity for a local community in support of that growth. This is likely to include young people in non-family households or families without children attracted to the opportunities to work in tourism as well as to the wider service sector in an attractive town centre."*

For the reasons I have set out above, I am satisfied, given the information before me, that there is good economic justification to support PC50. It follows that I do not recommend any changes in support of the submissions on this point.

I note, for completeness, that Remarkables Jet Ltd (50/49/03) considers that the plan change is at odds with the Council's position and evidence for Plan Change 19, which indicated that there was enough town centre/commercial land available to meet demand for the next 20 to 30 years. I have reviewed this matter and note that during the PC19 appeal process, the planning witnesses agreed that there was a current retail demand (of between 26,000 – 30,000m² for a 10 year period), with a demand for trade and home improvement supplies and related activities (of 30,000m²) for a 20 year period.⁶⁵ Further, the retail caucus statement⁶⁶ included a table that set out the main areas that were currently zoned and available for retail purposes and identified that 41,100m² was available before the implementation of PC19. Most of this was located within the Frankton zoned business areas. Importantly, no additional zoned land was identified as being available to service the QTC. Therefore, as set out above, the additional technical assessments supporting PC50 have concluded that because of the fundamental differences between the roles of central Queenstown and QTC relative to Frankton, there is still a need to expand the QTCZ. I do not recommend any changes in support of this submission point.

Recommendations and Reasons

Reject – submissions 50/15/03, 50/30/03, 50/39/04, 50/21/01, 50/55/01, 50/49/03 on the basis that a good economic justification to support PC50 has been provided by the Applicant within the supporting technical reports and therefore, no amendments are required.

6.6 EFFECTS ON QTC BUSINESSES

The Issues and Decisions Requested

Impacts upon the existing QTC is one of the key issues raised in submissions. The points raised include:

- Strategically stage the release of commercial capacity so it does not compete with the existing Queenstown Central Business District (or 'CBD'), this may be undertaken by 'health

⁶⁴ refer page 19-20 of McDermott Consultants Ltd Report (dated 12th September 2014)

⁶⁵ p.13 of the planning caucus statement.

⁶⁶ at paragraph 38, p.11 of the retail caucus statement.

check' provisions being included as part of the Plan Change as has been included in the '3 Parks Plan Change' in Wanaka to protect the Wanaka CBD;⁶⁷

- 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;⁶⁸
- That both public and private investment could be diverted away from the existing town centre as a result of PC50, which could result in lower standards of buildings in the town centre as opportunities to redevelop existing sites are not pursued;⁶⁹
- the proposed expansion of the QTC will undermine the character and heritage of Queenstown's downtown and surrounding area, and as a result will adversely impact on its tourism appeal;⁷⁰
- 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;⁷¹
- There will be a likely devaluation of CBD land which will have implications for the quality of new development and redevelopment that can occur in the current CBD area;⁷² and
- 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.⁷³

Discussion

The Queenstown Chamber of Commerce (50/11/03) states that it is important that any additional commercial capacity in the District supports and complements (as opposed to competes with) the existing QTC. The Original Submitter states that in this way the commercial offering at the Lakeview site should be released at a scale that does not hinder the growth and redevelopment of the existing CBD. To address this, the Original Submitter seeks to strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD. Staging of commercial release is a matter also raised by Remarkables Jet Ltd (50/49/02) who states that the staging of the proposed Town Centre expansion has not been properly considered and that 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. This Original Submitter considers that 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. The staging outcome sought within the original submissions of 50/11 and 50/49, were, in turn, supported by a further submissions from submitters 50/10, 50/35, and 50/32.

MPL (50/39/02) considers that much of the proposed extension of the QTC 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.

In addressing these submissions, I have had particular regard to Insight Economics' assessment supporting the section 32 evaluation.⁷⁴ Insight Economics' assessment considers the potential

⁶⁷ 50/11/03.

⁶⁸ 50/39/02.

⁶⁹ 50/39/06.

⁷⁰ 50/49/02.

⁷¹ 50/49/02.

⁷² 50/49/02.

⁷³ 50/49/02.

⁷⁴ attached as Appendix H to the section 32 evaluation.

effects of the plan change on the Queenstown CBD, as well as the economic growth and employment benefits delivered by PC50, as required under section 32(2) of the RMA.

In order to determine the economic impacts of the rezoning of the Lakeview sub-zone an indicative land use scenario was adopted and comprised the following uses (excluding the convention centre, which has been analysed separately):

- Hot pools;
- 150-room luxury hotel;
- 100-room luxury hotel;
- 185 high-density residential units;
- 6,500m² of commercial and retail uses;
- 124-room mid-range hotel; and
- 6 medium-density residential dwellings.

The reason for adopting an indicative land use scenario without a convention centre is to ensure that the plan change could be supported in the event that the convention centre was not developed (given that the final determination on whether or not the convention centre will be developed has not been made). I note that this indicative land use scenario was further informed by the ITA prepared by TDG, which is discussed further at section 6.12 of this report.

The report provides indicative commercial and retail uses comprising 6,500m², which was split evenly between three uses: boutique office space, high-end retail, and high-end cafes/restaurants/bars as well as tourism and recreational activities. Insight Economics' also addresses 34 Brecon Street and is assessed under one development scenario providing for a total gross floor area of 8,209m² spread across three levels, with the bottom floor housing retail, and the upper floors housing office space. Overall, this would equate to 14,709m² of retail and office floor space (or based on the proposed splits 5,986m² of retail and 8,722m² of office) that could potentially be developed under the land use scenarios advanced by Insight Economics within the Lakeview sub zone.

In relation to the Isle Street sub zone, the Insight Economics' report adopts a land use scenario, which provided for 75% of the site being developed as residential/visitor accommodation, while the remaining 25% comprising 'boutique' offices and retail uses (or 4,600m²).⁷⁵

Therefore, between the two sub zones, PC50 has the potential to provide for a total of 19,309m² of retail and office space based on the various land use scenarios applied by Insight Economics.

In addressing, the potential impacts on the existing QTC, Insight Economics notes that the plan change is explicitly intended to help expand the Queenstown CBD, not create a competing, stand-alone retail or town centre. In drawing this conclusion, Insight Economics conclude that:

- Retail development is unlikely to occur at a scale that would undermine the health and vitality of other centres.
- Insight Economics reviewed Paypal data for 2013 and note that the CBD generated about \$350 million of core retail sales over the 2013 period. In order for the plan change to create significant flow-on effects, it would need to reach trade impacts of at least 10%, which in turn would require it to make retail sales of at least \$35 million. On this basis, Insight economics concluded that this is extremely unlikely given the plan change site's location and the stiff competition that retailers there would face from existing CBD retailers;

⁷⁵ 25% of 18,400 m²= 4,600m² in area.

- In relation to the Isle Street sub zone retail activity is likely to be minimal at most, but more importantly these should not be viewed as competition, rather as an extension of the CBD;
- Other centres are trading well, with few vacancies;
- Retail expenditure is predicted to grow rapidly; therefore any minor effects experienced would be short-lived. In the event that an existing CBD business relocated to Lakeview, the resulting vacancy would be highly coveted and thus quickly backfilled. As a result, it would not cause a prolonged CBD vacancy; and
- Due to the mixed use nature of the proposed plan change for the Isle Street site, the assessment does not consider that it will have any negative effect on the current retail and commercial viability of the existing town centre.

Insight Economics identify that in determining whether to include the Isle Street sub zone into the plan change the Council wanted to ensure that any commercial mixed-use developments outside of the CBD did not adversely affect CBD activity. Further, Council wanted to understand if retail caps were necessary to ensure this will not happen.

In addressing this issue, Insight Economics have concluded that retail caps are not only unnecessary, but also unwise. In reaching this conclusion, consideration has been given to the fact that this aspect of the plan change is supported with minimal retail activity, and like the Lakeview site, any retail that will occur cannot exceed 400m² maximum gross floor area per tenancy. The section 32 evaluation⁷⁶ sets out that large format retail is not considered appropriate within the Lakeview sub-zone or the Isle Street sub-zone, and as such restrictions are imposed such that any retail activity cannot exceed 400m² maximum gross floor area per tenancy and should this be advanced it would be a non-complying activity in these sub-zones. I note, for completeness, that proposed Policy 3.6 and 3.7 also seek to avoid the development of large scale retail in the QTZC. Large format retail is provided for commercially zoned land at Frankton. There is also sufficient capacity in these areas to accommodate large format retail; as such there is no need to provide for this in the Lakeview or Isle Street sub zones.

Secondly, Insight Economics state that applying retail caps to the Isle Street Blocks is essentially hindering inter-CBD competition and this is not recommended. That is, by zoning this area as a sub-zone of the CBD it is no longer a development *outside* of the Town Centre, and should instead be treated as an extension of CBD activity.

In having regard to the issue of staging raised in submissions 50/11/03 and 50/49/02 and supported by further submissions by Original Submitters 50/10, 50/35, and 50/32, I do not consider that this is necessary, when consideration is given to (i) the modest level of retail envisaged by PC50, (ii) the fact that retail activities within both the Lakeview and Isle Street sub zones seek to avoid large format retail through the maximum 400m² area threshold per tenancy rule, and (iii) that many of the other land use activities enabled by PC50 seek to complement as opposed to compete with the existing QTC.

On the basis of the information before me, I do not consider that a method to stage the release of retail within the plan change boundary is necessary and unlike Three Parks, which I understand is limited to the first stage release of retail space of 10,000m² and no more than 10 tenancies,⁷⁷ I am not persuaded that such an approach is needed in this context. Most of the Isle Street sub zone has a split ownership and as reflected within the Insight Economics report⁷⁸ retail activity is unlikely to be taken up in significant volumes as a consequence of this zoning, and the 400m² restriction imposed per tenancy under proposed Zone Standard

⁷⁶ at page 13.

⁷⁷ 12.26.7.2 (Activity Table - Commercial Core Subzone) Rule 6.

⁷⁸ at section 5.0, page 10.

10.6.5.2(iv). To a large extent I understand that the Lakeview sub zone will, due to its relative position to the existing town centre, be dependent upon future anchor developments before significant take up of retail tenancies was to occur and that retail tenancies will likely be higher end retail.⁷⁹ Given, the foregoing, I do not consider that it would be efficient or effective, and indeed appropriate to adopt a staging method to support retail development advanced under PC50.

In addressing the potential fragmentation issues raised by submitters, the McDermott Miller report states that increasing capacity in the plan change QTCZ should lift confidence and investment in the QTC and provide a platform for continuing growth in tourism generally.⁸⁰ None of the economic evidence submitted in support of PC50 identifies the potential for the plan change to fragment or undermine the integrity of the existing QTCZ or wider commercial centres, such as Frankton.

Conversely, in addressing the economic and employment growth benefits of PC50 (which is a central requirement under section 32 of the RMA) Insight Economics' determines that economic impacts arising from the construction activities associated with the development of the Lakeview site are likely to contribute to \$55.3 million of additional regional GDP, create 1063 full time jobs for 1 year and contribute to \$41.7 million household income across the District. Economic impacts resulting from the fully established development at the Lakeview site could potentially provide \$68.4 million of additional regional GDP, create 1,600 additional full time jobs and provide an additional \$45.8 million household income across the District.

Further, the assessment determines that economic impacts arising from the construction of the Isle Street site under the plan change are likely to contribute to \$23.2 million of additional GDP for the Otago region. In addition to this, it is assessed that the construction will provide an additional 463 full jobs for 1 year, and contribute \$17.7 million to household income across the District. The economic impacts arising from the developed site are said to be in the order of \$48.5 million in additional GDP, and will make provision for 406 full time jobs and contribute to \$33.4 million of household income across the District.

In terms of other opportunities to expand the QTCZ, I understand that the Council is currently looking to provide for additional commercial land along Gorge Road and that this is being considered as part of the District Plan Review process to be notified in early 2015. I discuss this matter further under section 6.18 of this report.

Recommendations and Reasons

Reject – submissions 50/11/03, 50/39/02, 50/39/06, 50/49/02 on the basis that the plan change seeks to rezone existing HDRZ land to QTCZ, which has been identified as having positive economic benefits to the existing QTC, as opposed to adversely impacting upon existing businesses located within the centre. Given the overall size of retail activities to be enabled by PC50 and associated constraints placed on large format retail being located within this part of the QTCZ under PC50, the adoption of a staging mechanism is not supported. No amendments are required.

⁷⁹ Insight Economics have made the assumption that with the Lakeview sub zone, the commercial/retail area will be split evenly between three uses: boutique office space, high-end retail, and high-end cafes/restaurants/bars as well as tourism and recreational activities.

⁸⁰ refer page 22 of report prepared by Phil McDermott of McDermott Consultants Limited dated 12 September 2014 and titled "The Case for Zoning Additional Commercial Space in Queenstown Town Centre".

6.7 APPROPRIATENESS OF CONVENTION CENTRE WITHIN LAKEVIEW SUB ZONE & ASSOCIATED MATTERS

The Issues and Decisions Requested

Thirteen submissions raised issues of relevance to the development and siting of a proposed Convention Centre within the Lakeview sub zone. The relevant issues raised in submissions are summarised as:

- The Lakeview site should be developed as a park and car parking area instead of a convention centre. This Original Submitter considers that the private sector should build the hotel/convention centre by the airport where there is more room, parking and no 'taxpayer risks'. The Council should consider other options;⁸¹
- International trends suggest there is no need for more convention centres. This Original submitter requests that no convention centre be built;⁸²
- An Original Submitter supports the proposed Plan Change, and the location of the proposed Convention Centre at the Lakeview site, which is important to diversifying the current economic base, providing for additional visitors outside of the seasonal peaks of summer and winter, and supporting the existing businesses in the District;⁸³
- General concerns relating to the convention centre and Lakeview proposal and queries about the justification and nature of this part of the plan change;⁸⁴
- Considers that the location of the conference centre is too far from the town centre for walking and the associated commercial activity will struggle;⁸⁵
- The development of a convention within central Queenstown will only help to strengthen the commercial, social and civic role of this urban setting in the context of the Wakatipu Basin;⁸⁶
- Opposes the provision of a convention centre as a controlled activity and consider that the convention centre, commercial and visitor accommodation on Lakeview will diminish the opportunities for suitable long-term residential population. This Original Submitter seeks withdrawal convention centre on Lakeview site;⁸⁷
- Limit the location allowed via a controlled activity for a convention centre to the site shown in the attached annotated Structure Plan (refer to Original Submission 50/39), or raise the activity status of a convention centre to restricted discretionary, with a matter of discretion listed as "*the suitability of the proposed location*";⁸⁸
- A convention centre should be easily accessible to all by road, with plenty of parking and no danger zones to contend with;⁸⁹
- The economic benefits of proposed convention centre, 466 full-time equivalents in the district are, this Original Submitter contends, too optimistic. The submitter estimates 120 full-time equivalent jobs will eventuate (throughout the region) as a consequence of such a proposal;⁹⁰
- No comments on the plan change for the convention centre per se, but this Original Submitter wants businesses (who will benefit) to be rated to pay for it and not residents;⁹¹ and

⁸¹ 50/04/09

⁸² 50/05/03

⁸³ 50/11/01, 50/11/02

⁸⁴ 50/09/03

⁸⁵ 50/15/04

⁸⁶ 50/22/02

⁸⁷ 50/30/04

⁸⁸ 50/39/07

⁸⁹ 50/43/06

⁹⁰ 50/48/09

⁹¹ 50/21/02

- Any building or development within the adjoining Lakeview Sub-Zone, including the convention centre should, in the opinion of an Original Submitter, be a Restricted Discretionary consent process (rather than Controlled Activity);⁹²
- The Queenstown Convention Centre was never going to be affordable under the scenario consulted on, and seeks that the convention centre be redesigned and built immediately using Community Design and building expertise;⁹³

The relief sought by these Original Submitters range from the withdrawal of the convention centre on the Lakeview site, to alternative siting within the Lakeview site, to changes to the activity status applying to its development, through to full support of the convention centre, given the economic benefits it will derive.

Discussion

In addressing the convention centre and the submissions to the same, it is important to reinforce here that the plan change, itself, only seeks to establish a policy and rule framework to guide the development of such a facility within the Lakeview sub zone (it also provides for a rule framework for a convention centre outside of the Lakeview sub zone). The actual development of the convention centre will be subject to a separate resource consent process, should PC50 be adopted.

It is also important, in my opinion, to reinforce that the economic benefits that could potentially be derived by PC50 are not dependent upon the convention centre being developed. Insight Economics considered the economic and strategic benefits of developing the Lakeview site without the convention centre (a second hotel was considered as an alternative development). It was assessed in this manner to ensure that the plan change could be supported in the event that the convention centre was not developed (given that the final determination on whether or not the convention centre will be developed has not been made). While Insight Economics acknowledges that the economic effects arising from a convention centre are likely to be significant, it also concludes that the overall economic impacts of the plan change are not dependent on the impacts of a convention centre itself. It is likely, in the opinion of Insight Economics, that a number of valuable uses would occupy the site in any case, and each would make a meaningful contribution to the district's economic wellbeing. The report concludes, therefore, that regardless of the final land use scenario, the plan change is likely to be highly positive in economic terms.

I note that some Original Submitters (50/04/09) consider that Lakeview site should be developed as a park and parking instead of a convention centre and considers that the private sector should build the hotel/convention centre by the airport where there is more room, parking and no taxpayer risks. Or that it should not be developed at all (50/15/04). As mentioned above, a final decision on the convention centre has not been made, and matters relating to viability and risk of advancing this type of facility are not considered under this report.

Economic Benefits

In addressing the economic benefits of the convention centre on the Lakeview site, the Queenstown Chamber of Commerce (50/11/0, 50/11/02) reinforce support for the convention centre and that it is important to diversifying the current economic base, providing for additional visitors outside of the seasonal peaks of summer and winter, and supporting the existing businesses in the District. Similarly, Skyline Enterprises Limited (50/22/02) supports the establishment of a convention centre in this location for the following reasons:

⁹² 50/37/03

⁹³ 50/55/01

- *“Central Queenstown provides an environment which is vibrant, colourful and interesting to both locals and visitors due to its settlement pattern, built form, and location next to Queenstown Bay;*
- *Persons attending conference facilities in central Queenstown will benefit from easily accessible and vast array of cafes, restaurants, bars, and retail outlets which cater for a range of clientele;*
- *In close proximity to central Queenstown are a number of large hotels and other accommodation providers, which increase the likelihood of persons walking to and from a possible convention centre as opposed to using small vehicles and coaches;*
- *A range of central Queenstown business (and further afield) will directly benefit from the construction and operation of a convention centre in central Queenstown;*
- *Central Queenstown already has an infrastructure base which can be designed and managed to handle the possible conference centre;*
- *Central Queenstown is a transportation hub for businesses that have a strong downtown presence but whose activities and operations are carried out elsewhere.”*

The submissions by both Queenstown Chamber of Commerce and Skyline Enterprises Limited both articulate economic benefits that have been identified within the MML report and by Insight Economics. As noted above, MML reinforce the need to provide additional capacity for new hotels to develop, establishing and upgrading tourist facilities (such as a convention centre) and businesses in order to broaden the range of tourism offerings and facilitate growth in the tourism sector.

The AEE summarises the economic effects of a convention centre into three main parts derived from the economic impacts of (i) construction, (ii) its operations and (iii) the wider economic/strategic benefits.⁹⁴

The Insight Economics report identifies that the construction of a convention centre will stimulate the local economy by creating jobs, boosting household incomes and lifting Gross Domestic Product (GDP). The assessment determines that the construction of a convention centre could potentially boost regional GDP by \$10.2 million, and provide 118 full time jobs for 1 year.

Just like its construction, Insight Economics identifies the daily operations of a convention centre will also stimulate the regional economy by boosting local GDP, incomes and employment. These impacts not only reflect local expenditure by a convention centre itself on marketing and catering and so forth, but also the impacts of ‘out-of-town’ tourists that attend events at the facility. The assessment determines that the daily operations of the centre could boost regional GDP by nearly \$31 million per annum and provide ongoing fulltime employment for 466 people, with the greatest operational impacts likely to be the expenditure of delegates visiting the centre within the District. The AEE concludes that these are considered to be significant positive economic impacts.

Cath Gilmour (50/48/09) raises questions about the economic picture in support of the convention centre, highlighting that an independent report prepared by central Government sought their own assessment of the possible economic impact of a convention centre. A report by NZIER made the following conclusions:

“The overall regional impact of the construction and infrastructure development phase (from 2015-2016) is that Gross Regional Product (GRP) rises by \$36 million, regional consumption by \$46 million, while employment expands by 0.4% ... Once QCC [Queenstown Convention Centre]

⁹⁴ insert page 21 of the AEE.

is fully operational, it attracts an additional \$25.4 million of international and domestic spending each year ... The overall regional impact of the operations phase by 2017 is that, relative to the baseline, GRP cumulatively rises by \$65.8 million, consumption by \$70 million and employment by 0.7%, or around 120 jobs.”

Differences between the total number of jobs created by such a facility are, in my opinion, a relevant consideration given that the section 32 evaluation is required to consider employments opportunities under section 32(2) of the Act. In my opinion, it would be helpful for the Applicant to provide a response on this matter, as the differences between employment numbers between the Insight Economics and NZIER are significant, and it would be helpful for this matter to be addressed in evidence.

The Original Submission by Basil Walker (50/55/01) highlights concerns that the convention centre options consulted on were not affordable using ratepayer funds. He considers that the plan change should form part of the long term plan process and that the convention centre be developed immediately utilising local design and building expertise. The submitters concerns are noted, however, it is not incumbent upon me to address viability considerations of a convention centre given that no decision has been made by the Council to advance with this. In terms of the submitters request that the plan change form part of the long term plan process, I do not support this relief given that plan changes to District Plans are advanced in accordance with Schedule 1 of the RMA and not under the Local Government Act as sought by the submitter. The process adopted by Council, in my opinion, is acceptable. In terms of the issues raised by the submitter relating to the use of local design and building expertise, the economic benefits relating to the construction of the convention centre are set out below.

With respect to the wider economic/strategic benefits, and reinforcing some of the matters raised by the submitters above, Insight Economics concludes that the convention centre also has the potential to generate the following economic and strategic benefits:

- *“Assisting to smooth the highly seasonal nature of the District’s current tourism activity by attracting more tourist during the “off season”;*
- *Providing local business networking opportunities and investment by showcasing local businesses, products and services;*
- *Providing exposure to new skills, technologies, and techniques arising from the conferences and business events held at a convention centre;*
- *Increasing sector competition – creating an incentive for other facilities in the District to refine their offering and to sharpen their pricing;*
- *Providing international marketing and advertising opportunities.”⁹⁵*

In terms of addressing issues raised by submitters (50/09/03 and 50/05/03) relating to the need for the convention centre, Insight Economics acknowledge that international literature clearly shows that convention centres are seldom commercially viable, and it is the generation of wider benefits (including those listed above) that justify public investment. As I have gone to some pains to stress, the decision to advance a conference centre within the Lakeview sub zone has not been made, and therefore the need to address viability considerations is not something that I have focussed on here. The 32 evaluation has clearly articulated the environmental, economic, social and cultural effects, including opportunities for economic growth and employment, with the later linking back to activities such as the convention centre.

In drawing a conclusion as to the economic and employment benefits of a convention centre, the Council has recently commissioned a Draft Economic Strategy, with the intention that it

⁹⁵ refer section 6.4 of the Insight Economics report.

will identify possible ways to help grow, strengthen and diversify the local economy. While the Draft Economic Strategy is the subject of ongoing consultation, it identifies potential actions for addressing specific priority areas, and states:

*"...Such a facility [conference facility at Lakeview] would be a major 'game-changer' for securing high value business visitors and reducing visitor seasonality in the District. Many potential conferences have reportedly had to be turned away from Queenstown Lakes due to capacity constraints (Tourism Industry Association of New Zealand, 2013). Research demonstrates that convention centres attract visitors that are typically higher than average spenders and can help to improve off-peak visitor numbers (Ministry of Economic Development, Ministry of Tourism and Auckland City Council 2009; Tourism Industry Association of New Zealand, 2013). Many conference visitors are also likely to spend a few days holidaying prior to or after a conference or to return to the location for a holiday (Tourism Industry Association of New Zealand, 2013). A centre is also likely to mainly attract additional visitors and spend rather than simply displacing existing visitor activity, given that the District currently secures a relatively low proportion of business visitors and the focus is on larger scale conferences than the District has the current capacity to host."*⁹⁶

In combination with the technical reports supporting the economic benefits of PC50, the Draft Economic Strategy, identifies that Queenstown will benefit from the establishment of a larger scale purpose built facility, which the centre is currently not able to accommodate. Other than clarifying employment rates likely to be generated by a conference centre, in my opinion, this facility will provide a key asset to the Queenstown community and based on the information before me, has the potential to deliver significant economic benefits for the District.

Location of Convention Centre and Connectivity to Town Centre

A number of submissions have raised specific concerns about the location of the convention centre and potential issues relating to its distance from the existing QTC (refer 50/15/04, 50/39/07, 50/43/06). I note that a further submission has been received by submitters 50/10 and 50/32 to submission point 50/39/07 and reinforces that locating the proposed convention centre closer to the edge of the QTC would ensure that it is more accessible or that there may be better sites within the Lakeview sub zone to site the facility.

Access and connectivity to the adjoining town centre are key elements expressed within the Lakeview sub-zone Structure Plan and underlying Urban Design Framework. The structure plan seeks to emulate the existing town centre grid pattern, with extensions to Man Street and Isle Street providing for important connections into the Lakeview Site, which also allows important connections between the proposed sub-zones.⁹⁷

The Clinton Bird report identifies that both the Lakeview and Isle Street sub zones are within a comfortable 10-15 minute walk uphill from the Town Centre and recommends that the walk could be made easier with flights of public steps, similar to those in Brecon Street, at strategic locations along the way.

The convention centre will be the subject to an ITA that will look to an integrated, multi-modal and demand-managed transport outcomes for the facility utilising walking, cycling and passenger transport options as alternatives to providing for car parking and vehicle movements into and out of the sub-zone.

In specifically addressing connectivity issues of the Lakeview sub zone and the proposed convention centre, TDG state "[t]o support and maximise pedestrian movement between the Town Centre and Lakeview, it is recommended that a pedestrian (and vehicle) way-finding strategy be included

⁹⁶ page 24 of the Draft Economic Strategy, Consultation Report prepared for QLDC by Martin, Jenkins & Associates Limited, dated 1st August 2014.

⁹⁷ refer paragraph 6.15 of the Clinton Bird peer review report attached as Appendix F of the AEE.

in the forward detailed design and planning for this site. It is recommended that inclusion of a consistent reference to "Lakeview" or other similar naming convention within the wayfinding signage to be adopted in support of the Plan Change and future development within the site."

Further, reflecting the outcomes identified by Clinton Bird, a number of upgrades are recommended to increase non-car travel options, and these outcomes are provided for within the policy, rule and via assessment matters governing the development of the convention centre. All of which seek to promote the enhancement of pedestrian connections and networks from Lakeview sub zone to the QTC.⁹⁸

While the location and connectivity issues are, in my opinion, valid concerns, this is an issue that has been the subject of extensive urban design and transportation input and, as a consequence, I believe that the issues raised by submitters have been appropriately anticipated and addressed through the mitigation strategies that underpin all of the larger scale commercial developments within the Lakeview sub zone, including the convention centre. I am also satisfied that the policy and rule framework supporting PC50 is sufficiently robust to ensure that sustainable transport outcomes will be delivered and will seek to address the issues raised by these submitters. For this reason, I recommend no changes to this aspect of the plan change.

Controlled Activity Status for Convention Centre

A number of submissions have been received on this point and seek relief ranging from a change to the activity status for all building or development within Lakeview Sub-Zone to a Restricted Discretionary consent to the withdrawal of convention centre on Lakeview.

MPL (50/39/07/50/39/10) raises concerns the Convention Centre is to be enabled via a controlled activity. In principle, this Original Submitter supports the development of a convention centre near the QTC, however requests that either, (i) limit the location allowed via a controlled activity for a convention centre to the site within the submission (located immediately adjoining Man Street) within the Lakeview sub zone, or (ii) the activity status of a convention centre be raised to a restricted discretionary, with a matter of discretion listed as 'the suitability of the proposed location' with associated assessment matters included to address, amongst other matters, the consideration of the benefits that may be afforded to the existing town centre as a result of factors such as the walking distance for conference delegates to the existing town centre. I have addressed the siting of the convention centre above.

H W Holdings NZ Limited (50/37/03) seeks similar relief and raises concerns about the convention centre being advanced as a controlled activity given the submitter owns 9 contiguous titles of land located to the west of the Lakeview camp ground. This Original Submitter seeks matters of discretion and associated assessment matters to ensure that any development of land within the Lakeview Sub Zone to the east of the submitters land be managed so that there are no service or back-of-house facilities located adjacent to the common boundary of the submitters land.

Allan Huntington (50/30/01) opposes the provision of a convention centre as a controlled activity.

I note that rule framework supporting PC50 seeks to emulate those provisions that already existing with the QTCZ. All buildings outside of the special character areas within the QTCZ are a controlled activity.

⁹⁸ Refer Rule 10.6.3.2(vii)(b) and relevant assessment criteria under Section 10.10.2 set out in Appendix D of the section 32 evaluation.

The section 32 evaluation sets out that this rule will result in the following benefits:

- Clearly identifying that convention centre activities are appropriate in the Queenstown Town Centre Lakeview sub-zone;
- Clearly defining the activity status for convention centres within the Queenstown Town Centre Lakeview sub-zone;
- Clearly defining the key elements of the convention centre activity for which adverse effects may arise and enables specific management on a case-by-case basis; and
- Enable the positive effects of the activity to be considered.

I note that one of the other key benefits derived from a controlled activity is certainty, in that developers have a clear understanding of the resource consent pathway and the matters over which the Council has limited its controls. In my opinion, a movement away from a controlled activity status for large-scale development within the QTCZ, has the potential to elevate consent risk, and therefore undermine potential investment in the QTC.⁹⁹ The section 32 evaluation considers that this rule to be an efficient method of managing and providing for convention centres in the QTCZ while retaining the ability to manage identified potential adverse effects. I concur with this conclusion and note that Rule 10.6.3.2 Controlled Activities (vii) (Convention Centres located within the Lakeview sub-zone) provides for the following matters of which the Council has limited its control:

- “(a) Effects on the transportation network: a comprehensive travel plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.*
- (b) The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre.*
- (c) Provision for landscaping.*
- (d) Provision for screening of outdoor storage and parking areas.*
- (e) The design and layout of buildings and activities on site.*
- (f) Management of the effects of noise.*
- (g) Hours of operation.”*

In my opinion these controls are sufficiently broad to address the issues raised by the various original submitters (50/39/07 and 50/37/03).

The issues raised by H W Holdings NZ Limited (50/37/03) relating to the secondary view shaft being utilised for vehicle access to service a possible convention centre is addressed within the TDG report, which highlights that *“two access points are proposed from this central block onto the network; at the corner of Thompson and Man Streets, and at the corner of Hay and Isle Streets. From the former, the expected principal traffic route will be along Man Street to Camp Street or Memorial Street. An alternative, shorter route to the town centre (as opposed to the state highway) is via Lake Street and Beach Street.”*¹⁰⁰ As I have previously noted, I do not interpret TDG’s advice to be that vehicle access is to be provided via the proposed secondary view shaft. For this reason I do not support the need for further amendments to this rule.

Recommendations and Reasons

Reject – submissions 50/09/03 and 50/05/03 as a need for the convention centre has been established, and in the event that the convention centre was not advanced, the land will likely be developed for visitor accommodation or other commercial activities in support of the tourism industry. No amendments are required.

⁹⁹ This increase in consent risk to developers could, in my opinion, be offset by excluding including buildings and certain types of activities from limited-notification and notification processes. This is the approach that I understand that the Council is looking to adopt as part of the changes to the QTCZ to be notified as part of the District Plan Review in 2015.

¹⁰⁰ page 18 of the Traffic Design Group Report attached as Appendix I.

Reject – submissions 50/15/04, 50/39/07, 50/43/06 on the basis that the issues raised with respect to the siting of a convention centre within Lakeview sub zone has been appropriately responded to within the policy, rule and supporting assessment matters to this sub zone. No amendments are required.

Reject - submissions 50/39/07, 50/39/10, 50/37/03, 50/30/01 on the basis that the controlled activity status for the convention centre is appropriate and is consistent with the current approach adopted within the QTCZ provisions. No amendments are required.

6.8 LOSS OF AFFORDABLE HOUSING

The Issues and Decisions Requested

Loss of affordable housing or a lack of replacement affordable housing through the development of the Lakeview sub-zone is a matter raised by eight submitters. The relevant issues raised in submissions are summarised as:

- Displacement of a large number of families and people resulting in pressure on an already tight rental market;¹⁰¹
- Loss of affordable housing has the potential to have a very negative social effect;
- That the cabins and cribs be allowed to stay;(ref)
- Council should consider extending leases to reflect the potential staged nature of the Lakeview sub-zone;(ref)
- PC50 does not mention mitigation of lost affordable housing options; (ref)
- The lack of objectives in the proposed plan change for use as affordable housing, community services or community amenity is of concern on reserve and community land;¹⁰²
- PC50 needs to be consistent with the objects of PC24, the Trust is seeking the provision of affordable and community housing to be included within the Plan Change;¹⁰³
- The plan change mentions the concept of affordable housing, but there is no commitment to providing any. This goes against one of the development principles adopted by Council in December last year and Plan Change 24;¹⁰⁴
- The proposed Plan Change provisions will not deliver a High Density Residential outcome, if that is a desired outcome for the area;¹⁰⁵ and
- The Plan Change is largely silent in relation to any residential development opportunities that could be pursued, in particular affordable housing opportunities on Council-owned land.¹⁰⁶

The relief sought by these Original Submitters range from the rejection of the plan change, the retention of existing cabins, the need for the plan change to address PC24 affordable housing outcomes, and that 30 percent of any residential uptake on reserve and council owned land be for community housing.

Discussion

Does PC50 Accord with the Policy Outcomes of Plan Change 24?

The delivery of affordable housing is underpinned in the District Plan through Plan Change 24.¹⁰⁷ I note, for completeness, that PC24 was subject to appeals, which were resolved by way of consent order issued by the Environment Court issued in July 2013.¹⁰⁸ It is notable, in my

¹⁰¹ 50/02/01, 50/04/07

¹⁰² 50/15/02

¹⁰³ 50/42/01

¹⁰⁴ 50/48/02.

¹⁰⁵ 50/49/04.

¹⁰⁶ 50/49/04.

¹⁰⁷ Hereafter referred to as 'PC24'.

¹⁰⁸ The consent order set out the agreed plan provision framework, which consisted of a modified objective, three supporting policies, an advice note, an assessment matter, and some amendments to the definitions that had been proposed in PC24.

opinion, that the prescriptive nature of PC24, as publically notified, was significantly diluted when the Court issued the consent order.

PC24 introduced the following district-wide objective and policies:

“4.10 Affordable and Community Housing

4.10.1 Objectives and Policies

Objective 1 Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District [My Emphasis]

Policies

- 1.1 To provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.*
- 1.2 To have regard to the extent to which density, height, or building coverage contributes to Residential Activity affordability.*
- 1.3 To enable the delivery of Community Housing through voluntary Retention Mechanisms.*

Advice note: Objective 1 and Policies 1.1 to 1.3 are to be applied through the assessment of

- Resource consents that breach zone standards for density, height, building coverage or minimum lot sizes and dimensions; and*
- Resource consents for comprehensive residential development in the low density residential zone in accordance with Rule 7.5.3.4(v); and*
- Proposed changes to this Plan. [My emphasis]*

Assessment matters throughout this Plan provide guidance as to the circumstances where resource consents shall be assessed against this objective and these policies.

Further, the outcomes under 4.10.1 Objective and policies are underpinned by a number of assessment matters added in respect of all those zone standards for density, height, building coverage or minimum lot sizes and dimensions that are applicable throughout various zones in the District Plan, and include:

“With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.”

In reviewing the policy outcomes of PC24, an important distinction of Objective 1, is that it is disjunctive, and offers a choice between two forms of housing outcomes, through *“access is to Community Housing or the provision of a range of residential activity that contributes to housing affordability in the District.”* [My emphasis added] Importantly, the disjunctive nature of the objective does not, in my opinion, favour one form of affordable housing over another and ultimately this will need to be determined on a case-by-case basis. In my opinion, this interpretation is particularly important given the housing outcomes advanced under PC50.

In relation to Objective 1 of part 4.10 of the District Plan, the section 32 evaluation reaches the following conclusion:

“The objective [of the plan change] seeks to enable the efficient use of the Lakeview site. This site is located within the urban confines of Queenstown and the objective provides for the intensification and diversification of land use at the site in a manner that accommodates growth and complements the Queenstown commercial centre while providing for a high quality urban environment. The objective is considered to be appropriate and will address a shortage of commercially zoned land within the Queenstown town centre. The objective is necessary to address the risks facing the Queenstown town centre identified by McDermott Miller Strategies Ltd. The proposed objective is consistent with the objectives set out above.”¹⁰⁹

¹⁰⁹ refer page 24 of the section 32 evaluation.

Elsewhere within the section 32 evaluation¹¹⁰ states “[t]he subject plan change also takes into account the housing diversity issues facing the District. Through the proposed plan change, some limitations on residential development will be addressed, providing improved opportunities for higher density and greater diversity in housing options. While housing affordability issues will not be directly addressed through the subject plan change, resultant housing at the sites will provide accommodation options where transportation and heating costs can be reduced to due proximity to the town centre and sustainable building design.” [My emphasis added].

PC50 seeks to relax the residential activity controls in the Lakeview sub-zone and the Isle Street sub-zone so as to (i) enable the market to determine appropriate residential form and scale and (ii) to assist in providing more diversity in housing options for the community. In my opinion, the key issue is whether this outcome will enable PC50 to achieve Objective 1 of part 4.10 of the District Plan and provide a range of housing options within the Lakeview and Isle Street sub zones, which accords with the second thread of Objective 1 being “*the provision of a range of Residential Activity that contributes to housing affordability in the District.*” I explore this in more detail below.

Under PC50 residential activity is a permitted activity. Buildings that will provide residential units would, were PC50 approved as publically notified, move from a restrictive discretionary activity¹¹¹ under the HDRZ to a controlled activity¹¹² under PC50. Under HDRZ rule 7.5.3.3(ii) building footprints over 500m² is a restricted discretionary activity in respect of assessment matter 7.7.2 (v), which in turn links to assessment matter 7.7.2(iv). Criterion 7.7.2(iv)(c) Choice (i) requires consideration to be given to “*adaptable designs that provide a mixture of unit sizes and numbers of bedrooms to create flexibility in terms of future reuses over the longer term so as to ensure a sustainable community.*” While this criterion does not specifically promote affordable housing, it does promote housing diversity, which may increase housing choice to meet preferences and needs of the community. This provision no longer applies to the consideration of residential development within the plan change boundary, which, in my opinion, is a weakness of PC50. While there is no information before me that demonstrates that the market will not adequately respond to and provide housing diversity necessary to respond to the needs of the Queenstown community, the fact that the Council has recently entered into a Housing Accord with Central Government, reflects, in my opinion, that housing issues, including housing affordability, are not being adequately provided for by the market in Queenstown.¹¹³

In my opinion, if PC50 is promulgated on the basis that it will deliver a broader range of housing stock to the Lakeview sub zone, then it would be more efficient and effective to retain criterion 7.7.2(iv)(c) or link this specifically to residential development within the Lakeview sub zone. I recommend a change to the rule framework supporting buildings for residential development within the Lakeview sub zone so as to ensure that mix of unit sizes and numbers of bedrooms is a matter over which the Council has limited its control. I set these amendments out in my recommendation below.

I note that in terms of the existing QTCZ provisions, that affordable housing is only raised in an assessment criterion (10.10.2(i)(c) (Building Height)). It reads:

¹¹⁰ page 8 of the section 32 report.

¹¹¹ under existing HDRZ rule 7.5.3.3(i) Multi Unit Developments and resource consent is required by the construction of, alteration to, or addition to any building(s) on the Crown Plaza site where the result will exceed three units, in respect of assessment criteria 7.7.2(iv) and any building exceeding 500m² in the HDRZ sub zone requires consent under 7.5.3.3(ii) in respect of assessment criteria 7.7.2(v).

¹¹² under proposed rule 10.6.3.2(i) under the proposed provisions attached as Appendix D to the Section 32 report.

¹¹³ On 28 August 2014 Council approved the Queenstown Lakes Housing Accord for submission to the Minister of Housing, this was subsequently signed by the Housing Minister and Queenstown Lakes Mayor on 23rd October 2014. On 30th October 2014, the Council adopted the QLDC Lead Policy - Housing Accord and Special Housing Areas.

“(c) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.” [My emphasis added]

When considered in the context of PC50 (as publically notified), assessment criteria 10.10.2(i)(c) would not apply to any infringement to the maximum height provisions proposed under PC50, given that these are provided for as a Site Standard under Rule 10.6.5.1(xi)(d) and (e). Under Zone Standard 10.6.5.2(i)(bullet point ten), which also addresses height requirements, the Lakeview sub-zone is specifically excluded. As a consequence, currently there is no opportunity for housing affordability to be considered as part of any future resource consent application for residential development advanced within the Lakeview sub-zone. To give effect to PC24 outcomes, this should, in my opinion, be provided for within the assessment matters supporting the QTCZ and I recommend this being expanded to address height and coverage controls specifically within both the Lakeview sub zone and the Isle Street sub zone.

In linking this matter back to the issues raised by submitters, Ms Phebe Darkin (submission 50/02/01) considers that a concession will need to be made with regard to housing issues, given that a large number of families and people could be displaced with resulting pressure on an already tight rental market. This Original Submitter raises fears that she will not be able to afford a market rental in Queenstown. The Original Submission by David Odell (50/04/07) reinforces that the existing cabins provide an important source of housing that already exists, for families trying to live and work in Queenstown. The plan change will displace people, including families, elderly and disabled and fledgling business owners.

The AEE addresses ‘residential displacement’ under the heading ‘social effects’. The AEE acknowledges, *“the plan change will result in residential displacement with the removal of 169 small leasehold cabins from the Lakeview site. The cabins provide low-cost accommodation for residents. It is noted that the cabins were originally intended for holiday use, and now some are used for permanent accommodation....Under the current zone, the Lakeview site could be developed to accommodate approximately 198 residential units¹¹⁴ (taking account of the freehold land currently available and the camping ground occupying part of the site. Under the proposed plan change, there would not be a reduction in the number of residential units that could be developed at the site. With the increased building heights provided for, and no restriction on the number of residential units permitted per site, it is anticipated that the proposed plan change will result a greater number of residential units at the Lakeview sub-zone, and will also result in increased density within the Isle Street sub-zone, albeit within a mixed use zone.”*

It is evident that the development of the site will displace existing residents located within the cabins. While the plan change may result in the loss of an existing affordable housing stock, it will also seek to provide a higher quality housing stock in its place. In addressing housing affordability, I make recommendations below, that seek to ensure that where residential development is advanced on the Lakeview sub zone and the Isle Street sub zone and where these exceed the site standards for height and coverage that housing affordability considerations are a relevant matter for consideration under the revised assessment matter set out below. I have also sought to ensure that housing diversity is a matter of control for all future buildings supporting residential activities. I expect that these recommendations will go some way to addressing the relief sought under submission 50/02/01.

¹¹⁴ This is based on 186 residential units being developed on the Council owned part of the Lakeview site and 12 units being developed on the privately owned portion of the site at the corner of Thompson and Glasgow Streets, as a controlled activity.

The Queenstown Lakes Community Housing Trust (50/42/01) asks that PC50 be amended so as to be consistent with the objectives of PC24, and seeks that the provision of affordable and community housing to be included within the Plan Change. Similarly, the New Zealand Institute of Architects - Southern Branch (50/15/02), raises concerns with the lack of objectives in the proposed plan change for uses such as affordable housing, community services or community amenity. Further, the New Zealand Institute of Architects - Southern Branch (50/15/02) request that 30 percent of any residential uptake on reserve and council owned land be for community housing. I do not recommend that this relief be adopted into PC50, due largely to the fact that PC50 is promulgated on the delivering of provision of a range of residential activity and not specifically community housing.

The submission by Ms Cath Gilmore (50/48/02) notes that the plan change mentions the concept of affordable housing, without making a commitment to providing any. This Original Submitter states that this goes against one of the development principles adopted by Council in December last year and Plan Change 24. I note, for completeness, that the above resolution relates to 'development principles' for future development of the Lakeview site as opposed to PC50, itself. I accept, however, that it could be argued, as some of the Original Submitters have, that the planning provisions introduced by this plan change should inform these development principles, including the need to mitigate the loss of existing affordable housing on site.

I note that the advice note supporting 4.10.1 objective and policies states that the housing affordability provisions should be considered during the assessment of proposed plan changes. I am satisfied that the recommendations I have suggested below will ensure that PC50 both reflects and appropriately responds to PC24.

I have sought to respond to a range of the issues raised by submitters by ensuring that there are adequate mechanisms within the QTCZ provisions to enable the delivery of affordable housing should the respective site standards be breached. This is consistent, I believe, with the existing QTCZ approach, albeit expanded to also include coverage.

Given the foregoing, I support, in part, the relief by the Original Submitters that affordable housing should be a feature of PC50. The extent of this support is limited to the inclusion of provisions that support the ability to consider a range of housing outcomes on Lakeview sub zone, while enabling consideration of affordable housing should a developer seek to promote this.

Recommendations and Reasons

Reject – Submission 50/15/02 for the reason set out above.

Accept (in part) – submissions 50/02/01, 50/42/01, 50/15/02, 50/49/04, 50/48/02, 50/04/07. In order to ensure that PC50 is more effective in delivering housing affordability outcomes expressed within Objective 1 and its supporting policies.

- If PC50 is accepted, then the following rule and assessment matter are added to support the Lakeview sub-zone, as follows:

"Rule 10.6.3.2 vi Buildings located in the Lakeview sub-zone in respect of:

- Design, appearance, signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and
- The extent to which outside storage areas and outside parking areas are screened from view from public places;

- (c) The extent to which any fences, walls, landscaping forward of the front buildings line provide visual connections between any building and adjoining public spaces;
- (d) Urban design principles (contained in the assessment matters at 10.10.2);
- (e) The provision of pedestrian through site links within the sub-zone and between public spaces / reserve areas;
- (f) The provision of services;
- (g) With respect to buildings that provide for residential activities, the extent to which the design provides for a mixture of unit sizes and numbers of bedrooms to promote housing diversity;”

- If PC50 is accepted, amend Assessment Matter 10.10.2(i)(c) as follows:

- (c) With regard to proposals that breach one or more zone and for the Lakeview sub zone and Isle Street sub zone proposals that breach site standard 10.6.5.1 (xi) or 10.6.5.1(d) or (e), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.”

Note: Assessment matter 10.10.2 (i)(c) provides guidance as to the circumstances where resource consents shall be assessed against the objective and policies of 4.10.1 of the District Plan.”

These amendments will, in my opinion:

- Ensure housing diversity is appropriately enabled through the supporting planning provisions of the Lakeview sub zone; and
- Enable the consideration of affordable housing outcomes as part of any future residential development within the Lakeview sub zone and the Isle Street sub zone that exceeds height and coverage site standards applicable to the sub zones and that this is considered in accordance with 4.10.1 objective and policies of the District Plan.

6.9 EFFECTS ON LANDSCAPE AND VISUAL AMENITY VALUES

The Issues and Decisions Requested

A number of Original Submitters have raised concerns about the scale, height and density of development and its effects on visual amenity and landscape values and include:

- The proposed building heights in the PC50 area could detract from the visual amenity and landscape qualities of Queenstown and its surrounds;¹¹⁵
- No high rise buildings should be approved as it will impact on the natural landscape;¹¹⁶
- The visual impact on our mountain landscapes will be gone forever;¹¹⁷
- The Plan Change has potential to generate significant adverse amenity and traffic effects, particularly with respect to the maximum height limits;¹¹⁸
- The Plan Change allows for development of buildings up to 28m, against the backdrop of the Ben Lomond Recreational Reserve mountains, which are identified as Outstanding Natural Landscapes - Wakatipu Basin (ONL (WB));¹¹⁹
- Queenstown Height study does assume retention of the ‘green finger’ of Lakeview campground, in terms of mitigating the effects of increased height on landscape. Further, the submitter questions whether the landscape effect of the heights to be allowed in PC50 more than minor?;¹²⁰ and

¹¹⁵ 50/39/05

¹¹⁶ 50/43/02

¹¹⁷ 50/45/03

¹¹⁸ 50/49/06

¹¹⁹ 50/49/06

¹²⁰ 50/48/11

- The proposed height limits will result in significant adverse effects that are more than minor. New urban development is also to be avoided in ONL (WB) areas.¹²¹

The submitters seek a range of relief including rejection of the plan change through to the reduction of the height limits enabled to align with other comparable zonings of the operative Queenstown Lakes District Plan.

I have considered these issues in the context of:

- The permitted baseline established by the existing HDRZ provisions;
- The Lakeview subzone; and
- The Isle Street subzone;

Discussion

There are a number of technical documents supporting the section 32 evaluation that address landscape and visual amenity values of PC50.¹²² Further, a landscape and visual assessment report prepared by Dr Marion Read and a number of additional photomontages (over and above those that form part of Clinton Bird's report) were prepared and submitted by the Applicant to inform an understanding of the landscape and visual effects of PC50. This additional information was emailed out to submitters on 24th October 2014, as well as being placed on the Council's web site on the same date.

While the plan change is contained within the urban boundary, the Lakeview sub-zone sits hard upon against the Ben Lomond Scenic Reserve, which is identified as an outstanding natural landscape (Wakatipu Basin) under Environment Court decision C180/99 and as set out in Appendix 8A (Map 1 of the District Plan).¹²³

The landscape values of the Ben Lomond and Queenstown Hill reserves are set out in the Ben Lomond Reserve Management Plan and include:

- *They are geologically and topographically dynamic components of the landscape – steep sided, high mountains enclosing a small town. The mountainous backdrop gives Queenstown its alpine character, which is distinct from the 'browns' that typify the Central Otago character, and other pastoral alpine areas in New Zealand;*
- *They form the highly visible and dramatic setting for Queenstown, which is memorable because of the dynamics between the mountains and lake, and the contrast between the tawny brown landscape of the upper altitudes and the deep green of the Douglas Fir;*
- *Ben Lomond and Queenstown Hill are tangible evidence of the glacial processes that formed the Wakatipu basin and their significance is enhanced by their proximity to an urban environment.*
- *They possess transient values that include changing light during the day and seasonal change during the year particularly when the peaks and lower levels are covered in snow in winter;*
- *Their values are shared and recognized, as they form an impression on visitors and locals alike of the 'alpine' landscape. They are the stereotypical alpine landscape of European culture; and*
- *Historical associations have given rise to the vegetative cover that gives the cultural landscape its significance. Although a cultural, historic landscape, the conifer forests have*

¹²¹ 50/49/06

¹²² the AEE at page 6-7 (attached as Appendix B to the section 32 evaluation), the Queenstown Height Study Landscape and Urban Design Assessment ('**the Height Study**') (attached as Appendix B to the AEE), and the Clinton Bird: Urban Design Peer Review ('**the Bird Report**') (attached as Appendix B to the AEE)

¹²³ Refer page 8 of Clinton Bird Report attached as Appendix F of the AEE (attached as Appendix B to the section 32 evaluation)

become iconic – part of the local and visitor’s identification/association of an alpine resort, as much as the schist stone and Lake Wakatipu.¹²⁴”

The AEE acknowledges that “[b]y providing for higher buildings than is currently provided for at the base of this scenic reserve some views of this landscape will be obscured.” The extent of any impacts upon landscape and visual amenity values are discussed in detail below.

Permitted Baseline

The effects associated with the baseline activities provided for under the current HDRZ are taken into consideration at section 2.2 of the AEE supporting the section 32 evaluation. I note, here that the majority of larger scale development within the HDRZ is provided for as either a controlled or restricted discretionary activity (for either visitor accommodation or residential development exceeding three residential units on the Crown Plaza site or residential units greater than 500m² in area). In reviewing the photomontages that have been provided by the Applicant, I do not consider it fanciful, for example, for development within the Isle Street sub zone to occupy 65% of an individual site and extend to either 7 metres or 8 metres in height (depending upon the gradient of the ground). As such, I am comfortable with the indicative baseline approach identified in:

- Photomontage 0.07 (Perspective 1 Gorge Road), showing the 8 metre permitted baseline height;
- Photomontage 0.010 (Perspective 2 Cemetery), showing the 8 metre permitted baseline height;
- Photomontage 0.016 (Perspective 4 Lomond Cres), showing the 8 metre permitted baseline height (although, I question given the slope of the ground whether a 7 metre height limit should be identified in this perspective);

The development within these photomontages could, in my opinion, realistically form part of the permitted baseline under the HDRZ.

The more expansive photomontage included within Appendix 1 of Dr Read’s report, while seeking to quantify the difference between the existing height limits within the HDRZ and that proposed by the Lakeview sub zone should not be, in my opinion, treated as a permitted baseline plan. The reason for this is that the Lakeview site comprises a large title and a development covering the extent of the Lakeview site, as reflected within this plan, would likely require resource consent under the HDRZ provisions (although this would ultimately be guided by the size of the residential development). I do not consider, however, that it would be fanciful for the development of this site to extend to the height and reflect the density of development reflected within this image. It would simply need to be advanced under a resource consent application for either a controlled or a restricted discretionary activity application.

The AEE sets out that given the relatively undeveloped nature of the Lakeview site, the development of the Lakeview site with residential units, of up to 8 metres in height, is entirely feasible, when considering the developed nature of the surrounding HDRZ adjoining the site. I agree with this statement. Both the Height Study and the Read landscape report highlight that significant progressive change in the character will occur, even without additional building height introduced by the plan change (or in the case of the Height Study, the heights considered as part of this assessment).

Dr Read identifies the significant features of the landscape in the vicinity of the proposed plan change area as currently being “*a fine-grained urban form maintained within the historical grid*”

¹²⁴ Ben Lomond and Queenstown Hill Reserves Draft Management Plan

*pattern and located over contemporary and historic beach terraces and with an essentially domestic character.”*¹²⁵ In addressing the permitted baseline, Dr Read states that *“if this development were to take place then it would significantly diminish the fine grain of the urban areas of the landscape, increasing the scale of built form and replacing the domestic character with a more commercial one.”*¹²⁶ Dr Read’s report includes reference to a number of photomontages which show the proposed built forms of development sought to be enabled by PC50, with the 8 metre permitted baseline set out against this. In my opinion, these images are helpful in underpinning the visual effects relating to PC50 and as a consequence I have had particular regards to these. I now address the landscape and visual effects of the Lakeview sub zone and Isle Street sub zone below.

In terms of the Beach Street block, I note that there are no proposed changes to the height provisions that apply to this existing block. As a consequence there is likely to be very little (if any) additional adverse effects generated as a consequence of PC50 over and above what can be generated now by an activity that is undertaken as of right (under the provisions of the existing HDRZ). Furthermore, I note, for completeness, that Dr Read does not anticipate that the Beach Street block will have any significant landscape or visual effects.

Lakeview Sub Zone

The proposed Lakeview sub-zone will be supported by a Structure Plan¹²⁷ and a Height Limit Plan. The Height Limit Plan prescribes maximum building heights between 4.5 metres and 26 metres in specific areas of the site.¹²⁸ These heights have been informed by the earlier work undertaken by the Council in 2009 to determine the implications of increasing height limits within the HDRZ land bordering Bob’s Peak/Ben Lomond, and as reflected within the Height Study.

The Height Study identifies that *“Lakeview Park has the greatest potential to absorb taller buildings without adverse effects on the urban or landscape character.”* To ensure that buildings remain in scale with the built fabric of Queenstown, the Height Study recommends that the tallest buildings adjacent to the cliffs should not exceed 6 stories above ground level. I note, for completeness, that reference is also made to seven storeys in brackets with a question mark. As a consequence, the report does not appear to be definitive on the building height at seven storeys.

Dr Read notes that at 12m the proposal complies with the Height Study recommendation that the increase in building height within the area now proposed for the plan change be limited to one story higher than those most proximate. Further, Dr Read, records that the Height Study also noted that what is now described as the Lakeview subzone had the capacity to absorb further height up to seven stories but that this should be located to the rear of that site. Dr Read confirms that the plan change locates the highest potential buildings to the north of the terrace adjacent to an area of cliffs where they will have a natural backdrop which will dwarf even seven storied buildings.

When considering views from the Botanic Gardens and the Lake foreshore,¹²⁹ which are the views where Dr Read considers the greatest alteration to the view and view quality will occur, she considers that development occurring to the limits proposed in the Plan Change will diminish the existing fine grain and quaint appearance of the urban component of these views further. Dr Read does not, however, consider that the built scale will significantly reduce the

¹²⁵ Refer paragraph 2.1.8

¹²⁶ Refer paragraph 2.1.10

¹²⁷ Which gives effect to the Lakeview Urban Design Framework prepared by Populous/Feronhay (dated August 2014).

¹²⁸ and comprising 12m (3 storeys), 15.5m (4 storeys), 19m (5 storeys), 22.5m (six storeys) and 26m (7 storeys).

¹²⁹ Refer Appendix 1 and Appendix 2 of the Read report.

picturesque quality of the overall views.¹³⁰ Dr Read concludes that *“views of the site will remain dominated by the natural forms of the lake and of Ben Lomond and Bowen Peak, however, and there will be little diminishment of the visual amenity of these wider views.”*¹³¹

This is reinforced by the AEE supporting the section 32 evaluation which states *“[w]hen viewed in the context of the township to the fore and the vast backdrop of the Ben Lomond scenic reserve and mountain range beyond, the proposed increase building height at the base of the reserve is considered to be appropriate. It is considered that providing for the intensification of use in this location is appropriate as it consolidates and defines the urban boundary of Queenstown.”*

In completing this report I have considered the additional photomontages prepared by Fearon Hay, a number of which were not finalised at the time that Dr Read’s report had been completed. While the plan change site currently sits outside of the QTCZ, it is very much part of the Queenstown townscape and is visible within and on the outer periphery of the existing town centre. This is clearly reflected within Photomontage in Perspective 3 (taken from Earnslaw Park) and looking up towards Ben Lomond and Bob’s Peak. This perspective clearly articulates that when viewing the plan change (including both the Lakeview and Isle Street sub zones) that they will be visible from within the existing QTC, however will appear as an extension to the build context of this zone. Importantly, the scale and massing provided for within both sub zones (as reflected within the supporting photomontages) will not, in my opinion, be over dominant when viewed from within the existing QTC area.

In responding to the landscape and visual amenity policy framework under Section 4-District Wide of the District Plan, Dr Read concludes *“[t]his proposed plan change would facilitate the alteration of the urban form but the degree of alteration over that which is already anticipated under the existing District Plan rules is not considered to be significant. It would not affect the shoreline, lake surface or mountain slopes. Overall, the degree of modification which will occur will not degrade the overall landscape quality or visual amenity of the broader landscape.”*¹³² I agree with this conclusion.

Having considered Dr Read’s report and supporting photomontages, I agree with her findings. While the Lakeview sub zone lies within close proximity to adjoining ONL (WB) of Ben Lomond Reserve, the scale of the development proposed has been carefully integrated such that the highest elements are located in the part of the site with the greatest potential to absorb the scale of development proposed. For this reason I consider that the scale of development to be acceptable and something that does not offend the relevant objectives, policies or, indeed, Part 2 of the Act. As a consequence I do not make any specific recommendations relating to the Structure Plan, Height Plan or planning provisions relating to height of buildings within the Lakeview sub zone.

I note that a number of submitters have requested specific amendments to elements of the Lakeview sub zone Structure Plan, including issues relating to height. I consider (and thus return to) these submissions under the rule framework supporting this sub zone (refer section 6.15 of this report).

The loss of green space within the Lakeview sub zone, as raised within the submission of Cath Gilmour (50/48/11), is addressed by both Dr Read and Clinton Bird. Dr Read addresses this matter directly and states that *“[i]ncidental green space will be diminished but reserves will be established and protected trees remain. While this represents a significant alteration in the existing character of this part of the township it does not represent a significant alteration to that likely to develop under the existing zoning. The development of the plan change area would have no effects on the character of the lake and its margins or of the mountain face to*

¹³⁰ at paragraph 2.4.8

¹³¹ at paragraph 6.4

¹³² at paragraph 2.4.8

its north. Consequently the overall effect of the proposed plan change on the landscape character of the vicinity will be small.”¹³³

Clinton Bird, in addressing retention of ‘green space’ states “the UDF retains the approximately 5,436m² of Crown Recreation Reserve which includes the James Clouston Memorial Park, the recreational reserves (including the proposed Square, the reserve land to the rear of the site and the reserve area adjacent to Thompson Street, which in total is approximately 21,060m² in area, and the camping ground reserve which is approximately 20,000m² in area.”¹³⁴

In drawing a correlation between loss of green space raised by Cath Gilmour (50/48/11), I note that Dr Read makes a recommendation on landscaping provisions that apply to the Lakeview sub zone. While Dr Read considers that the assessment matters that address landscaping for the convention centre are appropriate, she considers that these should be extended to apply to all development within the subzone. I note that additional provision for landscaping will also assist with integrating the scale and massing of this development, albeit over time. I make further suggestion relating to this matter below.

When considered in context with (i) the reserve land to be retained and public areas (such as the square), (ii) the view shafts that have been integrated within the design of the Lakeview sub zone structure plan, (iii) the retention of existing protected trees, and (iv) the additional landscaping that is required to be implemented at the time of development, I am satisfied that an appropriately balance of ‘green space’ will be achieved to assist with ‘breaking up’ the built form proposed within the Lakeview sub zone.

Lastly, in addressing loss of visual amenity and outlook from adjoining residential properties bordering Lakeview sub zone, Dr Read indicates that the dwellings on the western side of Glasgow Street will, despite the required set back and recession plane,¹³⁵ obscure views of the Remarkables from the existing dwellings in Glasgow Street. She concludes, however, that the degree of this effect is small, and views to the lake would remain unaffected. Consequently, while it is apparent that PC50 will enable development that has an adverse effect, the extent of this effect is small.

Isle Street sub zone

Dr Read states that “the increase in the size and scale of buildings and the subsequent loss of open space will result in the loss of a sense of a domestic scale to the built form of the vicinity. These changes will result in a coarsening of the grain of the township, in particular within the Isle Street subzone. This will result in an alteration to the existing character of the township. It is the case, however, that development within this area which fully exploited the existing development potential of the existing zoning would create a similar effect.”¹³⁶

In addressing loss of views to wider landscapes associated with the scale of buildings within the Isle Street sub zone, Dr Read states “[v]iews to the Remarkables could be partially obscured from parts of the Cemetery by development to 12m within the Isle Street subzone and views to Cecil Peak area could also be lost. These views from the cemetery, which connect it with the broader landscape, are, in my opinion, important.” I accept the importance that Dr Read gives to these views and outlooks, but note that the Remarkables will still be visible through the view shaft created by Brecon Street.

Dr Read raises specific concerns about the scale of development provided by the 15.5 metre height limited provided for on a site greater than 2000m² with frontages onto both Man and

¹³³ at paragraph 6.3.

¹³⁴ at paragraph 6.21.

¹³⁵ The proposed plan change imposes a minimum setback of 4.5m along the Glasgow Street frontage of the plan change area, and a maximum building height of 12m with a 25 degree recession plane from 2.5m above the Glasgow Street boundary.

¹³⁶ At paragraph 2.2.3

Isle Streets. I address this aspect of the plan change under the rules supporting the Isle Street sub zone at section 6.15.2 of this report.

Subject to responding to the issues raised by submitters and Dr Read in relation the 15.5 metre height limit proposed within the Isle Street sub zone, I am satisfied that the 12 metre height limited provided within the Isle Street sub zone will not adversely affect landscape or visual amenity values of the adjoining ONL (WB) to the north of the sub zone.

Recommendations

Reject – 50/39/05, 50/43/02, 50/45/03, 50/49/06, 50/49/06, 50/48/11, 50/49/06 on the basis that the plan change will not adversely impact upon the outstanding natural landscapes that immediately adjoin this area.

Support (in part) – submission 50/48/11 while this submission raises specific concerns relating to the loss of green space, I have considered that this is also appropriately linked to the issue of landscaping and visual amenity raised by the submitter, and raised by Dr Read. I have therefore recommended the following amendments:

- Rule 10.6.3.2(vi) be amended as follows:

“vi Buildings located in the Lakeview sub-zone in respect of:

(a) Design, appearance, landscaping, signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and...”

- Add new assessment matter into 10.10.2 as follows:

vi Buildings located in the Lakeview sub-zone in respect of:

“5. Landscaping

1) Planting and landscaping is designed to:

- Maintain access to winter sun.
- Integrate site landscape design with that of the Square.
- Comply with CPTED principles.”

6.10 EFFECTS ON AMENITY VALUES

The Issues and Decisions Requested

Effects on amenity values is a matter raised in 3 submissions and highlights the following concerns:

- Need to strengthen rules or the reserve land proposed to front Thompson Street in the Lakeview Structure Plan relating to noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls to protect the amenity of nearby residential properties and public places is appropriately protected;¹³⁷
- Opposition of the rezoning of Isle Street sub zone and the loss of amenity that existing residents enjoy;¹³⁸ and
- Concerns in relation to the loss of amenity of the CBD and Queenstown;¹³⁹

The relief sought is that the plan change is rejected or alternatively the provisions supporting PC50 are strengthened to address amenity considerations.

¹³⁷ 50/17/02

¹³⁸ 50/18/01

¹³⁹ 50/09/04

Discussion

There are a number of submissions that raise specific concerns relating to the need to protect the amenity of adjoining properties bordering the Lakeview and Isle Street sub zones or whose properties are located within the Isle Street sub zone. In addressing this issue, I now address amenity considerations at a more general level and offer more specific assessment under the relevant rules for the Lakeview and Isle Street sub zones in subsequent sections of this report (given that submitters have raised specific amenity focussed concerns against these provisions as well (refer section 6.15 of this report)).

Christopher Mace and the Queenstown Trust¹⁴⁰ (50/17/01) are the owners of 15 Brunswick Street and 3, 5, 9 and 11 Brunswick Street. This Original Submitter (50/17/02) ask that Council ensures that PC50 contains adequate provisions and controls for the reserve land proposed to front Thompson Street in the Lake View Structure Plan, which they contends should address noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls so as to protect the amenity of nearby residential properties and public places is appropriately protected. The Submitters also seeks that the noise rules for the wider zone be strengthened as necessary to ensure the amenity of properties and public places within and beyond the zone is appropriately protected. This submission was opposed by Ngai Tahu Tourism Limited¹⁴¹ in its further submission who considers that changes sought by CMQT are unnecessary and could compromise the ability of the site to be used for the purpose of a hot pool complex.

Marjory Pack and John Allan (50/18/01) oppose the rezoning of their land to Isle Street sub-zone given the residential character of the area and the level of amenity they currently enjoy.

D J and E J Cassells (50/09/04) has raised general concerns that the plan change will be inconsistent with the nature and amenity of the CBD and Queenstown.

In addressing the Lakeview sub zone first, the plan change introduces a range of rules to ensure that the amenity of adjoining residential development is appropriately maintained. In addressing the concerns of CMQT, I note that the Lakeview sub zone is supported with a suite of rules that seek to ensure that amenity considerations of neighbouring residents are adequately provided for when future development is advanced within the Lakeview sub zone. I have set these out in the Table 1 below:

Amenity Considerations	Proposed Rules	Appropriateness – Opinion of N Bryce
Glare	Zone Standard 10.6.5.2(iii) – requires all exterior lighting to be directed away from adjacent sites, roads, and public places (except footpath or pedestrian link amenity lighting)	Existing QTCZ rule and is considered acceptable. I note that lighting must be considered for all buildings located within the Lakeview sub zone. When considered in context of the existing glare rule and the provisions governing buildings in the Lakeview sub zone, this is, in my opinion, appropriate.
Noise	Zone Standard Rule 10.6.5.2 (ii) sets noise limits for activities in the town centre zone.	The current QTC noise limits are proposed for the Lakeview and Isle Street sites.

¹⁴⁰ Hereafter referred to as the 'CMQT'.

¹⁴¹ Hereafter referred to as 'NTTL'.

	<p>New Site Standard 10.6.5.1(xv) premises licensed for the sale of liquor and addresses activities that do not comply with the night-time noise limits under Rule 10.6.5.2(ii) above.</p> <p>New Rule 10.6.3.2 (vii)(f) and (g) address management of noise effects and hours of operation respectively.</p>	<p>A new rule is proposed to provide for bars/restaurants (or 'premises licensed for the sale of liquor') operating after 2200h as a discretionary activity if they do not comply with the night-time noise limits.</p> <p>In terms of noise, the 'matters of discretion' includes whether the noise effects are appropriately mitigated for nearby residential and visitor accommodation, and in the high-density residential zone. On this basis the proposed rule is, in my opinion, acceptable.</p> <p>In relation to the convention centre, should this be developed, the rule supporting this activity in the Lakeview sub zone specifically includes a matter of control relating to noise management and hours of operation.</p> <p>The proposed noise rules require the more stringent limits of the High Density Residential zone to be achieved at the zone boundary. With these limits, noise effects in the HDRZ arising from the plan change area are no different to the existing situation.</p> <p>As such, these provisions are considered appropriate and acceptable.</p>
Odour	Covered by the Otago Regional Council Air Plan.	This is, in my opinion, adequate to protect the amenity of adjoining residents, as any air discharges that infringe the air plan provisions will be subject to a separate resource consent process under the regional air plan.
Buildings	<p>Two new rules are introduced to support buildings and the convention centre activity in the Lakeview site.</p> <p>New Rule 10.6.3.2 (vi) Buildings located in the Lakeview sub zone.</p> <p>New Rule 10.6.3.2 (vii) Convention Centre.</p>	Both of these rules are, in my opinion, adequate to address amenity considerations raised by submitter 50/17/02. As I have already noted, both rules seek to provide for matters of control that respond to and enable consideration of amenity relate issues, including noise (in the case of the convention centre activity) and hours of operation.

Given my conclusions regarding the appropriateness of the rules set out in Table 1, I do not recommend any further amendments to address the matters raised by submitter 50/17/02.

I address the noise rules supporting PC50 in my report in the section that discusses the rules of the Isle Street and Lakeview sub zones (refer section 6.15). However, I note for completeness that the plan change area will border the HDRZ on several sides. The AEE states that proposed noise rules require the more stringent limits of the HDRZ to be achieved at the zone boundary. With these limits, noise effects in the HDRZ arising from the plan change area are no different to the existing situation and are considered acceptable. The AEE¹⁴² also notes that the designation over the James Clouston Memorial Recreation Reserve will remain (designation number 240). Therefore, the James Clouston Memorial Recreation Reserve will provide some buffer between that part of the Lakeview site and the adjoining land on the opposite side of Man Street, which includes the Beach Street site. While I appreciate that reserve designations can be changed, this would need to be advanced via a separate process under the Reserves Act, which requires public consultation over any specific changes proposed.

I note the original submission of Marjory Pack and John Allan (50/18/01). I address the amenity considerations arising out of this submission under the respective rules that are also discussed by this submitter (refer section 6.19 of this report). At more general level, however, the AEE, in addressing the rezoning of the Isle Street block, reinforces that this PC50 will result in some changes to the amenity values presently associated with this area, due, largely, to increased built scale. The AEE contends, however, that any change will be appropriate. The AEE¹⁴³ states, *“that while the character of the area may change as a result of the plan change, to a commercial mixed-use character, an appropriate level of amenity will be maintained for those residing in the Isle Street area.”* In summary, the AEE contends that a change does not correspond to an unacceptable adverse effect.

From my analysis and perspective, I acknowledge, that the rezoning of the Isle Street block will generate effects on existing residents due largely to a change in scale of buildings and the relaxation of the standards that would typically apply to residential zoned areas (such as building setbacks, recession controls and maximum building coverage). It must, however, also be acknowledged that the existing HDRZ covering this area has not been developed to its full potential, as has been the case in other HDRZ areas bounding the QTCZ. I raise this matter here because I believe that it would be inappropriate for anyone, including the existing residents, to expect that the existing character of this area will be ‘frozen in time’, and will change even if the plan change was not to be advanced.

The plan change will result in increased density of built form and some increased shading, over and above that permitted by the existing plan provisions. These effects must be balanced against the fact that all properties within the subzone will enjoy the same increase in height, and that all properties will have the opportunity to increase the height of buildings or re-develop sites to take advantage of the increased maximum height limit. I acknowledge, however, that there will be adverse effects generated on existing residential landowners who do not wish to redevelop their properties in accordance with the proposed QTCZ provisions.

I explore in more detail those provisions that submitters have raised specific concern with under the Isle Street sub zone rules at section 6.15.2 of this report. However, in terms of general amenity considerations raised by submitters, these are, in my opinion, adequately addressed through the planning provisions provided for within the plan change and therefore I make no specific recommendations to address these concerns (other than those expressed within section 6.15).

¹⁴² at page 12

¹⁴³ page 25

Recommendations

No recommendations, however, refer to similar submission points addressed under the Rules for the Lakeview and Isle Street sub zones (section 6.15 below).

6.11 EFFECTS ON HERITAGE VALUES

The Issues and Decisions Requested

Heritage effects is an issue raised in submissions, with five submitters having specifically raised this matters relevant to the retention of the existing cribs, adjoining Queenstown Cemetery and Protected Trees.

- Many of the cabins on this site have heritage value, represent a link with the past of Queenstown as a family holiday resort and represent a tourist attraction;¹⁴⁴
- Heritage New Zealand would encourage the Council to consider options for the retention of a small number of the Thompson Street cribs as representative examples of this period of Queenstown's development from domestic tourism base into a major international tourist destination;¹⁴⁵
- opposed to the removal of 'Kiwiana' cribs/batches on Antrim Street and Earnslaw Street and seeks Antrim Street and Earnslaw Street cribs/batches be retained by partial exclusion of zone extension over this part of Lakeview site;¹⁴⁶
- Whilst the cemetery is recognised in the Inventory of Protected Features as a Category 2 heritage item, the heritage rules are not able to influence the form of development on adjoining sites;¹⁴⁷ and
- Given the identified significance of the trees as a tangible reminder of the use of this area as a recreation reserve for the people of Queenstown; and the beautification initiatives of the early residents, Heritage New Zealand considers that protected heritage trees deserve explicit recognition in the provisions of the proposed plan change.¹⁴⁸

Most submissions seek amendments to the plan change to provide for the retention of the existing cribs on Antrim Street and Earnslaw Street, or greater recognition given to listed trees within the plan change boundary or heritage features which adjoin the plan change boundary.

Discussion

New Zealand Heritage Properties Ltd¹⁴⁹ has prepared an assessment of the proposed rezoning of the Lakeview and Isle Street sub zones.¹⁵⁰ The heritage assessment identifies that a number of cabins (holiday houses) along Thompson Street have a medium to high heritage value. They are recognised as a *'visual memento of the first period of development of the site and symbolic of the major transformation of Queenstown from a small mining town into a tourist destination in the early twentieth century.'*

Due to the presence of the Glenarm Cottage, a saltbox cottage built in 1880, HTL recommend promoting a Level 1 protection of Glenarm Cottage in the District Plan. This building is also classified as 'Category 2' by the Queenstown Lakes District Council. The AEE¹⁵¹ states that this amendment is not proposed via the subject plan change, and will form part of the District Plan review.

¹⁴⁴ 50/05/01

¹⁴⁵ 50/20/02

¹⁴⁶ 50/06/01, 50/41/01

¹⁴⁷ 50/20/03

¹⁴⁸ 50/20/04

¹⁴⁹ Hereafter referred to as 'Heritage Properties' and attached as Appendix G to the AEE.

¹⁵⁰ The assessment also includes an addendum report to assess the heritage values assessment of the Isle Street land and the 34 Brecon Street site that is subject to the plan change.

¹⁵¹ at page 19 of the AEE.

The Heritage Properties assessment concludes that an archaeological authority is required prior to works occurring in the Lynch Block area of the Lakeview site. The section 32 evaluation states *“that this authority will ensure any objects of archaeological value will be appropriately managed and that an archaeological authority would be required for the development of this site under any zoning, so the plan change does not affect this situation.”*¹⁵²

34 Brecon Street adjoins the Queenstown Cemetery, which is a Category 2 Listed Heritage Feature under the District Plan.

Crib Retention

I understand that the proposed plan change anticipates that all of the cabins/cribs will eventually be relocated.

The Heritage Properties assessment identifies that the two rows of cribs running from the corner along Thompson Street in front of the Lakeview development site are the best example and represent visually the change of holiday behaviour from the 1940s to 1960s when ‘holidaymakers’ were primarily locals with family cribs. The Heritage Properties assessment seeks that they be retained, however recommends that they be recorded as ‘Level 4’ within the Heritage New Zealand Building Recording Guidelines (2006) should they be removed.

Heritage New Zealand (50/20/02) has submitted and encourages the Council to consider options for the retention of a small number of the Thompson Street cribs as representative examples of this period of Queenstown's development from domestic tourism base into a major international tourist destination. If retention is not possible, Heritage New Zealand encourages the Council to facilitate the relocation of the cribs in order to avoid their demolition.

The retention of the cribs along Thompson Street conflicts, in my opinion, with the ability to give effect to the central resource management issue that PC50 seeks to address. As such, I do not support their retention.

These structures fall within the definition of ‘historic heritage’ under the RMA, given their identified significance within the Heritage Properties report, and as such, their protection is a relevant consideration under section 6(f) of the Act. In terms of the relief sought by Heritage New Zealand, who seeks that a number of these cabins be relocated, this is a matter that should, in my opinion, be discussed directly with Council. Based on the recommendations of Heritage Properties, who recommend that in the event that the cabins are removed they should be recorded, this would, in my opinion, provide a robust, and appropriate, response to section 6(f) of the Act. I understand that the Applicant has already commissioned the recording of these cabins in accordance with Heritage Properties recommendations. Given the foregoing, I do not consider the plan change to represent ‘inappropriate development’ in the context of section 6(f) of the Act.

As noted above, a number of submitters (50/06/01, 50/07/01, 50/41/01) have sought the retention of the cribs on Antrim Street and Earnslaw Street cribs/batches. A further submission received by Geoff McPhail supports the Original Submission of Tai Ward-Holmes (50/07). Brecon Street Partnership Ltd¹⁵³ (50/10) lodged a further submission opposed to submissions 50/06/01 and 50/07/01 seeking the retention of these cabins. BSPL states that the cabins do not have sufficient heritage quality so as to outweigh the benefit of development of the site.

¹⁵² refer page 22 of the section 32 evaluation report.

¹⁵³ Hereafter referred to as the ‘BSPL’.

The Heritage Properties assessment notes that some characteristic cribs run along the perimeter of the Lakeview sub zone, which I understand to include Antrim Street and Earnslaw Street. Heritage Properties contends, however, that because of their diminished state their heritage value is diminished. I also consider that their retention would also limit the ability for this part of the Lakeview sub zone to be utilised in an effective and efficient manner so as to deliver a more sustainable housing stock. In reaching this conclusion, I note that these cabins are located in close proximity to each other and any larger scale building located to the south of these cabins and advanced as part of the wider development of the Lakeview sub zone would likely impact upon access to daylight and create a poor relationship with these units, due to their relatively 'tight knit' layout. As a consequence, it would be more appropriate, in my opinion, for this area of Lakeview to be developed in an integrated and comprehensive manner to ensure that buildings are able to promote good design outcomes and the delivery of sustainable buildings.¹⁵⁴ As a consequence, I do not make any recommendations to alter the boundary of the plan change as sought by submitters.

Given the foregoing, I do not recommend any changes to this aspect of the plan change boundary or seek to introduce rules that provide for the protection of the cribs on site.



Figure 3 Aerial image showing the two rows of cribs along Thompson Street highlighted in yellow (QLDC), taken from the New Zealand Heritage Properties Ltd, PAGE 60.

Queenstown Cemetery

The Queenstown cemetery has significant heritage values, whilst its elevated physical setting provides public views out to the mountains and the town. Whilst the cemetery is recognised in the Inventory of Protected Features as a 'Category 2' heritage item in the District Plan, Heritage New Zealand (50/20/03) states that the heritage rules are not able to influence the form of development on adjoining sites. This is a valid concern, given that 34 Brecon Street forms part of the Lakeview sub zone, which proposes to increase the scale of development on this site from 8 metres that currently exist under the HDRZ to 12 metres as reflected within the Height Limit Plan supporting this aspect of the plan change.

BSPL (50/10) has lodged a further submission opposing the relief sought by Heritage New Zealand (50/20/03). The further submission states that the cemetery is bounded by open space to the north and east, and that there is little prospect of domination by development of

¹⁵⁴ As promoted under criterion 3. Sustainable Buildings under urban design principles supporting Rule 10.6.3.2(vi))

34 Brecon Street and that view shafts will continue to be available from Brecon Street. I note, for completeness, that this conclusion reached by BSPL is different to that reached by Dr Read (refer section 6.15.1 for a more detailed analysis of BSPL submissions) and also the Height Study when addressing the sensitivity of the adjoining Queenstown Cemetery.

Heritage New Zealand requests that the effects of adjoining development on the setting of the cemetery should be taken into consideration as part of the change and considers it important that the cemetery is not marginalised by overly dominant buildings and lack of connection to the wider zone. I support the relief sought by the submitter and recommend changes to the provisions supporting the Lakeview sub zone. I set these amendments out shortly.

Protected Trees

Heritage New Zealand (50/20/04) notes that the HPL assessment identifies two groups of heritage trees, which benefit from protection by virtue of their recognition in the District Plan Inventory of Protected Features (references 198 and 214). The group of trees includes two mature wellingtonia trees (*Sequoiadendron giganteum*), six oaks (*Quercus robur*), and four cedars (*Cedrus deodara*) and Wellingtonia (*Sequoiadendron giganteum*) Ref. No. 151 (QLDC District Plan) adjacent to the Isle Street sub zone.

Given the identified significance of the trees as a tangible reminder of the use of this area as a recreation reserve for the people of Queenstown; and the beautification initiatives of the early residents, Heritage New Zealand (50/20/04, 50/20/05) considers that protected heritage trees deserve explicit recognition in the provisions of the proposed plan change. The submitter acknowledges that Policy 2.8 seeks to recognise and enhance heritage characteristics, but considers that the Plan would be strengthened by the direct reference to heritage trees supporting the text of this section.

This Original Submitter seeks the following relief:

- That sub-paragraph 11 of the 'Explanation and Principal Reasons for Adoption' section associated with 'Objective 2-Amenity' be expanded to provide reference to heritage trees (refer detail of submission);
- That section 10.2.4 Objective 2, Implementation Methods (i)(b) be expanded to reference 'significance of heritage trees';
- The 'Explanation and Principal Reasons for Adoption' section of 10.2.4 Objective 2 be expanded to reference 'significance of heritage trees';
- That section 10.2.4 Objective 3 Policy 3.2 be expanded to provide reference to 'retains tangible connections with the past'; and
- That section 10.2.5(xvii) is expanded to reference "heritage trees".

As set noted in the section 32 report these trees will remain protected and no change to the Appendix 3 of the District Plan is proposed as part of the plan change.¹⁵⁵ While I support the reasoning behind the changes by the Submitter, I do not consider that they are any more effective in delivering the outcomes sought. Put another way, any physical works within close proximity of these existing protected trees will trigger the need for a full discretionary activity resource consent under Part 13 (Heritage)¹⁵⁶ and it under this process that this matter is more appropriately considered. Lastly, I note that Part 13 of the District Plan already contains Objective 2 (Heritage Trees) and associated supporting policies that reflect the outcome sought by the submitter. Rule 10.6.2 requires the consideration of District Wide rules (including Part 13 –Heritage) if the provisions of the District Wide rules are triggered. As a consequence, I do not make any of the changes sought by Heritage New Zealand. In summary,

¹⁵⁵ at page 21 of the section 32 evaluation report.

¹⁵⁶ under Rule 13.2.3.2(iii).

I am of the opinion that these matters are already appropriately covered under District Wide District Plan provisions and that nothing would be gained from their duplication.

Recommendations and Reasons

Accept (in part) – submission 50/20/03 in order to ensure that PC50 does not adversely impact upon the adjoining Queenstown Cemetery it is recommended that:

- Amend Proposed Policy 3.2 as follows:

“3.2 Achieve an urban environment and a built form that responds to the site’s location, including any interface with the Queenstown cemetery, and creates an attractive, vibrant and liveable environment that is well connected with the town centre.”

- Rule 10.6.3.2(vi) be amended as follows:

viBuildings located in the Lakeview sub-zone in respect of:

“.(h) The relationship between the setting of the adjoining Queenstown Cemetery from 34 Brecon Street and the Lakeview Camping Ground is taken into account.”

- Amend Urban design principles (contained in the assessment matters at 10.10.2) as follows:

“Controlled Activities Rule 10.6.3.2(vi) - Buildings - Queenstown Town Centre Lakeview sub-zone

Urban Design Principles (refer Rule 10.6.3.2(vi)(d))

1. Public Spaces

- *The design of buildings fronting parks and the Square contribute to the amenity of the public spaces.*

In my opinion, this assessment criterion should be expanded to ensure that the assessment criteria specifically address the relationship between the design of the building and this adjoining open space reserve.

“Urban Design Principles (refer Rule 10.6.3.2(vi)(d))

1. Public Spaces

- *The design of buildings fronting parks and the Square contribute to the amenity of the public spaces.*

- *“The relationship between buildings at 34 Brecon Street and buildings at the Lakeview Camping Ground, and the Queenstown Cemetery is taken into account.”*

Reject – submissions 50/20/04, 50/20/05 on the basis that these are matters that are already adequately provided for within the District Wide under Part 13 (Heritage) of the District Plan.

Reject – submissions 50/20/02, 50/06/01, 50/07/01, 50/41/01 on the basis that the retention of the cribs along Thompson Street potentially conflicts with the ability to give effect to the central resource management issue that PC50 seeks to address. Further, the alteration of the plan change boundary to retain those cabins on Antrim Street and Earnslaw Street is not required for heritage reasons, due to their diminished state, and their retention would also limit the ability for this part of the Lakeview sub zone to be utilised in an effective and efficient manner, and could constrain the delivery of a more sustainable housing stock due to their relationship and proximity to adjoining land within the Lakeview sub zone.

6.12 TRANSPORTATION, TRAFFIC EFFECTS, WALKING AND CYCLING, AND CONNECTIVITY

The Issues and Decisions Requested

Transportation effects are one of the key issues raised in submissions, with 17 submitters having specifically raised this matter.

The relevant issues raised in submissions are summarised as:

Plan Change

- Plan change will only compound traffic and parking problems;¹⁵⁷
- More infill housing and/or high rise buildings in Queenstown (be they residential or hotel developments), will only add to the infrastructure, traffic management and other costs to be borne by QLDC;¹⁵⁸
- Changing the zoning without containing parking provisions is not good planning and will increase the parking problem in the area. Car parking is important and should be retained;¹⁵⁹
- Concerns around assumptions that the current transportation network will be little changed, when significant adverse effects under the 'status quo' are identified;¹⁶⁰
- Congestion on roads in the CBD is dangerous for people now. It will only get worse with traffic making its way through town to get to this high density commercial zone;¹⁶¹
- Important that present transport business planning is integrated with the preparation of the town structure plan proposed in the plan change documentation;¹⁶²
- The Otago Regional Council ('**ORC**') recommends a review of the council's parking pricing and supply be undertaken before or during the preparation of the structure plan. The plan change signals a limitation on provision of off-street parking on the Lakeview site;¹⁶³
- The Plan Change will generate significant adverse effects on the CBD and wider road networks, including Frankton Road. The transport assessment is inadequate; and¹⁶⁴
- ORC request that consideration be given to whether there is the opportunity to investigate whether the convention centre site would make for a suitable transit hub for public passenger transport;¹⁶⁵
- Massive transport and car parking problems;¹⁶⁶
- Support the well-resourced provision of quality connections and the use of urban design techniques to ensure the connections between the PC50 area and the existing CBD;¹⁶⁷
- The submitter does not believe the traffic and access problems have been allowed for;¹⁶⁸
- The submitter raises concerns that there has been no determination that Queenstown Airport Corporation can accommodate any variation in aeroplane that their airline customers may purchase to compete with other airlines;¹⁶⁹

Beach Street Block

- In relation to Isle Street sub zone, there is a lack of street parking in 'down town' Queenstown and local people and visitors are parking along the outer perimeters. Hay,

¹⁵⁷ 50/04/02

¹⁵⁸ 50/05/04

¹⁵⁹ 50/19/04

¹⁶⁰ 50/39/03

¹⁶¹ 50/43/05

¹⁶² 50/46/01

¹⁶³ 50/46/02

¹⁶⁴ 50/49/07

¹⁶⁵ 50/46/02

¹⁶⁶ 50/29/01

¹⁶⁷ 50/11/05

¹⁶⁸ 50/44/01

¹⁶⁹ 50/55/01 (please note that the Original Submitter Mr Basin Walker will need to clarify the meaning behind this submission, as it was not immediately clear what he was seeking from the relief sought)

Man, Isle & Brecon Streets are said to be very congested. It is also contended that it is incorrect to assume that visitors staying in town will not need cars.¹⁷⁰

Isle Street Sub Zone

- Objects to the fact that no provision is made for on site parking within the Isle Street sub-zone;¹⁷¹
- Seeks an explanation as to why there is no parking in front yards and (i) whether this will apply to new buildings or existing buildings and (ii) whether this will apply to parking in back yards or side yards.¹⁷²
- There should be the ability to park vehicles within the road boundary setback;¹⁷³
- The submitter seeks the removal of the rule that seeks to prevent car parking in front yards in the Isle Street subzone; and¹⁷⁴
- A submitter questions how reasonable and practical the rule preventing the parking of cars within front yards within the Isle Street subzone is.¹⁷⁵

Lakeview sub zone

- The requirement for Commercial Recreation Activities in the Lakeview Sub-Zone is deleted, or a substantial reduction in the on-site car-parking requirements be provided for;¹⁷⁶ and
- The identification of a publically owned communal parking facility needs to be provided for.¹⁷⁷

Submitters request that the plan change be rejected, or that amendments are made to the various aspects of the plan change to make parking more enabling, through to supporting the plan change with a more detailed traffic assessment.

Discussion

PC50 is supported by an ITA prepared by TDG who has assessed the transportation requirements relevant to the plan change at Lakeview.¹⁷⁸ Many of the issues raised by submissions have been addressed within the TDG report, and a consequence it is helpful that I summarise these first before addressing the relevant submission points.

TDG reinforces “that from a transportation perspective the Lakeview sub-zone transport philosophy anticipates providing an integrated, people movement-focussed transport outcome...where no single transport mode should dominate the site development. In the same way as the existing Town Centre incorporates a combination of roads and lanes, the sub-zone transport outcome will enable multiple options for visitors, locals, employees and residents to access the site and move around / within the site.”¹⁷⁹

TDG recommend that consent applications associated with the major activities proposed such the convention centre be subject to the preparation of an ITA report. The ITA report would set out the expected range of visitor transport demands and the ability for the wider transport network (inclusive of non-private transport especially) to accommodate these demands. It is expected that in accommodating these demands the developer of the facility would look to an integrated, multi-modal and demand-managed transport outcome utilising walking, cycling and passenger transport options as alternatives to providing for car parking and vehicle

¹⁷⁰ 50/31/05

¹⁷¹ 50/12/04

¹⁷² 50/21/07

¹⁷³ 50/26/03, 50/28/03

¹⁷⁴ 50/33/03

¹⁷⁵ 50/36/03

¹⁷⁶ 50/34/04

¹⁷⁷ 50/34/04

¹⁷⁸ refer Appendix I attached to the s32 report

¹⁷⁹ page 13 of the TDG report.

movements into and out of the sub-zone. I note, for completeness, that TDG recommendation relating to the need for major activities proposed within the Lakeview sub zone to generate an ITA is expressed under Rule 10.6.3.2(iv) relating to visitor accommodation and Rule 10.6.3.2(vii) and the convention centre and are supported with supporting assessment criteria.

The TDG report concludes that the development enabled by PC50 would offer good connectivity with the wider network and appropriate facilities to promote a high level of walking, cycling and public transport access. The Company notes that the majority of the necessary infrastructure that is needed to accommodate the expected level of vehicle trip generation is already in place. However, in order to provide for the ultimate development activity that will be facilitated by the plan change, the TDG report recommends additions to both the road network pattern (primarily the Isle Street Extension) and the walking network (via improvements to the Hay Street and Thompson / Brunswick steps). The TDG report also recommends amendments to the Transport Section of the District Plan to include parking standards applicable to certain uses within the Lakeview sub zone. Importantly, the TDG report identifies no transport related issues that would prevent the proposed plan change being adopted.

Traffic Generation

On the basis of the traffic and transportation modelling undertaken and prepared in support of PC50, the Applicant concludes that PC50 can be implemented without significant adverse traffic effects on the Queenstown road network.

In addressing the Lakeview sub-zone, TDG provides for a current 'worst case' trip generation scenario whereby a combination of the departure activity from a daytime convention (with a high proportion of local district resident attendees) overlaps with the arrival period for an evening banquet event (again with high proportion of Queenstown-resident attendees), together with a mix of traffic associated with the hotel, accommodation, retail and hot pool activities. TDG set out that this overlapping of vehicle based activity leads to a total of up to approximately 790 vehicle movements per hour (inbound + outbound) to and from the sub-zone once fully developed during a busy weekday afternoon peak period.¹⁸⁰ A further evaluation was also required for the inclusion of the 12 residents lots located at the western end of the Lakeview view sub zone which were added following this initial assessment undertaken by TDG. Inclusion of this site within the plan change area could potentially increase the traffic generation by around 20 vehicle movements per hour at peak times.

For the Isle Street sub zone, TDG have determined that the change from HDR to TCZ will increase traffic generation from these blocks during the AM peak by around 31%, or 37 vehicle movements per hour above current flows. During the PM peak it is anticipated that traffic generation will increase by around 52%, or approximately 62 vehicle movements per hour.¹⁸¹

With respect to 34 Brecon Street, TDG considered the site being developed under a mixed use scenario (being the worst case scenario assessed) and determined that the change from the potential development of HDR to TCZ will have a negligible increase in traffic generation during the morning peak, of around 50%, or 13 vehicle movements per hour. During the afternoon peak it is anticipated that traffic generation could increase by around 77%, which is still a modest level of approximately 20 additional vehicle movements per hour.¹⁸²

In conclusion the TDG report states *"[i]t is assessed that the potential difference in traffic generation between the existing High Density Residential zoning and the proposed Town Centre zoning is small. This*

¹⁸⁰ page 17 of the TDG report.

¹⁸¹ page 5 of the TDG Isle Street Addendum report.

¹⁸² page 6 of the TDG 34 Brecon Street Addendum report.

*is in part due to the expected prevalence of residential and visitor accommodation activity within these two blocks, under the Town Centre zoning. The effects on the road network due to the inclusion of these blocks within the Town Centre zone are expected to be modest.*¹⁸³

Parking

TDG contends that the development philosophy of the QTCZ is not to fully satisfy unrestricted parking demand but to promote the shared use of existing transport / parking facilities with complementary strategies to promote other travel modes and to reduce the overall demand for travel through, for example, co-location of complementary activities. TDG state *“that development of sustainable, practical alternatives to private car use is in large part driven by demand, and providing for private car use through the provision of generous on-site parking will simply increase this demand for private car use, to the detriment of the whole Town Centre.”*

The TDG report sets out that the strategic design approach of the town centre is to create a balance between on-site parking provision and the wider area parking provided elsewhere in the zone, recognising that many areas of kerbside parking within the Town Centre are already full at peak periods. The TDG report reinforces that District Plan includes a policy *“to promote an integrated approach to traffic management, vehicle access and car parking within the Queenstown town centre”*.¹⁸⁴ One of the methods identified in the Plan to achieve this is *“To designate an integrated off-street parking network”*. TDG understood that Council is presently working towards developing a parking supply and management strategy which will incorporate consideration of the overall parking supply (on-site, kerbside, other off-street facilities for example Man Street car park) and parking management strategies such as, but not limited to, pricing.

For the Lakeview sub-zone (including 34 Brecon Street), a balanced approach to on-site car parking provision is recommended whereby convention centre, hot pools activity (being defined as a commercial recreational activity) and residential activities require on-site car parking. For other activities, TDG advance no minimum car parking requirements. These recommendations have been incorporated into the proposal via appropriate rules and standards.

Mitigation

The upgrades and extension to the current road network proposed by TDG, and reflected in PC50 include:

- A new public road reserve (20m) extending Thompson Street into the site from the western end of Man Street (aligned at right angles to the Man Street carriageway) into the subject land; and
- An extension of Isle Street (20m road reserve with) westwards into the site to connect with the above extension of Thompson Street.

Furthermore, the following elements have been identified as likely future roading upgrades. While the development of the Lakeview site does not require these elements to be implemented, TDG states that failing to accommodate them at this early stage may prevent them from being adequately developed in the future:

- A 4m wide road widening along the northern edge of the Thompson Street road frontage from the western site boundary to the corner splay; and
- A corner splay to allow for a minor curve easing of the alignment of the Thompson – Man “s-curve” by allowing a 20m x 5m corner triangle around the inside of the Thompson Street curve (northern side of the road).

¹⁸³ page 9 of the TDG report.

¹⁸⁴ section 10, Policy 4.4

A number of upgrades are recommended to increase non-car travel options, and these will be provided for via assessment matters for resource consents required for any development at the site.

Issues Raised By Submitters

In addressing the issues raised by several Original Submitters, many of who have raised concerns about the lack of parking supporting the Isle Street sub zone and Beach Street block, it is important, in my opinion, to balance these concerns with the strategic direction that Council is taking with respect to Town Centre parking strategies, as I have set out above.

Further, many submitters have raised concerns relating to the general potential for the plan change to generate traffic that will result in adverse effects on the existing network and the QTC and wider areas such as Frankton Road. Based on the information that I have before me, I am satisfied that with appropriate upgrades to the roading network within the immediate vicinity of the Lakeview site that there will not be any unacceptable adverse effects on the transport network as a consequence of this plan change. For this reason I do not support those submissions that raised these more general concerns.

Thompson Street Road Realignment

Original Submitter CMQT (50/17/02) requests that that the Lake View Structure Plan incorporates an appropriate realignment of Thompson Street to create a more safe and efficient road environment for that road and its intersection with Man Street. NTTL (50/34) has lodged a further submission opposed to the relief sought by CMQT. NTTL, however, is also unconvinced of the need to realign Thompson Street and considers that an alignment as suggested would be incompatible with the use of the site for a hot pools complex. PC50 provides for a more modest future curve easing that will be facilitated by the 20m x 5m corner splay. This is identified as being appropriate by TDG. No changes are introduced to the Lakeview structure plan to address the submitters concerns.

Parking

Margaret Walker (50/19/04) raises concerns that the plan change removes the need for any provisions of carparking being provided on site. The submitter considers that this change will add to the problems of parking that already exists outside the submitter's property. The submitter seeks that parking provisions be retained. Submitter 50/32, via further submission, disagrees that parking is necessary in the QTCZ, and opposes this.

In relation to the Isle Street sub zone, Gillian & Donald McDonald (50/31/05) who operate a local visitor accommodation business within the proposed sub zone state that the proposed plan change does not allow for enough onsite car parking. They state that all their guests are independent travellers and 70% of them have cars. The submitter provides parking for 50% of our guest rooms and that is not enough. The submitters (50/31/05) request that the current high density rules should apply to residential use of any building.

I note that a number of the parking issues highlighted by the Original Submitters are existing, and are matters that Council is addressing through its Transportation Strategy for the Town Centre, which will take into account the existing QTCZ, the proposed Lakeview subzone, the addition of the subject site to that zone, and the rezoning of the adjacent Isle St / Man St blocks, in an integrated manner. These are matters that are broader than this plan change and are being addressed through the Council's transport strategy.¹⁸⁵

¹⁸⁵ In June 2014 (as part of its decisions on the Inner Links project) Council resolved to direct the Planning and Infrastructure Group to report to the Council on the proposed town centre transport strategy by February 2015, and this report will address the wider role of Council's provision of public carparking and policies for charges and time restrictions within the QTC.

The issue raised by submitter relating to existing parking issues and constraints faced by residents and businesses accessing on street parking is noted and is currently being addressed by the Council. A report prepared Mr Denis Mander (Council's Transport Policy & Stakeholder Manager)¹⁸⁶ sought approval to alter the price of leased carparks in the Church Street Carpark, Ballarat Street Carpark and Recreation Ground Carpark so as to 'free up' spaces for shoppers and short term parkers by discouraging all day parking. It is my understanding that the Council's transport strategy will, in turn, seek to address the potential for long stay parking to push out into the periphery areas. I understand that Mr Mander is to present evidence to the Commissioners on the complementary measures that will likely inform the Council's transport strategy for the QTC. I also note, for completeness, that the approach taken by Council in reviewing its pricing for existing parking facilities and wider initiatives accords with the relief sought by ORC (50/46/01).

The monitoring undertaken (to date) to inform the transport strategy has identified that, typically, over 900 cars are parked in the streets around the town centre during the day. This reduces to just over 500 cars overnight. Of the cars parked during the day, around 70% are all-day parkers that have moved on by evening. As such, a key issue that needs to be considered when addressing parking issues in the QTC is the measures needed to achieve a change in behaviour, such that the present reliance on all day commuter parking is reduced through the adoption of non-car travel options.

The parking strategy provided to the Isle Street sub zone and the Beach Street block are consistent with the QTC Strategy, which address the need for town centre travel plans as an element to addressing the QTC transport needs. This includes initiatives by employers to adopt measures that encourage staff to travel by more sustainable transport methods, such as walking, cycling, carpooling or public transport (if it is available). Based on my own experience with addressing and implementing travel plans for major development projects in London (United Kingdom)¹⁸⁷ such initiatives can significantly reduce reliance on vehicles through the adoption of non-car travel options. I note, however, this will need to be complemented by an integrated approach that provides for measures such as cycle storage facilities, ease of access to bus routes and upgraded pedestrian routes such that they are safe and user friendly for a large proportion of the community.

Parking – Lakeview Sub Zone

NTTL (50/34/03, 50/34/04) has prepared a very comprehensive submission on the application of parking standards for Commercial Recreational Activities. I understand that its submissions relates specifically to its intended use of part of the Lakeview sub zone for hot water pools. This aspect of the submitters concerns relates to the on-site parking requirement for 'Commercial Recreation Activities' of 1 parking space per 5 people the facility is designed to accommodate'.

This Original Submitter notes that the TDG report suggests a maximum occupancy of 500 people, which would result in 100 on-site car-parking spaces being required for the 'lease area' (which could result in at least 3,000m² of the 'lease area' being required for parking). The submitter argues that this would make the hot pools project entirely unfeasible. The submitter acknowledges that the provision of parking is necessary, however the comparison with other hot pools (such as Mt Maunganui and Hanmer in the TDG report) is not supported. The submitter already operates a fleet of mini-coaches and it expects that they would be utilised to provide a regular pick-up and drop-off service from the town centre to the hot pool

¹⁸⁶ and presented to the 30th October 2014 Committee.

¹⁸⁷ I was employed with the London Borough of Hillingdon for a period of four years, as both a major development planner and Planning Team Leader. During this time was involved with a range of significant large-scale brownfield residential and mix use developments, which were all, underpinned by travel plan initiatives.

facility. The submitter argues that the 1:5 parking ratio does not adequately accommodate unique circumstances including shared parking, multi-purpose visits, and pedestrian accessibility. The submitter seeks that the requirement for Commercial Recreation Activities in the Lakeview Sub-Zone be deleted or a substantial reduction in the on-site car-parking requirements be provided for. Further, the submitter requests that there also be provision for car-parking requirements to be met by the use of shared off-site car-parking and the identification of a publically owned communal parking facility be provided for.

The rationale behind the proposed parking standards is set out in the TDG report, and is, in my opinion and on the basis of the information that is before me, appropriate. While the submitter is raising concerns about the potential design implications of these parking standards, these are matters that are more appropriately considered as part of a future resource consent process for this facility, should it be advanced. Given this, I do not recommend any specific changes to address the relief sought by the submitter in relation to car parking standards that apply to Commercial Recreation Activities' proposed under Section 14 of the District Plan.

NTTL (50/34/03) states that the introductory rule (14.2.4.1 (i)(a)) has been amended, although the submitter contends that it appears inadvertently, to now require car-parking throughout all of the Town Centre zones. The submitter sets out that the proposed rules read as follows:

"Proposed Plan Change 50 Provisions:

(a) Activities in the Town Centre Zones, (excluding the Town Centre Transition sub-zone and the Town Centre Lakeview sub-zone), which shall be subject to the existing car parking requirements."

The submitter states that the amendment appears to unintentionally require car-parking in the Town Centre zones, with the exception of the two mentioned sub-zones and seeks minor wording to correct this. On consideration of this submission, I note that the submitter has not included the 'exception' to the rule in clause 14.2.4.1(i), which read in full correctly excludes all activities within the QTC, with the exception of the QTC Transition sub zone and the Lakeview sub zone. I do not recommend any changes to the wording as notified.

Isle Street Sub Zone Parking Restrictions

A range of submitters have raised concerns about parking restrictions imposed within the front yard of the Isle Street sub zone under Rule 10.6.5.1 Site Standard (f) (refer submissions 50/12/04, 50/21/07, 50/26/03, 50/28/03, 50/33/03, 50/36/03). C. Hockey (50/36/03) also questions how reasonable and practical the rule is. Most submitters seek its deletion. It is important to reinforce here, that this rule is not driven from a transport safety point of view, but is imposed to promote good planning and urban design outcomes. Removing car parks within the front yard means that buildings can be pulled forward and up to the boundary and provide a more appropriate interface with the adjoining street.

Having considered the information before me, I concur with submitters that this rule is not practicable if it were to be applied to existing situations and is more appropriately focussed on new development. Good planning practice dictates that rules should be clear. For this reason, I recommend that the Rule 10.6.5.1 Site Standard (f) be amended to only apply to new development¹⁸⁸ within the Isle Street sub zone from the notification of this plan change. In all other respects, parking in the front yard is permitted.

Adequacy of Traffic Assessment & Modelling

Remarkables Jet Limited (50/49/07) considers that the transport assessment is inadequate and that PC50 will generate significant adverse effects on the CBD and wider road networks,

¹⁸⁸ In this instance development involving the construction of, alteration to, or addition to any building.

including Frankton Road. Further, MPL (50/39/03) raises concerns about some of the assumptions that have been used for modelling, particularly traffic modelling. The submitter considers that the land use activities enabled by the zoning could differ significantly from what was assumed in that modelling and, as a result, that substantially greater traffic generation could arise than has been assumed. The submitter requests that either identify within the District Plan an adequately sized public car parking area(s) or apply more rigorous on-site car parking standards.

It is my understanding that the modelling work that is underpinned within the TDG report was heavily influenced by the development master plan prepared by Populous and Fearon Hay for the Council, which amongst other things, recommended that any future land use within the Lakeview site be anchored by three key uses – a convention centre, hot pools, and a market square. This concept was further developed by TDG in their transport assessment to yield an indicative scenario of potential future development (which I have set out on page 24).¹⁸⁹ Based on this, and the assessment undertaken by TDG, the traffic generation from the plan change models a ‘worst case scenario’ with higher traffic generation activities overlapping. Given that the TDG assessment is underpinned by the master planning work which has informed the structure plan layout supporting the Lakeview sub zone, I am satisfied that the land use activities used to inform this work are accurate and reflect the potential development outcome for this part of the plan change. Notwithstanding this, the submitter is invited to respond to this matter in more detail in the hearing should this response not address their concern. The TDG report, as with most work prepared by this traffic consultant, is very comprehensive, and includes independent traffic plot analysis by Abley Consultants.

Adequacy of Airline Services

Mr Basin Walker (50/55/01) highlights that “there has been no determination that Queenstown Airport Corporation can accommodate any variation in aeroplane that their airline customers may purchase to compete with other airlines”. I am not immediately clear what the submitter is highlighting within this submission point. I recommend Mr Walker clarify this matter during the hearing.

Overall, based on the detailed ITA prepared by TDG, I am satisfied that PC50 accords with and contributes towards achieving the objectives of Council which directly relate to the QTC and the strategies that are applicable to addressing transportation and parking issues for Queenstown.¹⁹⁰ Notwithstanding this, however, I recommend a number of amendments to the existing provisions specifically relevant to the larger scale development proposed within the Lakeview sub zone, which I set out below.

Recommendations and Reasons

Accept (in part) – submissions 50/12/04, 50/21/07, 50/26/03, 50/28/03, 50/33/03, 50/36/03
In order to ensure that PC50 does not unduly constrain existing property rights it is recommended that:

- Rule 10.6.5.1 Site Standard (f) be amended as follows:

“(f) From 17 September 2014, on any site involving the construction of a new building(s) in the Isle Street sub-zone, there shall be no parking of vehicles in the front yards.”

¹⁸⁹ This approach is also reinforced in the Insight Economics report at page 2 (attached as Appendix H to the AEE).

¹⁹⁰ QLDC Wakatipu Transportation Strategy (of which Travel Demand Management Programme, March 2009 is a key strategy), Queenstown Town Centre Strategy, 2009, Otago Regional Policy Statement, Otago Regional Land Transport Strategy, Otago Regional Public Transport Plan, Queenstown Lakes District Council 10 Year Plan, Queenstown Lakes Walking and Cycling Strategy.

To ensure that major facilities within the Lakeview sub zone are supported with more specific provisions addressing the need to address parking and pedestrian access requirements it is recommended that:

- Rule 10.6.5.1 Site Standard (f) be amended as follows:

“vii Convention Centres located within the Lakeview sub-zone in respect of:

- (a) Effects on the transportation network: *an integrated transport assessment, including a comprehensive travel plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.*
- (b) The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (*Shotover Street and surrounds*).
- (c) Provision for landscaping.
- (d) Provision for screening of outdoor storage and parking areas.
- (e) The design and layout of buildings and activities on site.
- (f) Management of the effects of noise.
- (g) Hours of operation.”

- Amend assessment criteria **For Controlled Activity Rule 10.6.3.2 (vii) Convention Centres** as follows:

“Transportation

- 2) Parking, loading, manoeuvring areas and outdoor service areas are been designed and located to:
 - Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.
 - Be away from the front of the site and the primary entrances to buildings.
 - Ensure traffic flows minimise adverse effects on amenity values.
 - Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.
 - Create an attractive environment that maintains safety and amenity for pedestrians.
 - ~~Where applicable,~~ integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking (including the degree to which the parking resource is available for use by other activities in the sub-zone) and where appropriate provide for the adoption of demand-managed transport outcomes utilising walking, cycling and passenger transport options as alternatives to providing for car parking and pedestrian linkages beyond the site linking to Queenstown commercial centre.”

Reject – submissions 50/34/03 and 50/34/04 on the basis that proposed parking standards applying to Commercial Recreation Activities is appropriate to reflect the future parking demand for this use.

Reject – submissions 50/49/07 and 50/39/03 on the basis that TDG assessment is underpinned by the master planning work which has informed the structure plan layout supporting the Lakeview sub zone and therefore the land use activities used to inform this work are accurate and reflect the potential development outcome for this part of the plan change.

Reject – submission 50/17/02 on the basis that the proposed mitigation for the corner of Thompson Street/Man Street intersection is considered appropriate. No amendments are required.

6.13 EFFECTS ON INFRASTRUCTURE

Issues and discussion

Infrastructure effects is an issues raised in submissions, with three submitters having specifically raised this matter.

- A moratorium be placed on new high rise buildings in Queenstown due to infrastructure, traffic management and other costs;¹⁹¹
- Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub- Zone;¹⁹²
- The need to treat stormwater prior to putting it into the lake. Stormwater also not always adequate in Isle Street area;¹⁹³ and
- Sewage blockage of the sewage pipes in the Isle Street area, which may well need upgrading;¹⁹⁴

Discussion

An assessment of the infrastructure services in place to service the Lakeview site has been undertaken by Holmes Consulting Group¹⁹⁵ to inform this plan change (this assessment includes the Lakeview sub zone, Isle Street sub zone and 34 Brecon Street, which was added following consultation). No significant impediments have been identified within this report; however existing capacity issues with some infrastructure means that upgrades are needed to address the anticipated level of development under PC50.

Water Infrastructure

Lakeview & Isle Street Sub Zones

In terms of water supply, the water infrastructure in the area of the plan change is adequate to support future development under the plan change, with no major infrastructure upgrades required.

Sewage infrastructure

Lakeview

The Council's wastewater infrastructure provides a number of potential connection points adjacent to the blocks in question, and these have been assessed to determine the potential capacity available for use by future development.

Two mains were found to be at the right depth and in an appropriate location for use by any future development (with flows from the development proposed to be split to use approximately half of the spare capacity in each of those lines).

Gravity sewer lines will be required within the site to transport the wastewater to the local infrastructure.

Isle Street

The Holmes Consulting report identifies that the earthenware and asbestos cement pipes draining the two Man Street blocks may require replacement due to the age of the pipes and the location within the blocks.

¹⁹¹ 50/05/04

¹⁹² 50/26/04 and 50/28/04

¹⁹³ 50/48/07

¹⁹⁴ 50/48/07

¹⁹⁵ attached as Appendix D to the AEE.

Stormwater

Lakeview

It is therefore determined that in order to accommodate new development at the site, the stormwater pipe within Thompson Street/Brunswick Street will be required to be upgraded to convey stormwater to Lake Wakatipu (at the same location as the existing outfall). A proprietary stormwater treatment device is also recommended to treat the stormwater prior to it entering the Lake.

Within the Gravity stormwater infrastructure within the site will also be required to accommodate the future development of the site. Some on site attenuation of stormwater within the western part of Lakeview is required to reduce the peak run-off rates are recommended.

Isle Street Blocks

These blocks are drained by a 225 mm diameter main, passing to a 450 mm diameter main through to the culverted section of Horne Creek. Both of these lines have insufficient capacity for additional run-off, and an upgrade of both of these pipes would be required, or attenuation. Due to the location of the 450 mm main (under commercial buildings), a new pipe within the road reserves may be more feasible.

The AEE¹⁹⁶ sets out that while a report has not been prepared for the Beach Street block, early assessments indicate that existing infrastructure can support the rezoning of this site. With respect to all other infrastructure that is needed to support the future development of the land that is to be rezoned under PC50, Holmes Consulting Group advise that no other impediments were identified.

As the owner of the main infrastructure servicing the plan change areas, I understand that the Council will take a lead role in accommodating the necessary upgrade works, where this is required. The costs of this work will be borne out of a combination of development contributions and funding through the annual plan process. While the plan change will require infrastructure to be upgraded, the fact that the plan change area is located in close proximity to the existing QTC, means, in my opinion, that it is more efficient than having to establish new infrastructure, or connect to infrastructure located further away.

Recommendations and Reasons

Reject – submission 50/05/04 as the plan change can be supported with associated necessary to enable the future development of this urban area. No amendments required.

6.14 POLICIES

ISLE STREET SUB ZONE

Issues and discussion

Marjory Pack and John Allan (50/18/03) seek a number of specific amendments to the Isle Street sub zone policy framework.

The submitter is opposed to proposed Policy 1.2 (supporting 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre) in so far as the submitter opposes the re-zoning of their land. The submitter considers that the policy is uncertain as it provides no guidance on the meaning of the word 'suitable'. The submitters consider that this could mean land within close proximity to the existing town centre or there could be other characteristics/properties that

¹⁹⁶ At page 17

the land must have before it is considered 'suitable' for rezoning. The submitters seeks that the policy be deleted or seeks clarification of this policy. To address this submission, I recommend that Policy 1.2 be amended by replacing the words "in close proximity to the town centre" to "within the vicinity of the town centre" which aligns the wording with the changes proposed within Issues 10.2.3 (bullet point three).

The submitter is opposed (in part) to proposed Policy 1.5 (supporting 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre) and considers that there should be a policy framework that provides for consideration of amenity and existing residential activities, not just one that provides for development. The submitter considers this to be an unbalanced approach and does not consider the effects of the re-zoning and consequential changes within the Isle Street block. This Original Submitter also seeks that the following objective and policy be introduced:

"Proposed Objective 4

A high quality, attractive environment within the Isle Street sub-zone where visitor accommodation, high density residential and small scale commercial activities will be the predominant use, and development will be sensitive to existing residential activities.

Policy 4.1

To provide a mixed use environment by enabling the establishment of the following activities:

- Small scale commercial activities;
- High quality visitor accommodation; and
- Well-designed high density residential activities.

Proposed Policy 4.2

To achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that is well connected with the adjoining town centre.

Proposed Policy 4.3

To develop a desirable place to visit, live and work by requiring a high quality of built form and landscaping, which will contribute to the visual amenity of the area and acknowledge the changing character and amenity of the Isle Street sub-zone.

Proposed Policy 4.4

To enable the establishment of small scale commercial activities to meet demand for growth within the Queenstown town centre area, and to avoid the development of large scale retail activities."

I note, for completeness, that the relief sought by this submitter is opposed within further submissions received from Original Submitters 50/26, 50/27, and 50/28.

Discussion

The relief sought by Marjory Pack and John Allan (50/18/03) essentially seeks to provide for a policy framework that provides for the suburban elements still contained within the proposed Isle Street sub zone. I do not support this approach for the following reasons. Firstly, the outcomes set out within this relief are encapsulated within Policy 1.5, which reflects the policy outcome for the Isle Street sub zone.

Secondly, the intention is for the Isle Street sub zone to form a part of the QTCZ, while providing for a broader range of mix uses than are currently found within the existing QTC, including the provision for HDR. This is not to mean, in my opinion, that this area of the town centre should retain a suburban feel, conversely, the policy framework should promote a transition towards a more urban fabric, whereby the sub zone reflects the character and intensity of development within the QTC (albeit at a slightly less intense scale), while at the same time accommodating high quality HDR activity. In my opinion, the policy framework, as

notified reflects this outcome, whereas the relief sought by the submitter does not. I am also comfortable that subject to amendments recommended within this report that amenity considerations raised by the submitter can be suitably addressed.

Recommendations and Reasons

Accept (in part) – submission 50/18/03 on the basis that Policy 1.2 (supporting 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre) be amended as follows:

“Policy 1.2 To provide for growth in business, tourist and community activities by zoning suitable additional land ~~within the vicinity in close proximity to~~ of the town centre.”

No other amendments are recommended given that the policy framework promotes a suitable balance for transitioning the Isle Street sub zone towards a more urban fabric, whereby the sub zone reflects the character and intensity of development within the QTC, while at the same time accommodating high quality HDR activity.

6.15 RULES – LAKEVIEW AND ISLE STREET SUB ZONES AND BEACH STREET BLOCK

6.15.1 LAKEVIEW SUB ZONE

There have been a range of submissions, which specifically address the provisions of the Lakeview and Isle Street sub zones. I address these submissions as they are raised under their respective headings below.

Height Limit – 34 Brecon Street & Amendments to Height Limit Plan

One submission has been received by BSPL (50/10) specifically addressing the proposed height proposed for 34 Brecon Street, which forms part of the Lakeview sub zone.¹⁹⁷ The submitter considers that the 12 metre maximum height proposed is neither effective nor efficient, and is anomalous in light of the building heights promoted by the Council as acceptable on its own less-well located land in this environment. The submitter seeks revisions to the Height Limit Plan to provide for a range of height relating to both 34 Brecon Street and wider Lakeview sub zone and include and seeks the following relief:

- Amend plan change to allow building heights up to seven habitable storeys on the site at 34 Brecon Street and any such similar increase in maximum building heights between that site and the proposed sub-zone ‘peak’ of 26m, and incorporate complementary bulk and location requirements so as to maintain suitable amenity on adjacent sites;¹⁹⁸
- Amend the height limit plan to provide for buildings at 34 Brecon Street up to 19 metres as a controlled activity, and amend 10.6.3.3, 10.6.4, and/or 10.6.5.1(xi)(d) so as to provide, as a non notified restricted discretionary activity, buildings up to 24m height;¹⁹⁹
- An alternative to the foregoing, set the restricted discretionary height limit at 22.5m provided that 10.6.5.1(xi)(f) was also amended so as to allow habitable space inside the 2m roof bonus;
- Amend Clause 10.6.5.1(i)(d) so that any building height greater than 19m at 34 Brecon St must comply with a maximum building coverage of 70%;²⁰⁰ and
- Amend the Structure Plan and Height Limit Plan to add a building setback of 17m from the existing southern boundary of the cemetery, applying to all building height above 15m. This Original Submitter also notes that if Cemetery Road was realigned in accordance with other their submission points, all buildings would need to be clear of that road from the

¹⁹⁷ 50/10/02

¹⁹⁸ 50/10/02

¹⁹⁹ 50/10/05

²⁰⁰ 50/10/06

ground and no further setback would be required unless the road was narrower than 17m.²⁰¹

I note, for completeness, that the further submission by Queenstown Gold Ltd 50/38 is opposed to the relief sought and is concerned that the extra height sought by Brecon Street Partnership Ltd in its submission would be inappropriate. Queenstown Gold Ltd state that allowing buildings greater than is currently proposed in PC50 (in particular as high as 24 metres as sought by BSPL) could adversely affect the amenity and character of the surrounding neighbourhood and detract from wider landscape values. This further submission seeks that the submission of Brecon Street Partnership Ltd be rejected.

Discussion

Height Limit & Relocation of Cemetery Road– 34 Brecon Street & Amendments to Height Limit Plan

The BSPL (50/10) is the owner of 34 Brecon Street. This Original submitter supports, in part, PC50, but seeks an increased height limit for this part of the Lakeview sub zone. The submitter argues that there is no sound resource management, environmental effects, effectiveness or efficiency, urban design or town planning grounds to promote building heights of up to 26 metre in height within that part of the Lakeview sub-zone. The submitter argues that that part of the sub-zone that is closest to the existing 'core' should provide for similar or greater height than that which is proposed within the Lakeview sub zone.

A key issue raised by the rezoning of 34 Brecon Street²⁰² to QTCZ-Lakeview sub-zone is, in my opinion, that it will increase the scale and massing of the development of this site and do so in a location which has limited potential to absorb and integrate the building heights sought within the submission.

As noted above, 34 Brecon Street adjoins the Queenstown Cemetery. It follows consideration needs to, and has been given to whether the planning provisions provided to support 34 Brecon Street are appropriate in light of the adjoining cemetery and its heritage value.

The Lakeview sub-zone Height Limit Plan identifies 34 Brecon Street and the majority of the Lakeview Camping Group site being provided with a 12 metre height limit. I note, for completeness, that Clinton Bird's report²⁰³ concludes that maximum permitted building heights of 12 metres would enable development of up to 3 storeys. The Lakeview and Isle Street sub-zones provide for an additional 2 metre height provision as a roof bonus. While this does not allow for an additional floor, it will, I expect, add to the bulk of the building on 34 Brecon Street.

Under proposed Site Standard 10.6.5.1(i)(d) the Lakeview sub-zone is supported with an 80% maximum building coverage. Further, there are no yard set backs proposed for buildings on 34 Brecon Street, nor are there any recession plane requirements introduced under PC50 for this part of the Lakeview sub-zone.

²⁰¹ 50/10/07

²⁰² 34 Brecon Street is legally described as Lot 1 DP27703 and is located within the High Density Residential Zone and also contained within a Commercial Overlay.

Under Zone Standard 7.5.6.3(ii) Building Coverage a site identified within a Commercial Precinct is provided with a maximum building coverage of 70%. The property is subject 8m height limit (as a flat site, which is subject to conditions). Under Rule 7.5.3.2(iii) Buildings for (b) Commercial Recreation Activities, Community Activities, Health Care Facilities, and Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility, within a Commercial Precinct are a controlled activity.

²⁰³ Refer paragraph 6.32, page 22 of Clinton Bird Report attached as Appendix F of the AEE (attached as Appendix B to the section 32 evaluation)

The Height Study addresses 34 Brecon Street in the context of the Brecon Street area (which also includes the blocks that now form part of the Isle Street sub-zone area) and concludes that this area has capacity to absorb limited increases in building height:

- *“The area is closely connected to the town centre and there is potential to step built height up gradually, following the land contour;*
- *There is one protected Wellingtonia tree in the vicinity (at the corner of Isle and Brecon Streets) and several other mature trees (gums and Douglas fir) that have the potential to provide scale and to integrate taller buildings;*
- *There is potential for Brecon Street to be rezoned to acknowledge and enable further commercial and recreation activities, reinforcing the link to the gondola;”*

The Height Study does note, however, that the area has less potential to absorb significant building height increases than the adjacent Lakeview Park area, as it is separated from the steeply sloping land of Ben Lomond by the cemetery open space and building heights over three or four stories could have significant adverse effects on landscape and heritage values:

- *“By dominating and shadowing the cemetery and potentially blocking views out from this important public space to the Remarkables, Cecil Peak, Queenstown Hill and the town;*
- *Visually dominating views from Queenstown Recreation Grounds, Queenstown Primary School playing fields and parts of the town centre;*
- *Potentially obscuring vistas up Brecon St and Camp St to the gondola and Ben Lomond.”*

Dr Read, in addressing 34 Brecon Street, reinforces that this *“area has less potential to absorb significant building height increases than the adjacent Lakeview Park area, as it is separated from the steeply sloping land of Ben Lomond by the cemetery open space.”* In Dr Read’s opinion, *“the cemetery is an important public space and considers that views from the cemetery, which connect it with the broader landscape, are, in her opinion, important.”*

While acknowledging the potential effects generated by the 8m height limited that forms part of the permitted baseline for the site, Dr Read, nonetheless, considers that it would be ideal if the area along the boundary with the cemetery (which is currently car parking) could be retained as open space so as to maintain views out of the cemetery. Dr Read considers that ideally a land swap enabling the extension of the road reserve along this boundary of the Cemetery would assist in mitigating any potential building dominance issues. Alternatively, Dr Read, recommends maintaining the 8 metre height limit within Area A (set out in **Figure 4** below) would assist in maintaining views out of the Cemetery.

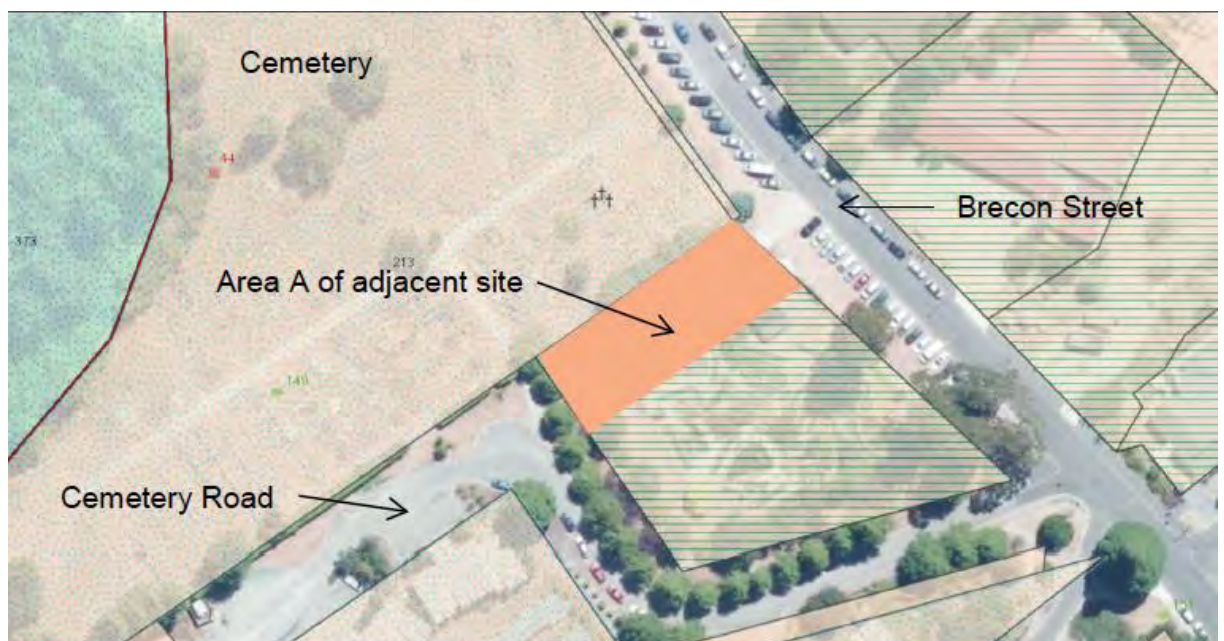


Figure 4 - taken from the Landscape and Visual Assessment report prepared by Dr Marion Read.

I also note that Dr Read's setback recommendation is also sought within the relief by Brecon Street Partnership Ltd,²⁰⁴ however, any setback offered by the submitter off the adjoining cemetery promoted to offset the increase in height sought, is conditional upon Cemetery Road being stopped and the road being realigned. The stopping of Cemetery Road and the uplifting of this designation do not form part of PC50, and as a consequence that aspect of the submitters requested relief cannot, in my opinion, be secured as a consequence of this plan change.

The additional photomontages provided by the Applicant include perspectives of 34 Brecon Street taken from the cemetery. Photomontage (Sheet 10-Perspective 2 Cemetery) shows an indicative view conforming to the proposed Height Limit Plan (inclusive of the 2 metre roof bonus), with the 8 metre permitted baseline identified in red.

Based on the information supporting PC50, and additional supporting photomontages, there is, in my opinion, the potential for the Lakeview sub-zone to result in a development that dominates the adjoining Queenstown Cemetery. There are no development standards introduced that seek to ensure that the increase in height (from 8 metre to 12 metres) and increase in coverage (from 70% to 80%) is able to appropriately integrate 34 Brecon Street with the cemetery. Further, other than providing for an active frontage to Brecon Street, the Lakeview sub-zone and supporting Development Framework provides no design guidance on how future development should be advanced on this site. Put another way, while I am of the opinion that the existing HDRZ provisions provide for a relevant baseline enabling development on this site, the increase building height associated with PC50 has the potential to dominate the adjoining cemetery.

Given the sensitivity of development on 34 Brecon Street, due to the proximity the adjoining Queenstown Cemetery, I do not recommend any further increases to the height of building/s on this site as sought within the submissions by Brecon Street Partnership Ltd. To increase the height to the levels sought by the submitter, would not, in my opinion, appropriately respond to the landscape, visual amenity and heritage values of importance within the immediate vicinity of the site. Further, extending the 26 metre height limit between its existing location within the Lakeview sub zone through to 34 Brecon Street would, in my opinion (which is formed on the basis of the information that is before me), extend larger scale development into an area that has limited capacity to absorb this scale of development and would undermine the urban design response reflected within the Lakeview structure plan and the supporting Height Limit Plan. For these reasons, I recommend that the relief sought by the submitter is not advanced by the Committee.

Given the information that is before me, I conclude that a building on the 34 Brecon Street site would be acceptable at 12 metres at the southern end of the site closest to the adjacent Isle Street sub zone. However, I also conclude that towards the cemetery, a building of this scale has the potential to dominate what is a significant heritage feature. I have given consideration to whether Dr Read's suggestion of an 8 metre height limit (within the area identified in Area A) would be an appropriate response for addressing the relationship of any development on this site to the adjoining cemetery. In my opinion, while the setback has merit, the width of the setback has the potential to significantly reduce a third floor level on this site. While I agree that it would be logical and efficient to promote the stopping of Cemetery Road and for it to be realigned against the cemetery boundary, this does not form part of this plan change process so cannot be considered. I question whether a more appropriate response would for 34 Brecon Street and the wider Lakeview Camping Ground site, where it adjoins with the cemetery boundary to be subject to a recession control providing for a 8 metre height limit taken off the common boundary with the cemetery with a

²⁰⁴ 50/10/07

45 degree recession plane extending into the site. I accept, however, that this method may not be appropriate given that when viewed from within the cemetery the 12 metre building will still be visible in the foreground. This is a matter that would, in my opinion, benefit from evidence from suitably qualified professionals, such as urban designers and landscape architects.

I note, for completeness, that Dr Read prepared her report without the benefit of having seen the photomontages from the cemetery, as such it would be helpful for Dr Read to respond to this matter at the hearing and confirm whether this recommendation still applies.

Cemetery Road

The BSPL seeks that the plan change be amended to provide for the construction of Cemetery Road (50/10/03) in the eastern part of the structure plan as a permitted activity (should such improvements be agreeable between the relevant land owners and the Council at the time of development). The submitter (50/10/07) seeks an amendment to the Structure Plan and Height Limit Plan to add a building setback of 17m from the existing southern boundary of the cemetery, applying to all building height above 15m.²⁰⁵

As I have already discussed, the stopping of Cemetery Road does not form part of this plan change process. I, therefore, question if the relief sought by this Original Submitter can be implemented. Given this, I do not discuss this matter further. I record, again for completeness, that I would be happy to revisit this conclusion were the Committee to conclude that the relief sought by this Original Submitter can be duly assessed and given effect to under the auspices of the PC50 process.

Internal Floor to Floor Height Amendment

The BSPL (50/10/08) also seek an amendment to Rule 10.6.5.1(xiv)(a)(d) to specify a minimum 3.5m ground floor floor-to-ceiling height limit so as to remove the uncertainty that exists around interfloor and service height in a floor-to-floor requirement, and ensure the most efficient possible use of space.

The Urban Design Framework and the proposed rule 10.6.5.1(xiv)(d) prescribe a 4.5m minimum floor-to-floor height for the ground floor of any building identified as being required to have an active frontage. Clinton Bird²⁰⁶ states *“the minimum 4.5 metre floor to floor height is considered to enable a dignified and appropriately scaled internal space adjoining the street level exterior public realm. At the same time, this 4.5 metre floor to floor dimension will enable and promote generous ground floor ‘floor-to-ceiling’ heights that will help to ensure the future adaptability and continuing activation of ground floor spaces immediately alongside public streets, squares and parks.”* Given the advice from Mr Bird, I see no compelling reason why this part of the Lakeview sub zone should be exempt from this aspect of the structure plan. That said, this is a matter that would, in my opinion, benefit from evidence from suitably qualified urban design professional.

Recommendations

Reject – submissions 50/10/02, 50/10/05, 50/10/06, 50/10/07 due to the sensitivity of development on 34 Brecon Street, due to the proximity the adjoining Queenstown Cemetery, and the potential impacts that could arise from the increase the height to the levels sought by the submitter on landscape, visual amenity and heritage values of importance within the immediate vicinity of the site.

Reject – submissions 50/10/03 and 50/10/07 as the stopping of Cemetery Road does not form part of this plan change process.

²⁰⁵ 50/10/03

²⁰⁶ Refer page 6.36 of Clinton Bird report attached as Appendix F of the AEE.

Other Height Limit Considerations With Lakeview

The Issues and Decisions Requested

Ten submissions were received specifically addressing the height limits proposed within the Lakeview sub zone and requested and raised the following matters:

- Agrees with a height increase for high density residential development on the Lakeview site but would propose 10 metre maximum with a 2 metre roof form bonus;²⁰⁷
- General concerns relating to the scale, height and density;²⁰⁸
- Does not support the change to allow buildings up to 26m high up against the Ben Lomond Reserve, as this would be visually disastrous;²⁰⁹
- The submitter request that for the Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary;²¹⁰
- 'Figure 3 - Lakeview Sub-Zone Height Limit Plan' (page 10-18) indicates a 4.5m height limit for the 'lease area', and considers that a 4.5m height limit is unnecessarily restrictive;²¹¹
- Opposes the height increase proposed in Man Street and²¹² directly against higher ground, for example, the camping ground;²¹³ and
- Keeping the height at 4.5 metres (for the hot pools site) curtails the development potential of the site;²¹⁴

Height Limit – Hot pools Site

Ngai Tahu Tourism Limited (50/34/07) seeks that the proposed PC50 rules for building height within the 'lease area' are consistent with the rules for Recreation Reserves, and amended to a maximum height of 8 metres. Allan Huntington (50/30/05) states that keeping the height of the hot pool complex consistent with adjacent land would maintain a higher value and premium for what is a community asset. I note, for completeness, that the adjoining land is zoned HDRZ which provides for either 7 metres or 8 metres in height depending upon the gradient of the site.

Dr Read considers that limiting the height of any future building to 4.5m will help to protect the contribution this reserve will make to reducing the visual effects of development to its north. It stands to reason, therefore, that increasing the height of development on this reserve land has the potential to generate increased effects on visual dominance of buildings in this part of the site.

The Clinton Bird report²¹⁵ touches on the architectural quality and amenity of the Hot Pool development, which he considers will play a vital role in determining the urban design outcome for this part of the Lakeview sub zone. I understand that the Urban Design Framework supporting the Lakeview sub zone Structure Plan is predicated on the adjoining convention centre (or alternative development option for this site) having primacy in terms of height. Any increase in height proposed within the Ngai Tahu Tourism Limited submission, therefore, has the potential to 'weaken' this primacy when viewing development along the front of the site and that could alter the very deliberate scale and massing response articulated within the structure plan and Height Limit Plan for this part of the Lakeview sub zone.

²⁰⁷ 50/30/06

²⁰⁸ 50/09/02

²⁰⁹ 50/21/03

²¹⁰ 50/23/06, 50/31/07

²¹¹ 50/34/07

²¹² 50/49/06

²¹³ 50/14/01

²¹⁴ 50/30/05

²¹⁵ at paragraph 6.46

In relation to amendments to buildings heights down to 7 metres, as sought within the submissions of Nigel Brown (50/23/06) and Gillian and Donald McDonald (50/31/07), this would not appropriately articulate the proposed QTCZ height limits and would relate poorly to larger scale buildings located within the adjoining Isle Street sub zone. For this reason I do not recommend any amendments to the corresponding height limit.

In relation to other submissions that seek to reduce or make changes to the Lakeview sub zone height limits, I do not support any amendments to the height limits for this sub zone. In reaching this conclusion I am mindful of the information that is before me, which (and in summary) concludes that the proposed the scale and massing of buildings reflected within the structure plan and supporting height limit plan have been designed to appropriately respond to support the scale of development proposed. I note that this advice is from respected experts, while the submissions are not, at least as yet, supported by expert advice. Should expert advice ultimately be presented in support of the relief that is sought by the Original Submitters, I seek the leave of the Committee to revisit this conclusion.

For this reason, I recommend no changes to this part of the structure plan supporting the Lakeview sub zone.

Recommendation and Reasons

Reject – submissions 50/30/06, 50/09/02, 50/21/03, 50/23/06, 50/31/07, 50/34/07, 50/49/06, 50/14/01, 50/30/05 that the proposed the scale and massing of buildings reflected within the structure plan and supporting height limit plan have been designed to appropriately respond to support the scale of development proposed. The amendments or concerns raised within these submissions are not supported on this basis. No changes are recommended.

Building Setbacks

The Issues and Decisions Requested

Two submissions has been received seeking changes to the setback requirements within the Lakeview sub zone as follows:

- The Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary.²¹⁶

Discussion

In addressing the other part of the submissions by Nigel Brown (50/23/06) and Gillian and Donald McDonald (50/31/07), I note that the James Clouston Recreation Reserve, which forms the 'L' shaped piece of land fronting onto Man Street and Hay Street is to be retained as a reserve and no changes to this reserve are proposed as part of this plan change. The reserve creates a 25 metre setback off Hay Street. This would seem to address the submitters concerns, at least in part, in relation to setback from Hay Street. I note that no setbacks are proposed off Isle Street where the site is currently occupied by the Lakeview Camping Ground and that this is an intentional response to ensure that the Lakeview sub zone responds in a similar way to the Isle Street sub zone which promotes buildings a maximum of 1.5 metres off the front road boundary. This is an urban design response, which seeks to ensure that buildings appropriately relate to one another and the adjoining street scene. For this reason I do not recommend any amendments to the corresponding building setbacks.

Recommendation and Reasons

Reject – submissions 50/23/06, 50/31/07 given that this would result in a poor urban design response between the Lakeview and Isle Street sub zones. No amendments recommended.

²¹⁶ 50/23/06, 50/31/07

Structure Plan

The Issues and Decisions Requested

Three submissions have been received that seek specific amendments to the Lakeview sub zone structure plan and include:

- An Original Submitter notes that proposed Rule 10.6.5.1 (xiii) requires that development within the Lakeview Sub-Zone occur in accordance with the Structure Plan, with provision for a 5m variance. The submitter seeks amendments to this rule to ensure that the view shaft cannot be varied so that it might be located within the submitter's land;²¹⁷
- That the structure plan be amended to allow further building on the strip of land marked as reserve on the north;²¹⁸ and
- In addressing the hot pools, the 'active frontage' areas shown on the Figure 2 Structure Plan, as they relate to the 'lease area' be deleted;²¹⁹

Discussion

View shaft

HW Holdings NZ Limited (50/37/04) seeks that Rule 10.6.5.1 (xiii) be amended so that the secondary view shaft adjacent to the submitters land cannot be located within the submitter's land. This Original Submitter is also concerned (50/37/02) that this secondary view-shaft could become a service lane; used as the back-of-house area for the convention centre for location of skip bins, deliveries, and other low amenity aspects. The submitter seeks that the view shaft be limited to use for landscaping, pedestrian/ cycle purposes only (at least where that view shaft is adjacent to the submitters property boundary).

The issues raised by H W Holdings NZ Limited (50/37/02) relating to the secondary view shaft being utilised for vehicle access to service a possible convention centre is addressed within the TDG report, which highlights that *"two access points are proposed from this central block onto the network; at the corner of Thompson and Man Streets, and at the corner of Hay and Isle Streets. From the former, the expected principal traffic route will be along Man Street to Camp Street or Memorial Street. An alternative, shorter route to the town centre (as opposed to the state highway) is via Lake Street and Beach Street."*²²⁰ While it would be helpful for the Applicant to address this matter in greater detail at the hearing, I do not interpret TDG's advice to be that vehicle access is to be provided via the proposed secondary view shaft. For these reason I do not support the need for further amendments to this rule.

An additional concern raised by the same submitter (50/37/02) is that this view shaft could utilise for an outdoor storage area. I note that should this occur (i.e. in the event that vehicle access is provided via the access points identified by TDG, however, an outdoor storage area was still located to the side of the convention centre) this is a matter that could be addressed as part of any future resource consent application for a convention centre, given that the Council has reserved control over the provision for screening of outdoor storage areas under rule 10.6.3.2(vii)(d). I note, however, that assessment matters supporting the convention centre or other buildings within the Lakeview sub zone do not address outdoor storage areas specifically. I recommend specific amendments to these criteria at section 6.19 (Assessment Matters) of this report to address this submitter's concerns.

In addressing submission point (50/37/04), I note that the secondary view shaft appears to be aligned with the submitter's boundary. While it is unlikely that the view shaft would be moved

²¹⁷ 50/37/04

²¹⁸ 50/40/07

²¹⁹ 50/34/06

²²⁰ page 18 of the Traffic Design Report attached as Appendix I.

across the submitter's property boundary, I have recommended revised wording below in an attempt to address the submitters concerns.

Active Frontage

Ngai Tahu Tourism Limited (50/34/06) notes the Structure Plan (Figure 2 at page 10-17) indicates a solid red line around most of the eastern and the entire northern boundary of the proposed 'lease area', which represents an 'active frontage area'. This is cross-referenced to proposed Rule 10.6.5.1 (xiv) at page 10-12. This Original Submitter notes that while the active frontage rule has merit within the other locations shown on the 'Figure 3 - Lakeview Sub-Zone Structure Plan', such a requirement would not be appropriate, achievable nor desirable within the 'lease area' within which the Company is proposing to develop the hot pools complex. The submitter, therefore, seeks that the 'active frontage' areas shown on the Figure 2 Structure Plan, as they relate to the 'lease area' be deleted.

As I have already noted above in response to a similar issues raised by the Brecon Street Partnership Ltd, the Urban Design Framework and the proposed rule 10.6.5.1(xiv)(d) prescribe a 4.5m minimum floor-to-floor height for the ground floor of any building identified as being required to have an active frontage. Given the advice from Mr Bird on this matter, I see no compelling reason why this part of the Lakeview sub zone should be exempt from this aspect of the structure plan, particularly given this areas proximity to the adjoining square. Again, this is a matter that would, in my opinion, benefit from evidence from suitably qualified urban design professional.

Additional Development on Reserve Land

Justin Wright (50/41/07) supports the plan change, but asks that the structure plan be amended to allow further building on the strip of land marked as reserve on the north. This Original Submitter wishes to see this urban space developed, and see the Council realise the valued added to the council owned asset.

The Lakeview sub zone is situated at the base of the Ben Lomond Scenic Reserve, and establishes the north-western urban boundary of Queenstown township. The land in question forms part of this reserve and offer an open space buffer to the wider ONL(WB) that is the Ben Lomond and Bob's Peaks landscapes. Progressing development into this area would seek to progress the urban boundary into this reserve and ONL (WB), which is an outcome that I could not support.

Recommendation and Reasons

Reject (in part) – submission 50/37/02 in relation to concerns raised with respect to outdoor storage areas located in view shaft as this is a matter addressed under rule 10.6.3.2(vii)(d). No amendments required to Rule 10.6.5.1 (xiii) in relation to 50/37/02. Clarification is sought from the Applicant in relation to whether secondary view shaft could be utilised for service land.

Accept (in part) – submission 50/37/04 and recommend amendments to rule 10.6.5.1 (xiii) to address submitters concerns as follows:

"xiii Lakeview sub-zone Structure Plan

The layout of the Lakeview sub-zone shall be in general accordance with Figure 2: Lakeview sub-zone Structure Plan. Departures from Figure 2: Lakeview sub-zone Structure Plan shall not exceed 5m change in any direction. This 5m departure from the Structure Plan does not apply to the direct extensions of the existing widths and alignments of Isle Street (south westwards beyond Hay Street through to the intersection with Thompson Street) and Thompson Street (northwards beyond Man Street) into the Lakeview sub-zone, which shall be in general accordance with the Structure Plan.

The extension of Hay Street (and the Hay Street viewshaft) through the Lakeview sub-zone, as shown on the Structure Plan, shall not be developed, required or enforced while Designation 211 remains in place.

The Lakeview sub-zone Structure Plan does not preclude the widening of Thompson Street, including a corner splay, which may encroach the Lakeview sub-zone.

Nothing in this rule shall provide for the secondary view shaft identified on Figure 2: Lakeview sub-zone Structure Plan and sited in the western part of the Lakeview sub zone to extent across the legal boundary of adjoining land to the west described as Lot 4 DP 9388 and Lot 3 Deposited Plan 9388".

Reject – submission 50/34/06, as the relief sought would undermine the very intentional urban design response sought through the creation of an active frontage within this part of the Lakeview sub zone structure plan. No amendments are recommended to Rule 10.6.5.1 (xiv).

Reject – submission 50/40/07, as progressing development into the reserve area to the rear of the proposed development within the Lakeview sub zone would seek to progress the urban boundary into this reserve and ONL (WB). No amendments recommended to structure plan.

Protected Trees

The Issues and Decisions Requested

One submission has been received in relation to potential constraints posed by the existing location of the existing protected trees. This Original Submitter also asks that the tree-root protection areas be more accurately defined through this plan change.²²¹

Discussion

Ngai Tahu Tourism Limited (50/34/05) raises concerns relating to the potential constraints posed by the size of the dripline identified for groups of protected trees located within the Lakeview sub zone. This Original Submitter seeks that the location of the trees and the tree-root protection areas be more accurately defined through this plan change.

Two groups of protected heritage trees located on the Lakeview sub zone are scheduled in the District Plan. The proposed plan change will not affect the protected status of these trees in the District Plan. In my opinion, the issues raised by the submitter are more appropriately addressed through a detailed design process linked to the future resource consent process than through this plan change process. However, to ensure that this matter is appropriately responded to, I recommend that the Applicant provide additional information that quantifies the extent of the drip line of these protected trees.

Recommendation and Reasons

Reject – no amendments required, as the existing trees are identified in the District Plan and any issues associated with their constraint will need to be determined through a separate resource consent process.

²²¹ 50/34/05

6.15.2 ISLE STREET SUB ZONE

Height Limits

The Issues and Decisions Requested

10 submissions have been received directly relating issues of relevance to the height provisions within the Isle Street sub zone and include:

- Two Original Submitter's considers the 12m height limit to be appropriate, but asks that more detailed work be undertaken as to the potential loss of outlook from a number of properties, particularly properties that front onto Isle Street;^{222 223}
- Objects to the proposed height limits, due to concerns relating to loss of sun (which will cause shading in winter and summer) and seeks the retention of the existing High Density Residential Zone height limit (7 metre height limit);²²⁴
- Strongly opposes the height increase proposed in Man Street;²²⁵
- The combination of 12m height limit in conjunction with the proposed site restrictions dictates unusual built form;²²⁶
- Consider qualitative volumetric controls as opposed to maximum height limits, setbacks and recession planes;²²⁷
- Height limit are totally out of scale for the area especially the 15.5 metres of sites over 2,000m², which will lead significant shading of adjoining properties and Man Street itself. The 12 metre proposal on smaller sites is also too high;²²⁸
- The submitter notes that the new rules inexplicably permit a height of 12m above the ground level for 'everyone', but then 15.5m for anyone on the Isle and Man corner if they have 2000 square metres ('sqm'). This Original Submitter seeks explanation justifying why the latter have a different application;²²⁹
- Amend 10.6.5 Site Standards xi Building and Façade Height (e), to reduce the maximum height limit to 10 metres given the existing character of the zone. Delete reference to the Isle Street sub-zone under 10.6.5 Site Standards xi Building and Façade Height (f);²³⁰
- Delete Zone Standard 10.6.5.2 I (a) Bullet Points 7 to 10 inclusive;²³¹ and
- The proposal to allow the amalgamation of 2000 metre sites (four existing sites) should not be allowed, with buildings of this scale will dwarf the area and the CBD.²³²

The relief sought ranges from full support of the provisions, as publically notified, to requesting further relaxing of the proposed standards, to seeking the rejection of the proposed height limits and retention of HDRZ height standards.

I note that a further submission has been received by Berry & Co in support of a submission by MMHL (supports submissions 50/16/01, 50/16/02, 50/16/03) in addressing appropriateness of the Isle Street sub zone and proposed height limits.

Discussion

12 metre Height Limit

As set out above, the submissions vary on this matter from full support for the 12 metre proposed height limit to retention of the existing HDRZ height standards.

²²² 50/26/02, 50/28/02

²²³ 50/16/03

²²⁴ 50/12/01

²²⁵ 50/14/01

²²⁶ 50/13/01

²²⁷ 50/13/02

²²⁸ 50/23/03, 50/23/03, 50/31/02

²²⁹ 50/21/06

²³⁰ 50/18/07

²³¹ 50/18/08

²³² 50/31/04

Most of those submissions in support of the 12 metre height limit applying to the Isle Street sub zone raised specific concerns with the supporting recession plane and the potential for the provisions as notified to result in a lop sided development outcome. I share these concerns.

A number of submissions (50/26/02, 50/28/02, 50/16/03) state that more detailed work needs to be undertaken as to the potential loss of outlook from a number of properties, particularly properties that front onto Isle Street and that current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.

It is evident from the submissions in support of the height limits applying to the Isle Street sub zone that they support the transition from a suburban to an urban environment expressed by larger scale buildings and more enabling planning provisions supporting mixed use developments. Conversely, those submitters in opposition (50/12/01, 50/14/01, 50/18/07, 50/31/02) to the plan change, or in partial opposition, appear from my reading of the submissions, to want this area to be retained as a lower scale, less dense, semi urban or suburban environment. Original Submitters 50/10, 50/26, 50/27, 50/28, raise opposition to the relief sought by submitters seeking lower height limits.

Marjory Pack and John Allan (50/18/07) seek the amendment to 10.6.5 Site Standards xi Building and Façade Height (e), to reduce the maximum height limit to 10 metres given the existing character of the zone.

Based on the existing limit set for the QTCZ, and my experience with development within this zone,²³³ I am satisfied that 12 metres (plus a 2 metre roof bonus) will provide for a complementary development scale to this existing zone.²³⁴ I note that this would provide for an additional storey to the HDRZ height limits that apply throughout the Isle Street sub zone, and will also ensure that building plant which is typically sited on the roof is able to be integrated into the roof form.

The Monitoring Report for the Town Centre Zones²³⁵ states *“the most frequently breached zone standard was for breaches relating to height and recession planes. Breaches of these standards require assessment as a non-complying activity. Previous feedback on height controls suggested the use of greater discretion in height controls to enable unsightly building plant, such as heat pumps, to be hidden within the roof structure, thus creating a better design outcome.”* Based on this, the additional 2 metre roof bonus is an important design response to ensure that unsightly roof plant is able to be internalised within the roof.

Subject to the resolution of the height recession planes that complements this height limit, I recommend acceptance of this standard.

15.5 metre Height Limit

Marjory Pack and John Allan (50/18/08) are opposed to the proposed zoning of the Isle Street block and specific seek the rejection of the 15.5 metre height provision. This Original Submitter has prepared a very comprehensive submission, which articulates the scale and massing of height limit within the context of the existing Isle Street block. While the photomontages provided within this submission are reflected on an aerial photograph, and

²³³ I have 17 years experience as a resource management practitioner of which 10 years has been involved with development issues in Queenstown. I worked for three years for Civic Corporation as a principal planner and during this time was involved with a range of QTCZ commercial developments, including the Ngai Tahu Post Office Precinct development, which I presented expert planning evidence in front of the Environment Court. More recently I processed, on behalf of the Council, Stage 2 of the Eichardts Hotel Redevelopment (fronting Queenstown Bay).

²³⁴ The Queenstown Town Centre Character Guidelines at page 13, state that the District Plan provisions relating to height in the QTCZ, as they stand at present, are at the upper limit of compatibility with the identified character of the town centre which is very closely related to human scale.

²³⁵ prepared by the QLDC in May 2012, at page 19.

therefore may not accurately portray the degree of shading and dominance of larger scale development under this rule, the submission is very helpful and does, in my opinion, call into question the validity of a scale of development of this size. The submitters seek that the deletion of Zone Standard 10.6.5.2 I (a) Bullet Points 7 to 10 inclusive.

Gillian & Donald McDonald (50/31/04) seeks that the amalgamation of 2000 metre sites should not be allowed.

Nigel Brown (50/23/03) considers that the proposed height limit are totally out of scale for the area especially the 15.5 metres of sites over 2,000m².

In partial support of this provision, John Thompson (50/24/08) considers that the requirement to have frontage on both Man and Isle Street to meet this standard is unjustified. This Original Submitter seeks the deletion of the requirement that a site have frontage on both Man and Isle Street, to meet this zone standard. Original Submitters 50/26, 50/27, 50/28, raise opposition to the relief sought by this submitter.

I note that Dr Read states that the allowance of this greater height within the Isle Street subzone does not comply with the recommendations of the Height Study that increases in height in this area be limited to one story higher than those most proximate.²³⁶ Reinforcing the Height Study, Dr Reid states there would be some advantages in being able to see a landmark building or buildings from the Shotover Street / Brecon Street intersection to draw people up the Brecon Street Steps. While I agree with Dr Read that higher height limits could be promoted on specific corners of the sub zone (as promoted within the Queenstown Town Centre Urban Design Guidelines), this outcome, in my opinion, could also be achieved on a case by case assessment of 'over height' resource consent applications. I note that this approach is similar to that which is employed in the QTCZ.

While I support the rationale behind applying a discretionary activity resource consent to this provision, such that the effects of the development can be considered on a case by case basis, the provision still has a number of weaknesses. As notified, there is no way of determining just how many sites within the Isle Street sub zone could take advantage of this provision through site amalgamation before the cumulative effects of this scale of development did not sit in harmony with the built character of the existing QTC. In my opinion, this then raises the question of whether a 15.5 metre height limit should be provided for in the first place and this links to my next issue set out below.

Of perhaps greater relevance, is that there appears to be no defined logic applying 15.5 metre height limit to the Isle Street sub zone, when similar scale development appears in a relatively discrete number of areas within the Lakeview sub zone, being an area which has a demonstrated ability to integrated and absorb larger scale development. Conversely, the Height Study did not identify this area as being able to absorb larger scale development to the same extent.

Having considered the issues raised by submitters on this provision and all of the information that is before me, I do not consider that the 15.5 m height limit is either effective or efficient in supporting the outcomes promoted within this part of the QTC. It follows that I recommend that it be deleted.

Recommendation and Reasons

Accept – submissions 50/18/08, 50/31/04, 50/23/03 and recommend deletion of Rule 10.6.5.2 Zone Standards i Building and Facade Height (a) bullet point 7.

²³⁶ refer paragraph 2.2.4

- ~~*“In the Isle Street sub-zone where:
— a site is greater than 2,000m² in area; and
— has frontage to both Man Street and Isle Street

then the maximum building height shall be 15.5m above ground level.”*~~

Reject – submission 50/24/08, which seeks the deletion of the requirement that a site have frontage on both Man and Isle Street, to meet this zone standard. If my recommendation for the deletion of this zone standard is not accepted, I would still not recommend support for the relief sought given that it would likely trigger a large proportion of Isle Street sub zone extending to 15.5 metres in height.

Height Recession Plane

The Issues and Decisions Requested

Six submissions have been received directly relating issues of relevance to the height recession planes proposed within the Isle Street sub zone and include:

- Questions the need for a recession plane control. In particular, it is considered that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms;²³⁷
- Questions how easily and consistently the matter of what a ‘northern boundary’ will be interpreted with respect to the recession plane rule (it may, for example be more efficient to name the street boundaries to which this rule applies rather than refer to cardinal points);²³⁸
- Requests that the QLDC commissions a report on the economics of development to ensure the proposed rules do not create a set of conditions that make the proposed plan unfeasible. Specifically at risk is the development of the building that forms the Isle St extension;²³⁹
- Seeks the removal of recession planes;²⁴⁰
- Seeks an explanation as to why there is no recession plane restrictions for the north/north east aspects of sites;²⁴¹
- Further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street sub-zone. This Original Submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes relaxed;²⁴²
- Retention of the current high density limits and rules for the Isle Street Sub Zone. Alternatively a 5 metre height restriction on the Man Street rear boundaries and allow them a horizontal plane towards Man Street to a maximum of 12 metres;²⁴³ and
- The recession planes off internal boundaries for the Isle Street Sub-Zone (10.6.5.1.xi.i) appear to be different than the Town Centre, and Lakeview Sub-Zone, without justification. The same provisions should apply.²⁴⁴

Discussion

The submission by MMHL (50/16/03) addresses the broad concern that has been raised by submitters in support of the QTCZ over the Isle Street blocks. The submitter considers that further assessment should be undertaken by the Council in terms of the exact makeup of the

²³⁷ 50/36/02

²³⁸ 50/36/02

²³⁹ 50/41/05

²⁴⁰ 50/41/05

²⁴¹ 50/21/08

²⁴² 50/28/02

²⁴³ 50/31/02

²⁴⁴ 50/24/07

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 deleted 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. This is reinforced by Watertight Investments Ltd (50/33/02) who considers that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms. The further submission by Berry & Co to the MMHL submission discussed above, supports the removal of the recession plane and another design solution put forward.

Justin Wright (50/41/06) requests the Council commission a report on the economics of development to ensure the proposed rules do not create a set of conditions that make the proposed plan unfeasible. This Original Submitter contends that the development of the building that form the Isle St extension are at risk. The submitter notes that the ground floor retail requirements are for a minimum of 4.5 metre inter floor height, which then provides for a maximum building height of two stories above. The rules impose additional costs and the feasibility of such a development may require a minimum of 6 stories to cover the increased expense of the lift and ground floor quality.

I agree that the recession planes supporting the Isle Street sub zone have the potential to generate undesirable built outcomes for the QTCZ. This concern has been raised with the Applicant who, I understand, is to present a detailed analysis of alternative height recession planes and building setbacks to further address the issues raised by submitters. I expect that the submitters will wish to respond to this evidence. Given the developing nature of this matter, I have not made a recommendation of this aspect of the plan change at this juncture, but rather request the leave of the Committee to revisit this matter once I have had the opportunity to revisit all of the information that is presented at the hearing.

Recommendation

No recommendation.

Building Coverage

The Issues and Decisions Requested

Five submissions have been received directly relating issues of relevance to the building coverage proposed within the Isle Street sub zone and include:

- Objects to the proposed site coverage and setbacks within the Isle Street sub-zone and seeks that site coverage be increased to 60% and that setbacks should be provided off all boundaries;²⁴⁵
- The proposed site coverage is far too intensive and will lead to minimum setbacks between properties;²⁴⁶
- Maximum coverage in site standards is proposed to be 70% in Isle Street Sub-Zone, however this is less than some other areas of the town centre, including new Lake View Sub Zone (80%);²⁴⁷
- Site coverage of 70% is too intensive;²⁴⁸ and
- The minimum building cover on both the lake view site and the Isle Street Sub-zone to be increased to a minimum of 95%;²⁴⁹

²⁴⁵ 50/12/02

²⁴⁶ 50/23/04

²⁴⁷ 50/24/02

²⁴⁸ 50/31/03

²⁴⁹ 50/41/03

Discussion

John Thompson (50/24/02) requests that the maximum site coverage (under Rule 10.6.5.1.i.e) within the Isle Street Sub-Zone be increased to 80%. While this outcome would be more consistent with the Lakeview sub zone, I note that the front yard requirement provides for a maximum 1.5 metre setback, and this outcome essentially pulls buildings development to the front of the site. Similarly, Justin Wright (50/41/03) wishes to see the minimum building cover on both the lake view site and the Isle St Sub zone to be increased to a minimum of 95%. My only concern with increasing the building coverage from 80% to 95% is that it may reduce the area to the rear of each site that could be utilised for functional areas to support future uses envisaged for this zone and potentially restrict access to sunlight and daylight into these areas. It will also mean that buildings are able to occupy more area and therefore be sited closer to each other. These issues could, however, be offset in the event that the Isle Street sub zone was supported with an appropriate sized rear yard setback to ensure that an appropriate level of building separation is achieved between properties fronting Isle Street and Man Street.

In considering this issue, I note that the properties fronting both Man and Isle Streets have relatively similar dimensions. If buildings on these sites are required to be pulled to the front of each site (via the maximum 1.5 metre front yard setback), then it will largely be the building coverage requirements that dictate how far a building can then project into the site. Using 24 Isle Street, as an example, which is typical of lot sizes within part of the sub zone, at 584m² in area up to 408m² of the site could be covered by building under a 70% building coverage. Without a driveway, this would extend a building approx 23.5 metres into the site and still leave approx 10 metres free of development (refer **Figure 2** below).

If a driveway was to influence this outcome i.e. push the building further towards the rear yard then a rear yard should be provided for. If a rear yard was to ensure that any increase in building coverage, as sought within submissions raised above, was able to provide for a suitable degree of separation between adjacent buildings, then I would support a marginal increase in building coverage from 70% to 80%. Given that the Applicant is to prepare evidence addressing the yard and recession planes, in my opinion, consideration of a rear yard should also be considered as part of this process. Given the foregoing, I request the leave of the Committee to revisit this matter once I have had the opportunity to revisit all of the information that is presented at the hearing.



Figure 5 –showing the influence of building coverage and the potential that a building could extend into a site, adopting the current front yard and 70% building coverage provisions.

Gillian & Donald McDonald (50/31/03) requests that rather than have separate standards for residential and non-residential, the maximum site coverage for all should be 55%. This would, the Original Submitter contends, allow room for some onsite parking, and encourage open areas and lanes between buildings and create a continuation of the ‘village fee’ like in Arrowtown and areas of the Queenstown CBD. Nigel Brown (50/23/04) also requests that a maximum site coverage of 55% be provided for, which would give more space between the buildings and perhaps encourage lanes and open spaces. I do not support the relief sought, given that this essentially retains a building coverage more consistent with a suburban setting, and provides a less efficient use of this land resource. This would not seek to give effect to the main objective of this plan change.

The proposed maximum building coverage provision within the Isle Street sub zone provides for 70% coverage 10.6.5.1 Site Standards (i)(Building Coverage (e)), and has been increased from 65% under the HDRZ provisions that currently apply to the Isle Street block. I support the proposed building coverage as I consider that it will complement the other development controls proposed for the Isle Street sub zone, particularly the front yard setback. As already noted, all buildings will occupy the front part of the site. Subject to further discussion on the merits or otherwise of alternate building setbacks (including the consideration of a rear yard setback) and recession planes, the building coverage proposed will mean that there will be sufficient area to the rear of future development that should promote open and undeveloped rear yards. In my opinion, if evidence can be produced that demonstrates that a rear yard can assist with offsetting a further increase to building coverage from 70% to 80%, as discussed above, this outcome may be acceptable.

Recommendation and Reasons

Reject – submissions 50/23/04, 50/31/03, 50/12/02, on the basis that the building coverage proposed is appropriate for the Isle Street blocks transition towards a more comprehensive developed zone, while providing for the external needs of future occupiers. The relief sought by submitters will not achieve this balance. As discussed above, I have reserved leave to

consider any potential further increase to the building coverage provisions supporting the Isle Street sub zone, and therefore do not make a recommendation on those submission points that seek to increase building coverage.

Other Yard Setbacks

The Issues and Decisions Requested

Five submissions have been received directly relating issues of relevance to other yard setbacks proposed within the Isle Street sub zone and include:

- The internal setbacks will disrupt the continuity of the road frontages within the Isle Street Sub-Zone;²⁵⁰
- 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;²⁵¹
- The Isle Street Sub-Zone has minimum setback from side boundaries of 1.5m, (10.6.5.1.g) whereas the Town Centre, the Transition Sub-Zone and the Lakeview Sub-Zone have no such restriction;²⁵²
- Amendments to 10.6.5 Site Standards (iv street scene), which currently proposes a reduction of 0.5 metres from the 2 metre setback required under the High Density Residential zone rules;²⁵³ and
- Amend the wording of Site Standard 10.6.5 iv to provide for a 2 metre setback from internal boundaries where the subject site is located adjacent to a site containing a residential unit built prior to XXXXXX;²⁵⁴

Discussion

As with issues raised with respect to the recession planes that apply to the Isle Street sub zone, a range of submissions have been received seeking either greater setbacks applying to the Isle Street sub zone, over and above the 1.5 metre side yards that apply as notified, or deletion of the side yards to reflect the QTCZ that applies to this area. The submission by MMHL (50/16/04), which is supported by a further submission by Berry & Co, also raises specific concerns relating to the potential for these narrow setbacks between buildings to create narrow tunnels between sites. I note, for completeness, that Berry & Co consider that there should be no setbacks on internal boundaries in this sub zone.

Given the interrelationship between yard setbacks and recession planes, these development standards are currently being revised by the Applicant who, I understand, is going to present a detailed analysis of alternative development controls to further address the issues raised by submitters. As a consequence, I have not made a recommendation on this aspect of the plan change at this juncture, but rather request the leave of the Committee to revisit this matter once I have had the opportunity to revisit all of the information that is presented at the hearing.

Recommendation and Reasons

No recommendation.

Noise & Bars

The Issues and Decisions Requested

Five submissions have been received directly relating issues of relevance to noise and the operation of bars proposed within the Isle Street sub zone and include:

²⁵⁰ 50/26/03, 50/28/03

²⁵¹ 50/16/04

²⁵² 50/24/06

²⁵³ 50/18/07

²⁵⁴ 50/18/07

- Objects to the potential noise from bars-restaurants and night clubs and requests that these activities not be provided for within the Isle Street sub-zone and that this is reinforced by a prohibited activity for all bars, night clubs and restaurants;²⁵⁵
- This Original Submitter requests that any bars wishing to operate after 2200hrs be notified basis. The submitter does not support non-notification;²⁵⁶
- In the Isle Street Sub-Zone noise from the premises licensed for sale of liquor is restricted to certain levels, between 10pm and 8am (under Rule 10.6.5.1.xv). In the adjacent zone, levels are not set, but instead Council may impose conditions on noise, between the hours of 11pm and 7am. The different treatment for the Isle Street Sub-Zone has not been justified;²⁵⁷ and
- Stephen Chiles' noise assessment, *"It is understood that it is not desired to limit nightlife to a specific part of the plan change area..."*. The submitter notes that there was no discussion within the report about why this should or should not be so;²⁵⁸
- The sale of liquor in the Isle Street sub-zone between the hours of 11pm and 7am should be listed as a Restricted Discretionary Activity and noise should not be excluded from the notification clause 10.6.4;²⁵⁹

Discussion

John Thompson (50/24/04) seeks that the standards be amended to standard Town Centre provisions for noise arising from premises licensed for sale of liquor and any consequential changes.

Cath Gilmour (50/48/04) requests that both noise and licensing requirements of the PC50 area reflect the Town Centre Transition Zone requirements of the new district plan.

Alan Bunting (50/12/05) objects to the potential noise from bars-restaurants and night clubs and requests that these activities not be provided for within the Isle Street sub-zone and that this is reinforced by a prohibited activity for all bars, night clubs and restaurants. Mr Craig Stobo (50/21/09) requests that any bars wishing to operate after 2200hrs be on a notified basis. The submitter does not support non-notification.

Marjory Pack and John Allan (50/18/05) asks that rather than adopting a permissive approach to the sale of liquor, the submitters seeks that the sale of liquor in the Isle Street sub-zone between the hours of 11pm and 7am should be listed as a Restricted Discretionary Activity and include revised rule to reflect their relief. This Original Submitter states that this would ensure that the Council could decline applications if they considered effects on the environment and on any persons to be unacceptable. The submitter (50/18/06) also opposes 'noise' being included within the notification clause 10.6.4, given that noise can adversely impact on adjoining sites, affecting the ability to use outdoor living areas and the ability to sleep. The submitter seeks that provision 10.6.4 is not amended as proposed.

In discussing these submission points, I note that the proposed noise rules have been developed by Chiles Ltd. Proposed Site Standard 10.6.5.1(xv) introduces a specific noise rule for the Lakeview sub-zone and the Isle Street sub-zone to appropriately consider the effects of licensed premises within these mixed use zones. The existing town centre noise rules do not allow for bars and restaurants to operate after 2200h with outdoor areas, which as a minimum are required for smokers but are also desired for vibrancy. Therefore, the proposed provision provides for bars operating after 2200h to be assessed on a case-by-case basis as a discretionary activity and via a non-notified resource consent process.

²⁵⁵ 50/12/05

²⁵⁶ 50/21/09

²⁵⁷ 50/24/04

²⁵⁸ 50/48/04

²⁵⁹ 50/18/05 and 50/18/06

I note that the operation of bars and restaurants after 2200h where they exceed noise standards in this rule triggers the need for a resource consent as a discretionary activity. Chiles Ltd states that “[t]he night-time noise limit of 50 dB within the town centre, applying after 2200h, is stringent for a town centre or commercial area. While indoor activity can comply with this limit with appropriate building design, most outside activities cannot comply with this limit without significant screening.”²⁶⁰ In terms of noise, the Chiles Ltd report notes that the above rule should include discretion to consider whether the noise effects are appropriately mitigated for nearby residential and visitor accommodation, and in the HDRZ.

I am satisfied that the rule is sufficiently broad to ensure that consideration will be given to noise effects received in adjoining residential HDR zoned areas. I note, however, that the concerns raised by Marjory Pack and John Allan relate specifically to effects on them as residents within the Isle Street Sub Zone. In addressing this issue, the AEE²⁶¹ states that residential and visitor accommodation in the plan change area will be subject to sound insulation (and ventilation) requirements to provide protection from sleep disturbance and for amenity. Therefore, PC50 includes provisions that should, in my opinion, enable any potential for reverse sensitivity effects to be appropriately addressed in relation to new noise-sensitive activities being introduced into the Lakeview and Isle Street sub zones.

In relation to the issues raised by Marjory Pack and John Allan, I note that the acoustic insulation provisions only relate to new residential development. However, the District Plan provides for Licensed premises assessment matters covered under 10.10.2(viii), which covers matters such as compatibility in relation to surrounding and/or adjoining residential neighbours. In my opinion, this gives sufficient scope to consider effects on neighbours and enable control over effects on them. I note that this assessment matter requires amendment to reflect the revised operating hours reflected under proposed Site Standard 10.6.5.1(xv).

In terms of the issue raised with respect to notification (50/18/05, 50/18/06, 50/21/09), given the existing number of residential properties within the Isle Street sub zone, I consider that this notification exemption should not apply to the Isle Street sub zone. As such, I recommend that this clause be amended so that it only applies to the Lakeview sub zone, given that this area has greater separation from adjoining residential areas outside of the plan change boundary. While this may provide for a more stringent consent process for bars and restaurants who seek to operate beyond 2200hrs within the Isle Street sub zone, in my opinion, this should not compromise the ability for such activities to establish within the Isle Street sub zone, just that they will need to carefully respond to their existing neighbours and manage any effects on these parties.

Given the foregoing, I am satisfied that with the suggested amendments to the provisions set out below, that the operation of bars and restaurants after 2200hrs will not comprise either the future operation of this part of the QTCZ, should PC50 be adopted, or those existing residents who live within the Isle Street sub zone and who continue to reside within this area while the area transitions towards a more urban environment in support of the QTC.

Recommendation and Reasons

Accept – submissions 50/18/05, 50/18/06, 50/21/09 and provide for the following amendments:

“10.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance

²⁶⁰ page 3 of the Chiles Ltd report attached Appendix C to the AEE.

²⁶¹ at section 3.2 of the AEE.

with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for Controlled Activities.
 - (ii) Applications for the exercise of the Council's discretion in respect of the following Site Standards:
 - Building Coverage
 - Historic Building Incentive
 - Residential Activities
 - Noise (within the Lakeview sub zone)."
- Licensed premises assessment matters covered under 10.10.2viii be amended as follows:

"viii Controlled and Discretionary Activity - Licensed Premises

In considering any application for the sale of liquor between the hours of 11pm and 7am, or for the Lakeview sub zone and the Isle Street sub zone, 10pm and 8am, the Council shall, in deciding whether to impose conditions, have regard to the following specific assessment matters:

- (a) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.*
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.*
- (c) The topography of the site and neighbouring areas.*
- (d) The nature of existing and permitted future uses on nearby sites.*
- (e) The adequacy and location of car parking for the site.*
- (f) The adequacy of screening and buffer areas between the site and other uses.*
- (g) The previous history of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor."*

Reject – submissions 50/24/04 and 50/12/05 on the basis that the provisions notified and subject to the amendments set out above are appropriate in terms of enabling the operation of bars and restaurants after 2200h where they are able to demonstrate that they will not result in adverse effects.

Retail restrictions within the Isle Street Sub Zone

The Issues and Decisions Requested

Two submissions have been received directly relating issues of relevance to retail restrictions within the Isle Street Sub Zone and include:

- The Zone Standard 10.6.5.2 iv is amended to delete reference to 400m² retail tenancy restriction in the Isle Street Sub Zone,²⁶² and
- The maximum retail space is 400m² per tenancy in the Isle Street Sub-Zone (10.6.5.2.iv). Breach of this standard makes an activity non-complying. Such a stringent status is not justified,²⁶³

One submitter opposes the rule as presently worded and seeks the activity status for non-compliance be deleted, and the other submitter supports, in part, however seeks retail to be deleted such that only commercial activities are able to operate within the Isle Street sub zone or that

²⁶² 50/18/08

²⁶³ 50/24/09

Discussion

The maximum retail space is 400m² per tenancy in the Isle Street Sub-Zone (10.6.5.2.iv), if breached requires resource consent as a non-complying activity. John Thompson (50/24/09) considers that such a stringent status is not justified and seeks that this provision be deleted.

Marjory Pack and John Allan (50/18/08) support the intent that the Isle Street sub-zone provides for small to medium scale retail activities and not 'big box'. However, the submitter asserts that the plan change documentation has consistently referred to commercial activities but as proposed only retail activities are limited in scale and a large office block could establish as a controlled activity. The submitters, therefore, seek that the rule is amended to refer to commercial activities to reflect the intent of the plan change and seeks that the Isle Street sub zone be restrict commercial activities to maximum gross floor area of 400m² per tenancy. Original Submitters 50/26, 50/27, 50/28, raise opposition to the relief sought by this submitter through their further submissions.

The section 32 evaluation²⁶⁴ sets out that large format retail is not considered appropriate within the Lakeview sub-zone or the Isle Street sub-zone, and as such restrictions are imposed such that any retail activity cannot exceed 400m² maximum gross floor area per tenancy and should this be advanced it would be a non-complying activity in these sub-zones. I note, for completeness, that proposed Policy 3.6 and 3.7 also seek to avoid the development of large scale retail in the QTZC. Large format retail is provided for commercially zoned land at Frankton. As such there is no need to accommodate large format retail within the Lakeview or Isle Street sub zones. As this standard is a zone standard, any non-compliance requires a non-comply activity consent. This is appropriate to discourage large format retail seeking to establish within these zones. I do not support a lesser activity class as sought by John Thompson.

The restriction sought by Marjory Pack and John Allan (50/18/08) on commercial activities is not supported. PC50 seeks to enable the type of activities that the submitter seeks to restrict. I therefore do not support the relief sought by this submitter.

Recommendation and Reasons

Reject – submissions 50/18/08 and 50/24/09 on the basis that they do not accord with the policy and rule direction to restrict large format retail activities occurring within the Isle Street sub zone. No amendments required.

6.15.3 BEACH STREET BLOCK

Beach Street Block Zoning and Proposed Height and Noise Rules

The Issues and Decisions Requested

Three submissions have been received directly relating to the Beach Street Block and issues of relevance to the noise, height and the requirement for and include:

- The Submitter oppose the rezoning of Beach, Hay, Lake, and Man Street to QTCZ and requests that this be declined;²⁶⁵
- There is a need to amend the plan provisions relating to height under 10.6.5.2, given that the provisions do not include any provisions for sections 10, 11, and 18 Blk VIII;²⁶⁶

²⁶⁴ at page 13.

²⁶⁵ 50/19/01

²⁶⁶ 50/19/05

- The submitter considers that the height and noise changes on the Beach St zone will affect them and seeks an explanation as to how the changes have been managed to limit impact on submitter;²⁶⁷
- Seeks the removal of a specific noise rule for the block of land bound by Lake Esplanade, Lake Street, Man Street and Hay Street (Noise (Rule 10.6.5.2 (ii) (b) and requests that the application of the operative town centre-wide noise rule be applied to this block;²⁶⁸
- The submitter seeks deletion of Rule 10.6.5.1 (vi) which requires the provision of a veranda along the Hay Street frontage of its land;²⁶⁹

The submitters range in the relief sought to decline of the rezoning over the Beach Street block to amendments, which are more reflective of the existing QTCZ.

Discussion

Margaret Walker (50/19/01) opposes the rezoning of Beach, Hay, Lake, and Man Street to QTCZ and requests that this be declined. The reason for this opposition is that the submitter considers that a change in the residential use will cause submitters rates to increase and will make it difficult for submitter to remain in the property submitter has resided in for 63 years. In responding to this issue first, a change in zoning will not impact the rates directly. Rates are assessed on the use of a property, for example a dwelling in Man St will still be rated as a residence even if the underlying zone has changed. Property values may alter as a result of a zoning change, however, but it is my understanding that this will not impact rates until the next rating revaluation (every three years). I note that this is also an issue raised by other submitters (Alan Bunting 50/12/03), (Nigel Brown 50/23/05), and (Gillian & Donald McDonald 50/31/06), so my response here also applies to these submission points aswell.

Beach Street Block Height

Margaret Walker (50/19/05) also states that if the QTCZ is approved the height under 10.6.5.2 need to be amended to include sections 10, 11, and 18 Blk VIII. The submitter requests that if the plan change is approved that these sections be added to the following clause:

"For land legally described as Section 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP444132 and Lot 1 DP7187 Zone Standard 7.5.5.3(v) will apply for all building heights" (which for completeness is Zone Standard 10.6.5.2(i)(Buildings and Facade Heights (a) bullet point nine.

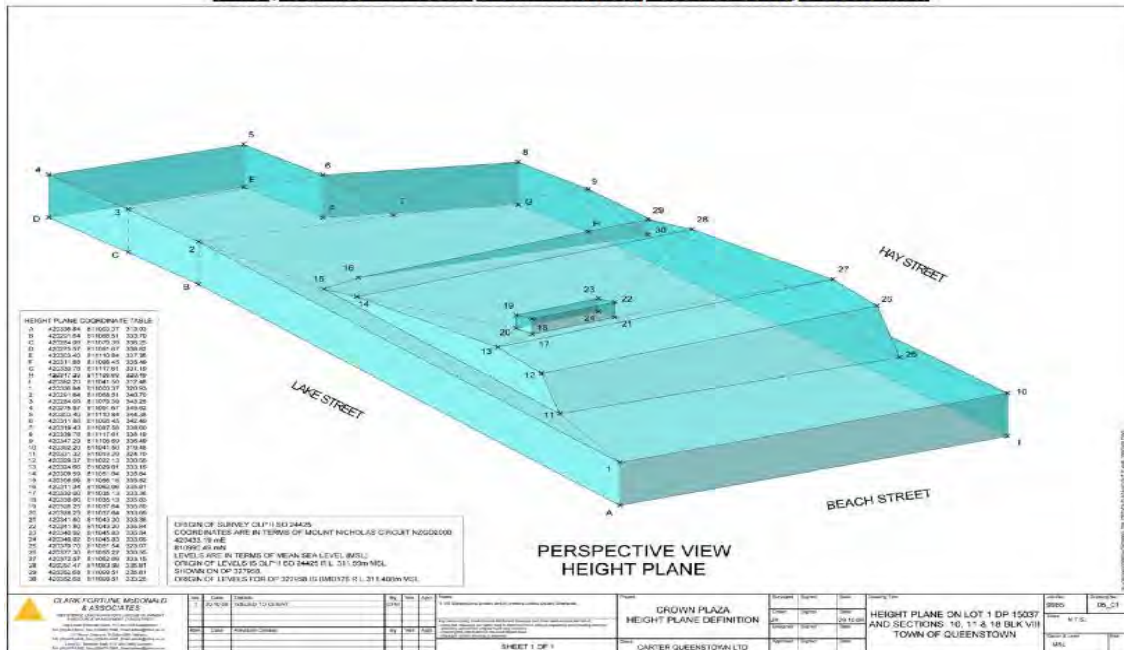
I note that Zone Standard 10.6.5.2(i)(Buildings and Facade Heights (a) bullet point eight relates specifically to the Crown Plaza which refers to Appendix 4 – Interpretative Diagrams, Diagram 8 (which I have set out below). The land in question (sections 10, 11, and 18 Blk VIII that the submitter seeks to include within the rule set out in bullet point nine are already specifically encapsulated within the legal description set out in Diagram 8. Adopting the relief sought by the submitter, could have unintended consequences. I note, for completeness, that original submitter, IHG Queenstown Ltd and Carter Queenstown Ltd, owner of the Crown Plaza site has lodged a further submission objecting to the submission of Margaret Walker, outright. Given that the height limit for the Crown Plaza site has been carefully crafted to accommodate the development on this site, I do not support the relief sought under 50/19/05.

²⁶⁷ 50/21/10

²⁶⁸ 50/32/02

²⁶⁹ 50/32/03

8. Height on Lot 1 DP 15307 (Crown Plaza Hotel)- see also Surveyors Certificate



Craig Stobo (50/21/10) considers that the height and noise changes on the Beach St zone will affect them and seeks an explanation as to how the changes have been managed to limit impact on submitter. For the purposes of clarification, there are no changes proposed to the height and noise provisions relating to the Beach Street Block under PC50. They essentially adopt the status quo under the District Plan.

Beach Street Block Noise

IHG Queenstown Ltd and Carter Queenstown Ltd (50/32/01) supports the plan change, including the need for additional town centre zoned land, and the rezoning of the land bound by Lake Esplanade, Lake Street, Man Street and Hay Street to QTCZ. The submitter (50/32/02), however, seeks the removal of a specific noise rule for the block of land bound by Lake Esplanade, Lake Street, Man Street and Hay Street (Noise (Rule 10.6.5.2 (ii) (b) and requests that the application of the operative town centre-wide noise rule be applied to this block.

I note that the AEE supporting the section 32 evaluation states that the noise rules within the Beach Street Block are considered fit for purpose and the rule regime has been designed to manage noise specific to the range of uses provided for in the plan change area. The noise limits set for the Beach Street Block under Rule 10.6.5.2 (ii) are consistent with the existing provisions that apply. The section 32 evaluation states “[t]he adoption of these noise standards is intended to ensure that an appropriate level of acoustic amenity is maintained for those using land and residing on land within the zone, including for the owners and occupiers of adjacent land.” I agree with this conclusion, and as a consequence, I do not support any amendments to this rule.

Beach Street Block Veranda

IHG Queenstown Ltd and Carter Queenstown Ltd (50/32/03) seeks deletion of Rule 10.6.5.1 (vi), which requires the provision of a veranda along the Hay Street frontage of its land. I do not support the deletion of this rule applying to parts of the submitter’s land as it is not possible to determine whether this would undermine any future pedestrian accessway outcomes promoted down Hay Street. In my opinion, this is a matter that should appropriately be considered as part of any future redevelopment of the submitter’s property should outcome be advanced.

Recommendation and Reasons

Reject – submission 50/19/05 as adopting the relief sought by the submitter, could have unintended consequences for the future development of the Crown Plaza site.

Reject – submission 50/32/02 as the adoption of the noise standards is intended to ensure that an appropriate level of acoustic amenity is maintained for those using land and residing on land within the zone, including for the owners and occupiers of adjacent land to the Beach Street Block.

Reject – submission 50/32/03 on the basis that it is not possible to determine whether this would undermine any future pedestrian access outcomes promoted down Hay Street and linking to the wider access issues being advanced as part of PC50 and future development of the same.

6.16 RULES – LEVELS OF ACTIVITIES

Non-complying Activity Status for 15.5 metre Height Limited in Isle Street Sub Zone

The Issues and Decisions Requested

The submitter (50/23/07) requests that the amalgamation of 2,000m² sites should be a non-complying activity as this would mean amalgamating four sites from Isle Street to Man Street and the bulk and scale of this would be overpowering using the proposed heights and rules. I have recommended deletion of this proposed zone standard and therefore I make no recommendation as to this activity status. Should, however, my earlier recommendation relating to the deletion of this rule not be accepted, I consider that the relief sought by the submitter to be acceptable. The reason for this is that it better responds to the issue of cumulative effects raised earlier in my report, and means that there is a ‘higher bar’ set for applicants to advance this larger scale development. Importantly, it also reflects the existing Zone Standard relating to height under Rule 10.6.5.2(i), which applies to the majority of the existing QTCZ.

Recommendations and Reasons

Accept – submission 50/23/07 in the evident that my earlier recommendation relating to the deletion of Rule 10.6.5.2 Zone Standards i Building and Facade Height (a) bullet point 7.

6.17 EFFECTS ON OTHER PLAN PROVISIONS

Town Centre Transition Sub-Zone

Issues and discussion

Two submissions have been received that specifically address the provisions of the Town Centre Transition Sub-Zone.²⁷⁰

Reid Investment Trust (submissions 50/3/01 and 50/03/04) supports the deletion of paragraphs explaining the TCTS in section 10.2.2, but also requests subsequent changes to the TCTS as a result of PC50.

This Original Submitters land²⁷¹ is controlled by the provisions of the TCTS. The submitter is concerned that PC50 will remove the existing transition between the QTCZ and the adjoining existing HDRZ and the amenity values that the TCTS seeks to protect will no longer be applicable. The submitter considers that PC50 renders the TCTS meaningless given that the

²⁷⁰ Hereafter referred to as ‘TCTS’.

²⁷¹ Located at 65 to 67 Shotover Street and 5 to 15 Hay Street.

adjoining residential zoned land contained within the Isle Street sub-zone will increase to a height of 12 metres (potentially higher with 15.5 metre provisions). If PC50 is to be adopted, the submitter seeks that the TCTS be deleted and seeks the following relief relating to the TCTS:

1. 10.2.2 - Remove reference to the TCTS.
2. Rule 10.6.5.1(i)(b) (Building coverage) - delete subsection (b) in its entirety.
3. Rule 10.6.5.1(iv)(c)(Street scene) - delete subsection (c) in its entirety.
4. Rule 10.6.5.1(vii)(c) (Residential Activities) - delete the word "except that" at the end of paragraph (c) and delete the entirety of the following bullet point relating to the TCTS.
5. Rule 10.6.5.1(xi)(a) and (b) (Building height and façade) - delete subsections (a) and (b) in entirety
6. Rule 10.6.5.1(xii) (Premises licensed for the Sale of Liquor) - delete this rule in its entirety.
7. Rule 10.6.5.2(i)(a)(Building and Facade Height) - delete the fourth, fifth and sixth bullet points in their entirety.
8. Rule 10.6.5.2(ii)(b)(Noise) - delete reference to the TCTS.
9. Rule 10.10.2(v)(Assessment Criteria) -delete entire criterion (relating to Visitor Accommodation in the TCTS).
10. 10.10.2(vii)(b)(Assessment Criteria) - delete sub clause (b) relating to the TCTS.
11. 14.2.4.1(i) (Minimum Parking Space Numbers) - delete reference to the TCTS."

Man Street Properties Limited (50/27/01) is the registered proprietor of the podium level that exists on top of the underground Man Street car parking building. This Original Submitter seeks that PC50 is declined unless the TCTZ is amended to reflect those amendments set out in its submission. The submitters view is that it is appropriate to deal with the lower height limit (8m) within the TCTZ within the context of Plan Change 50. This view is formed on the basis that if the Council is proposing to increase building heights on the land to the north of Man Street, the 'overall building height equation that includes the TCTZ' should be addressed at the same time.

The submitter (50/27/02) believes that a 12 metre building height limit from 327.1m is appropriate for two areas of the site, being referenced as Zones A and B (maximum height being 339.1m) in the drawing attached to the submission.

The submitter (50/27/03) also requests that the existing maximum building coverage of 70% that applies to the TCTZ be increased to 80%.

Lastly, Man Street Properties Limited (50/27/04) believes that a 4.5 metre minimum building setback from Man Street for its site is excessive when compared to the potential 1.5 metre maximum building setback that is being promoted within the Isle Street Sub-Zone that will adjoin Man Street. In this regard, the submitter seeks a minimum building setback of 3 metres from Man Street.

Discussion

In addressing the Reid Investment Trust submission, I raise an important distinction, being that PC50 does not seek to delete reference to the TCTS, outright. The proposed amendments sought to the section 10.2.2 only removes the repetition in this section of the District Plan. Amendments made to the third bullet point, which explains the third area comprising the QTCZ, also retains reference to the TCTS as set out as follows:

"The sloping land bound by ~~Shotover, Duke, Man~~ Lake, Hay, Isle, Camp and Shotover Hay streets, including the Town Centre transition sub-zone, the Isle Street sub-zone, and the Lakeview sub-zone."

Further, as reflected within **Figure 6** (below), the extract of Planning Map 35 clearly shows the TCTS.

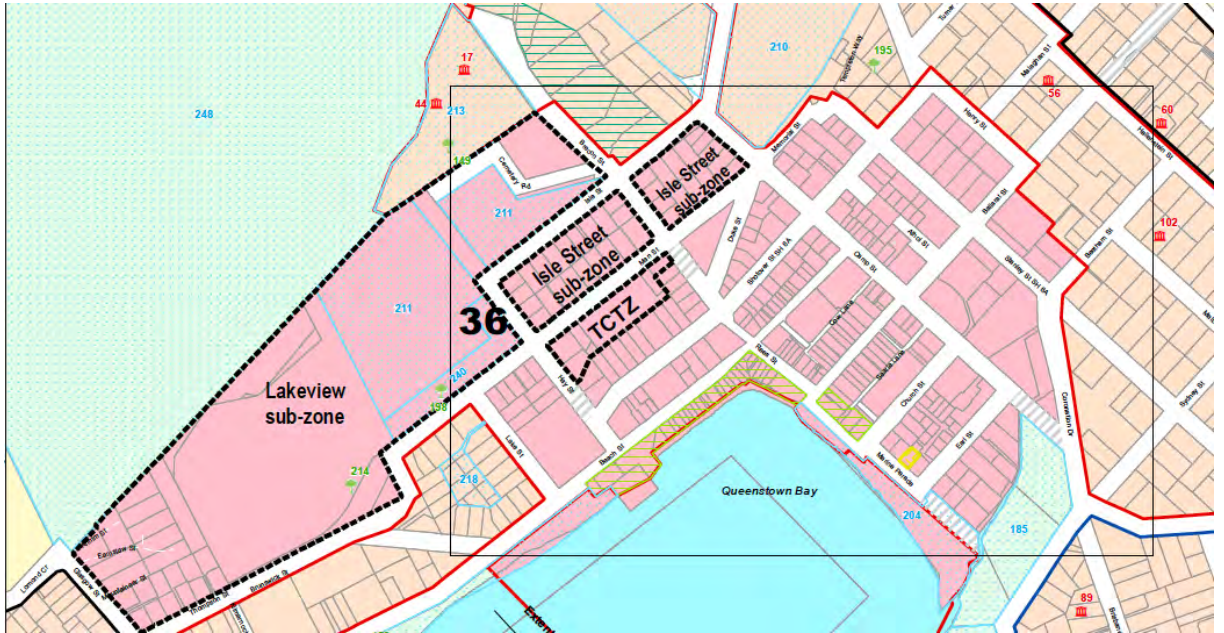


Figure 6 – showing extract of the Planning Map 35 including the TCTSZ.

The relief sought by this Original Submitter essentially seeks to remove the TCTSZ outright. In my opinion, this raises an issue as to whether this submission is ‘within scope’ and whether it relates to changes introduced by the plan change.

In addressing submissions, clause 6(1) of the First Schedule of the RMA states:

(1) Once a proposed policy statement or plan is publicly notified under clause 5, the persons described in subclauses (2) to (4) may make a submission on it to the relevant local authority”. [My Emphasis].

The explanation to the plan change is set out at section 3.2 of the section 32 report. Essentially, the relief sought within PC50 relates specifically to the rezoning of the Lakeview site, Isle Street blocks and the Beach Street block. Beyond this, the plan change provides for specific amendments to the existing QTCZ provisions to support the rezoning outcomes promulgated by PC50.

I note, for completeness, the relief sought by both submitters seeks to either incrementally delete or amend all key provisions relevant to the TCTSZ, and through their relief effect the replacement of the TCTSZ with the QTCZ. Essentially this would provide for buildings to be erected to 12 metres in height along the entire Man Street frontage (or over parts of it). Landowners within the Isle Street sub-zone that front onto Man Street may not have submitted to PC50 given that they felt that their outlooks and amenity will not be adversely affected by the changes proposed. Advancing the changes proposed through these submissions could therefore prejudice other parties who may be disadvantaged by the council accepting a submission, which is would enable markedly different from of urban development from the notified plan change, and on which no other person has had an opportunity to comment. In my opinion, the submissions are suggesting something ‘wider’ than the proposed plan change, as notified. Given the foregoing, I am concerned that submissions 50/3/01, 50/03/04, 50/27/01, 50/27/02, 50/27/03, 50/27/04 are not ‘within scope’.

I understand that the QLDC is to discuss further changes to the QTCZ (which accommodates (in part) the submitters relief raised in their submissions) on the 30th of October 2014. While the District Plan Review is to be advanced next year, this may be a more appropriate pathway for the submitters to advance rather than through this current plan change.

Recommendation

Reject – submissions 50/3/01, 50/03/04, 50/27/01, 50/27/02, 50/27/03, 50/27/04 are not ‘on scope’ and to accept these submissions could raise natural justice issues.

6.18 EXPANSION OF THE PLAN CHANGE BOUNDARY

Issues and discussion

Four submissions have been received seeking to include their respective sites within the plan change boundary and raise the following requests:

- The submitter considers that plan change should have included the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning;²⁷²
- This Original Submitter seeks the expansion of the plan change to include the block of land bounded by Lake Street, Man Street, Thompson Street, and Brunswick Street, including 48 and 52 Man Street;²⁷³
- This Original Submitter owns five contiguous parcels of land (refer submission for map of these land parcels), bordered by Stanley Street, Gorge Road and Shotover Street. These lots are (i) 1, 3 and 5 Shotover Street; (ii) 67 Stanley Street (with the exception of one unit); and (iii) 2 and 4 Gorge Road;²⁷⁴
- This Original Submitter owns two contiguous parcels of land, Lot 1 DP306661 and Lot 2 DP27703, on the eastern side of upper Brecon Street comprising 5,713m² and seeks that these properties are included within the QTCZ;²⁷⁵

Discussion

The relief requested by these submissions raise similar scope issues to those that were discussed in section 6.17 of this report.

In relation to land that is owned by Robins Road Limited (50/08), and Kelso Investments Ltd and Chengs Capital Investments Ltd (50/35), I understand that the QLDC is to discuss further changes to the QTCZ (which accommodates (in part) the submitters relief raised in their submissions) on the 30th of October 2014. While the District Plan Review is to be advanced next year, this may be a more appropriate pathway for the submitters to advance rather than through this current plan change. While the Kelso Investment Ltd land is located within close proximity to the QTCZ, the land in question is disconnected from the Isle Street sub zone, the Lakeview sub zone and the Beach Street Block areas, and while the inclusion of this land would seek to respond to the resource management issue raised by the land capacity issue identified within the section 32 evaluation, the implication of including this land have not been considered. Further, I cannot rule out the possibility of wider parties raising concerns with the relief sought in this submission, and who may not have realised that this outcome was being sought by the submitter.

In addressing Robins Road Limited submission (50/08/01), the relief sought by the submitter seeks to include the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning. This relief was, in turn, supported by a further submission from original submitters (50/35 and 50/49). The relief sought is sufficiently wide enough to conclude that it would likely generate a wide level of interest, and, in my opinion, should not be included within this plan change process. I note this relief was opposed within the Further Submission from 50/10, with the BSPL stating that Gorge Road and Robins Road areas are less suitable for extension of the QTC than the area in PC50.

²⁷² 50/08/01

²⁷³ 50/25/01

²⁷⁴ 50/35/01

²⁷⁵ 50/38/01

Queenstown Gold Ltd (50/38/01) land lies immediately to the east of 34 Brecon Street and lies on the opposite side of the road. These parcels of land are more logically connected to the proposed plan change boundary and therefore have more merit being considered. However, as these parcels did not form part of PC50 as notified, advancing the changes proposed through this submission could prejudice other parties who may be disadvantaged by the council accepting a submission, which includes land that did not form part of the plan change boundary. While a letter was sent to all adjoining landowners bordering the submitters land, highlighting that Council had prepared a summary of submissions, I cannot rule out that these adjoining landowners may still feel aggrieved and challenge this process should the Council accept the outcome of this submission.

The relief sought by Queenstown Gold Ltd to be included within the plan change boundary is opposed in the further submission by BSPL (50/10).

Reject – submissions 50/08/01, 50/25/01, 50/35/01, 50/38/01 are not ‘on scope’ and to accept these submissions could raise natural justice issues.

In my opinion, these submissions are not ‘on’ Plan Change. While they seek to align with the rezoning of their properties to QTCZ, they request something different in kind or substance to what PC50 seeks to achieve. Further, in their respective relief, they each request something completely novel such that making the amendments sought could exclude the interests of parties that have not had the opportunity to consider the proposals, and to lodge a submission (or submissions) to the proposals. This raises, in my opinion, issues of natural justice.

The above submitters may wish to contest my view and explain to the hearing commissioners why they consider their submissions to be within scope. Should this occur, I request the leave of the Committee to revisit this matter, and my conclusions regarding the same, prior to the hearing being closed.

6.19 ASSESSMENT MATTERS

Zone specific – Lakeview Sub-Zone

The Issues and Decisions Requested

Three submissions have been received directly relating to amendments sought to assessment matters relating predominantly to the Lakeview sub zone and include:

- The submitter seeks that the proposed assessment matters addressing urban design outcomes be replaced with one assessment matter which requires an urban design panel review mechanism;²⁷⁶
- The submitter seeks amendments to assessment matters that are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time;²⁷⁷
- Include assessment matters to ensure that any development of land within the Lakeview Sub Zone to the east of the submitters land be managed so that there are no service or back-of-house facilities located adjacent to the common boundary;²⁷⁸

The submitters seek a range of outcomes, however most seek the deletion of the number of assessment matters or that assessment matters be added to address site specific concerns.

²⁷⁶ 50/15/05

²⁷⁷ 50/24/10

²⁷⁸ 50/237/03

Discussion

The New Zealand Institute of Architects - Southern Branch (50/15/05) states that the plan change proposes to add additional objectives and policies to the QTC Objectives around achieving quality urban design and building design. The submitter seeks that the proposed assessment matters addressing urban design outcomes be replaced with one assessment matter, which requires an urban design panel review mechanism. The submitter seeks the introduction of new assessment matter as follows:

"A positive review by the QLDC Urban Design Panel."

I do not support this approach given that the range of assessment criteria supporting development within the Lakeview and Isle Street sub zones are appropriate to address the matters over which the Council has reserved its control. While the urban design panel review process is a valuable review process, the relief sought imparts a higher level of control to this panel than is necessary to achieve good urban design outcomes within the District Plan.

HW Holdings NZ Limited (50/37/03) seeks the introduction of assessment matters (linked with the submitters request for a restricted discretionary activity for the convention centre) be included to ensure that any development of land within the Lakeview Sub Zone to the east of the submitters land be managed so that there are no service or back-of-house facilities located adjacent to the common boundary of the submitters land. I note that under Site Standard (v) storage, storage areas need to be screened from view from all public places, adjoining sites and adjoining zones. Where this is not achieved resource consent for a full discretionary activity consent would be required under this site standard, and the Council's discretion would not be limited. On this basis, I do not consider that any additional assessment matters are required to address the submitter's concerns.

John Thompson (50/24/10) seeks amendments to assessment matters that the submitter considers are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time. The assessment matters of concern require that a building be designed so that it fits with its surroundings. The submitter argues that this is not appropriate given the surroundings for the Isle Street Sub-Zone are single storey old houses, in a zone that contemplates new 12m plus tall buildings for mixed commercial use. The submitter seeks to exclude the identified assessment matters for activities within the Isle Street Sub-Zone, where they refer to or relate to adjacent and nearby buildings, streetscape and general location and include:

"10.10.2.iii.a, b, c, e (Controlled Activities – Buildings within the QTCZ – excluding Lakeview sub zone);

10.10.2.iv (Controlled Activity –Verandas);

10.10.2.vii.a (Discretionary Activity –Visitor Accommodation);

10.10.2.viii.a,b,d,g (Controlled and Discretionary Licensed Premises);

10.10.2.xiii.a,d (Building Coverage);

10.10.2.xvi.a,c,g (Street Scene);

10.10.2.xvii.a,b,c (Loading and Outdoor Storage);

10.10.2.xviii.a,b,e,f (Verandas)."

C Hockey (50/36) and Watertight Investment (50/33) both lodged further submissions in support of John Thompson's submission (supporting the entire relief sought within this submission).

The submitter considers that these assessment matters will hamper the sensible transition of this zone and therefore seeks that the identified assessment matters be excluded for activities within the Isle Street Sub-Zone, where they refer to or relate to adjacent and nearby buildings, streetscape and general location. Given that a number of these provisions also relate to the wider QTC, I do not support the request by the submitter, however, I do request the leave of

the Committee to revisit this matter once I have had the opportunity to revisit all of the information that is presented at the hearing relating to height, recession planes and yard setbacks as a number of these assessment matters may need to be amended to address these changes.

Recommendation and Reasons

Reject – submission 50/37/03 and recommend amendments to the assessments matters addressing outdoor storage to protect the amenity of adjoining land to the west of the convention centre site located within the Lakeview sub zone.

Reject – submission 50/15/05 on the basis that the relief sought imparts a higher level of control to this panel than is necessary to achieve good urban design outcomes within the District Plan.

7.0 SECTION 32 – FURTHER EVALUATION

Under Section 32AA RMA, a further evaluation is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (*the changes*). Changes and consequential changes are now proposed since the Section 32 Report was made, so a further evaluation is required, commensurate with the scale and significance of the changes.

In considering the Section 32, the following are noted:

While there have been amendments recommended to the supporting provisions (Policies, Rules and Other Methods) to the Lakeview sub zone, no specific amendments are suggested to proposed Objective 3, which underpins this part of the plan change.

In the consideration of Assessment of Provisions (Policies, Rules and Other Methods);

No change is required to the assessments of:

- Policy 2.1 (Section 10.1.3 Objectives and Policies);
- Policy 3.2 (Section 10.1.3 Objectives and Policies);
- Policy 4.1 (Section 10.1.3 Objectives and Policies);
- Values description supporting (Section 10.2.2 Values);
- Policy 1.5 (Section 10.2.4 Objectives and Policies);
- Objective 3 (Section 10.2.4 Objectives and Policies);
- Policy 3.1 (Section 10.2.4 Objectives and Policies);
- Policies 3.3 to 3.10 (Section 10.2.4 Objectives and Policies);
- Policy 5.1 (Section 10.2.4 Objectives and Policies);
- Definition of 'convention centre';
- Addition to Subdivision Chapter 15;
- Amendments to Appendix 13;
- Rules under Part 10.6, other than those listed below.

However, changes within the following parts of the proposed provisions require re-assessment. In order to arrive at these conclusions, the scale and significance of the amendments and consequent effects are considered. The further comments are added to the existing Section 32 Analysis accordingly.

Policy 1.2

Efficiency and Effectiveness

The amendment sought aligns the wording with the amendment sought to Issues 10.2.3 and will reduce ambiguity, as raised within the submission by Marjory Pack and John Allan (50/18/030 and addressed in section 6.15 of this report. Those considerations set out within the section 32 evaluation relating to Policy 1.2 still equally apply to this amended policy.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity.

Costs

There are no costs associated with this amendment to Policy 1.2.

Policy 3.2

Efficiency and Effectiveness

The amended policy is efficient in terms of District Plan administration through providing clear guidance of the high quality environment and built form, including guidance in relation to the interface between buildings located on properties, which adjoin the Queenstown Cemetery.

As set out within the submission by Heritage New Zealand (50/20/03), whilst the cemetery is recognised in the Inventory of Protected Features as a 'Category 2' heritage item in the District Plan, the heritage rules are not able to influence the form of development on adjoining sites. As such the existing policy and rule framework within the District Plan, including those provisions included within PC50 as notified, are not effective in responding to this issue. The amendments sought are effective in addressing this issue and are appropriate by ensuring that buildings located within the Lakeview sub zone appropriately respond to this adjoining area of high heritage value.

Benefits

Ensures that the policy is able to respond to the sensitivities of adjoining areas such as the Queenstown Cemetery.

Costs

The policy may result in additional construction costs associated with buildings having to respond to the their relationship with the adjoining Queenstown Cemetery.

Rules

Amendments to Rule 10.6.3.2(vi) Buildings located in the Lakeview sub-zone

Efficiency and Effectiveness

The revised rule seeks to respond to issues raised by (i) Dr Marion Read in relation to 'landscaping', (ii) the separate issue addressing housing diversity for buildings supporting residential activities and (iii) the relationship between 34 Brecon Street and the Lakeview Camping Ground site and the adjoining Queenstown Cemetery.

The amended rule is considered to be an efficient and effective method for managing built form to ensure a high quality urban environment is developed at the Lakeview sub-zone, while addressing the additional issues raised as part of this assessment.

Benefits

Amendments are proposed to the existing controlled activity rules for buildings in order to better manage the effects of this activity within the Lakeview sub-zone.

The provision of landscaping complements the objective to provide for a high quality environment within the Lakeview sub zone (objective 3) and which assists with integrating the scale of buildings within this site by 'softening' built elements. This will have benefits in enhancing the quality of the environment for future residents, accommodation guests, tenants, and wider public utilising public reserve areas within the Lakeview sub zone.

In relation to housing diversity, the changes proposed seek to promote this outcome, which underpins more sustainable communities, whereby the needs of the community are recognised through a broader range of housing stock within the Lakeview sub zone. This will have benefits for the community and provide for a higher quality, and more sustainable housing stock.

The amended rule will have the benefit of ensuring development responds to the sensitivity of the Queenstown Cemetery.

Costs

There may be consequential costs for developers who will need to factor in landscaping responses for each building, however, the inclusion of this clause means that the rule is more effective in aligning with Objective 3 and supporting policies under Section 10.2.4 Objectives and Policies.

In the case of buildings to provide for residential development, developers will need to consider housing solutions that better promote housing diversity outcomes. This may add costs to the development process, however is considered acceptable when weighed against the benefits to the community.

This may also result in additional construction costs associated with buildings having to respond to their relationship with the adjoining Queenstown Cemetery, however, is considered appropriate for managing the effects of built development within close proximity to the adjoining Queenstown Cemetery.

Amendments to Rule 10.6.3.2(vii) Convention Centre in the Lakeview sub-zone

Efficiency and Effectiveness

Those considerations set out within the section 32 evaluation relating to Rule 10.6.3.2(vii) (set out in Table 1) still equally apply to this amended rule. The only key change relates to better articulating the need for an integrated transport assessment for the convention centre and to provide for amendments that better guide the pedestrian access outcomes promoted by Traffic Design Group and the Lakeview Urban Design Framework. This is considered to be a more efficient and effective method of managing and providing for a convention centre in the QTCZ while retaining the ability to manage identified potential adverse effects.

Benefits

It is expected that by clearly articulating the need for an integrated transport assessment to support the future development of the convention centre, this rule will be more effective and efficient in delivering an integrated, multi-modal and demand-managed transport outcome utilising walking, cycling and passenger transport options. This will likely reduce reliance on individual cars and may reduce the traffic generation too and from the Lakeview site.

Costs

There may be consequential costs for developers who will need to undertake a more detailed and integrated transport assessment, however, this outcome is consistent with the assessment matters supporting this rule that already seek to ensure that, where appropriate, transport considerations are integrated with other development within the Lakeview sub zone.

10.6.4 - Non-Notification of Applications

Efficiency and Effectiveness

The proposed provision provides for bars operating after 2200hrs to be assessed on a case-by-case basis as a discretionary activity and via a non-notified resource consent process. While the activity status is deemed appropriate, the ability to advance this process on a non-notified basis was not deemed to be effective or efficient in addressing the resource management issues underpinning this rule. This is because of the high number of residential properties within the Isle Street sub zone. As an alternative to the provision as notified, it was considered that any licensed premises that establishes within the Isle Street sub zone be subject to the normal notification assessment requirements under the Act. This approach is considered more effective because it signals clearly to potential developers that noise issues within the Isle Street sub zone will still need to be responded to with a relatively high level of mitigation, where this adjoins a sensitive land use.

Benefits

The revised rule will likely promote a better environmental outcome whereby developers will likely seek, at least initially to establish within those properties that adjoin existing commercial uses and will ensure that these facilities carefully respond to their existing neighbours and manage any effects on the same.

Costs

This revised outcome may impose a more stringent consent process for bars and restaurants that seek to operate beyond 2200hrs, and by virtue increase costs to respond to noise effects. While this will add costs associated with this process, these are considered to be minor, and are outweighed by the benefits to neighbouring landowners, who are able to engage with this process.

Rule 10.6.5.1 Site Standard (iv) (f):

Efficiency and Effectiveness

While the standard was considered effective in managing effects on the street scene within the Isle Street sub zone, by ensuring cars are not able to be parked within the road frontage of properties within this sub zone, the method was not clear and or easily interpreted. On this basis, it was not considered to be an efficient method for managing the issues raised. The revised wording, seeks to recognise that the rule is triggered at the point of new development. The amendments are considered to be more efficient and effective and will assist users of the Plan as applicants and consent planners to achieve clarity.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity, while promoting positive relationship between built elements fronting the street scene in the Isle Street sub zone.

Costs

This provision places a restriction on the use of sites, which may generate the need for resource consent should a new building be undertaken. While this will add costs associated with this rule, these are considered to be minor, and are outweighed by the benefits.

Rule 10.6.5.1 (xiii) Lakeview sub-zone Structure Plan

Efficiency and Effectiveness

The revised wording supporting this rule is considered more effective and efficient at addressing the issues raised within the Original Submission by H W Holdings NZ Limited (50/37/04) by ensuring that the secondary view shaft located on the western side of the proposed convention centre site is contained within land legally owned by Council.

Benefits

The amendment will assist users of the Plan as applicants and consent planners to achieve clarity.

Costs

There are no costs associated with this amended rule.

Deletion of Rule 10.6.5.2 Zone Standards i Building and Facade Height (a) bullet point 7

Efficiency and Effectiveness

The deletion of this rule is considered to be a more effective and efficient response to the consideration of height issues within the Isle Street sub zone due to the issues raised by submitters relating to the inappropriateness of this scale of development. As set out within this report, there is no way of determining just how many sites within the Isle Street sub zone could take advantage of this provision through site amalgamation before the cumulative effects of this scale of development did not sit in harmony with the built character of the existing QTC.

Benefits

Promotes a more acceptable height limit for the Isle Street sub zone, while retaining primacy to the Lakeview sub zone, which has greater potential to absorb higher built elements.

Costs

Reduces the development opportunities within the Isle Street, however, this is considered to be offset by the wider development potential offered throughout the plan change boundary. The amendments sought to the corresponding assessment matters to Rule 10.6.3.2(vi) and Rule 10.6.3.2(vii) replicate the outcomes sought within these rules and therefore any re-evaluation not undertaken here so as to avoid repetition.

APPENDIX A – SUBMISSIONS

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Michael David Legge

Phone Numbers: Work 0211061226 Home 442-7263 Mobile

Email Address:

Postal Address: 48 Judge + Jury Dr LHF Ptarm Post Code: 9204

PLAN CHANGE to which this submission relates to:

Plan change 50

I. gain an advantage in trade competition through this submission.

*I. ** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The idea itself

QLDC 25 SEP 2014 QUEENSTOWN



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

P: 441 0499 E: pcsubmission@qldc.govt.nz www.qldc.govt.nz

Plan change 50

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I do not believe that a council elected by a tiny proportion of ratepayers can make such a far reaching change, that future generations will be saddled with. The environmental and visual damage of this high risk approach will turn our town into another surfers paradise no one needs that!

I seek the following from the local authority (give precise details)

An undertaking that the plan can be scrapped by future councils. Or a ratepayer referendum on this plan change.

QLDC
26 SEP 2014
QUEENSTOWN

I wish to be heard in support of my submission.

I **NOT** consider presenting a joint case with others presenting similar submissions.

M. Hage
Signature – (to be signed for or on behalf of submitter) **

26-9-14
Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Phebe Darkin

Phone Numbers: Work Home Mobile 0211322478

Email Address: phebedarkin@hotmail.com

Postal Address: PO Box 1895, Queenstown Post Code: 9100

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre Zone

I. Do not gain an advantage in trade competition through this submission.

*I. ** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- * Proposed effects to my home - Cabin 112 Lakeview Holiday Park
* Protection of the James Clouston Reserve / Memorial Park.



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

P: 441 0499 E: pcsubmission@qldc.govt.nz www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

* I do not oppose the proposed plan but do have concerns which I have outlined in the Feedback form and in a supporting letter which I initially submitted ~~in~~ on 27th July 2014. I will submit these again.

I seek the following from the local authority (give precise details)

- * I would like my concerns regarding my cabin and others in its close vicinity taken into account.
- * Further details in supporting letter.

I do not wish to be heard in support of my submission. *but would like to attend hearing*
I would NOT consider presenting a joint case with others presenting similar submissions.

P.P. Darden

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

29-9-14
Date

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

PROPOSED PLAN CHANGE - QUEENTOWN TOWN CENTRE ZONE

FEEDBACK FORM

July 2014

Please fill in your details and respond to the questions below and return by 30 July 2014 via the Freepost address overleaf or scan and email it to: lakeviewplanchange@qldc.govt.nz

Name: ~~P~~ Phebe Darkin
 Address: Cabin 112, Lakeview Holiday Park
 Queenstown (mailing - PO Box 1895 Queenstown)
 Email: phebedarkin@hotmail.com

1A. Do you agree with the proposal to extend the Queenstown Town Centre Zone?
 YES / NO I do not disagree but I have concerns.

1B. Please explain. I understand the ideology of the proposed plan change to allow for the development of a Convention Centre however I feel that some concessions will need to be made with regard to the housing issues that will arise because of this process. A large number of people/families could be displaced at one time putting huge pressure on the already "tight" affordable rental market.

2. Do you have any further comments regarding the proposed plan change? (please detail these here)

On an entirely personal level as an almost 75 year old woman living on my own I am obviously very nervous about the possible developments and how it will affect my living circumstances. I am very independent, am still doing some part time work and take great pride in my home. By the time September 2015 comes around I do hope to have retired so am very fearful that I will not be able to afford a market rental in Queenstown. I do have a few more points I would like to make so I will type an accompanying letter to submit with this form.

3. Do you want to be on the mailing list to be kept informed of progress with this project? YES / ~~NO~~

Thank you for the opportunity to respond to the proposed plan changes. Thank you for your feedback.

Phebe Darkin

PO Box 1895

Queenstown

27/7/14

Queenstown Lakes District Council

lakeviewplanchange@qldc.govt.nz

To Whom It May Concern,

I am the owner of Cabin 112 at Lakeview Holiday Park and I have filled in the feedback form with regard to the Proposed Plan Change – Queenstown Town Centre Zone. However I did not have quite enough room to fit in all my comments so will submit this letter with the form. I phoned Council and the Receptionist confirmed this would be fine.

I do not particularly disagree with the proposal but I do have concerns.

I do understand the ideology of the proposed plan change to allow for the development of a Convention Centre however I do feel that some concessions will need to be made with regard to the housing issues that will arise because of this process. A large number of people / families could be displaced at one time putting huge pressure on the already extremely tight affordable rental market. I think there is great potential for a very negative social impact if this process is not handled sensibly and sympathetically.

On an entirely personal level as an almost 75 year old woman living on my own I am obviously very nervous about the possible developments and how it will affect my living circumstances. I am very independent, am still doing a bit of part time work and take great pride in my home. By the time September 2015 comes around I hope to have retired so am very fearful that I will not be able to afford a market rental in Queenstown.

My cabin is one of the ones running parallel to and fronting on to the James Clouston Memorial Reserve and backing on to the Camping Ground. I think all but one of these cabins are still privately owned. These are all well maintained, tidy little homes with most inhabitants having lived there for a number of years. After speaking with some of my nearby neighbours we are of the opinion that our block of cabins may be able to be left unaffected for a period of time even if some form of development of the Lakeview site was to take place. This of course would be the ideal situation for us and if our leases were extended periodically that would give us some peace of mind at least for the foreseeable future.

Thank you for the opportunity to submit a response to the Proposed Plan Change – Queenstown Town Centre Zone. I really hope, depending on the decisions made Council looks favourably upon our request for the leases on our Cabins to be extended beyond the current September 2015 cut off date. Otherwise I hope some other satisfactory resolution can be given with regard to our future. If you require any further information please do not hesitate to contact me directly by phone on 0211322478 or by email at phebedarkin@hotmail.com

Kind Regards

Phebe Darkin

SUBMISSION ON PROPOSED PLAN CHANGE 50 (QUEENSTOWN TOWN CENTRE ZONE EXTENSION) TO THE OPERATIVE QUEENSTOWN LAKES DISTRICT

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Name of submitter: Reid Investment Trust
C/- Planning Focus Limited
PO Box 911361
Auckland 1142
(Submitter)

1. This is a submission on:

1.1 Proposed Plan Change 50 – Queenstown Town Centre Zone Extension (**PC50**) to the Operative Queenstown Lakes District Plan.

1.2 The Submitter is the owner of the properties at 65 to 67 Shotover Street and 5 to 15 Hay Street, Queenstown. These sites adjoin the proposed extension to the Town Centre Zone, and thus the Submitter is directly affected by PC50.

1.3 The Submitter could not gain an advantage in trade completion through this submission, and in any case is directly affected by PC50.

2. The Submitter partially supports and partially objects to PC50, and notes that consequential amendments are required.

2.1 The Submitter supports the deletion of the paragraphs explaining the Town Centre Transition Sub-Zone (**TCTSZ**) in section 10.2.2 of the District Plan, because PC50 removes the residential interface with the Sub-Zone. However, while the Town Centre Zone has been extended, and section 10.2.2 has been deleted, subsequent changes to the TCTSZ have not been included in PC50 as notified.

2.2 The Submitter supports the rezoning of the Isle Street Sub-Zone and the Beach Street Block, but opposes the rezoning of the Lakeview Sub-Zone. The rezoning of Lakeview Sub-Zone would potentially erode the qualities and focus of the existing Town Centre.

2.3 The opening up of such a large tract of Town Centre zone land has the potential to create a disparate town centre, with potential for the Lakeview Sub-Zone to develop forward of the Isle Street Sub-Zone and Beach Street Block.

3 The Applicant's submission is that consequential amendments to the TCTSZ are required as a result of PC50.

3.1 The purpose of the TCTSZ, as set out in that part of section 10.2.2 of the District Plan, which is to be deleted under PC50, is as follows:

Due to the slope of the area; the fact that it is located between an established residential area and the views of the lake and mountains; and is elevated well above the rest of the town, development within the area has the potential to affect views and the amenity, scale, and streetscape of the Town Centre more than in any other area of the zone. Therefore, special bulk and location rules and rules relating top [sic] the areas role at the interface of the residential area have been to avoid or mitigate adverse effects.

- 3.2 The rules of the District Plan relating to these values place very restrictive controls on development within the TCTS, particularly in relation to height with a maximum 4 metre height above the level of Man Street, and with respect to the Submitter’s land no more than 1.5 metres above Man Street (rule 10.6.5.1(xi)(a) and (b) respectively).
- 3.3 Under PC50, the sites surrounding the Submitter’s land is rezoned from Residential to Town Centre. Thus the permitted height on the adjoining sites will become 12 metres, with the possibility (as a discretionary activity and under certain circumstances) of up to 15.5 metres within the Isle Street Sub-Zone to the north of the site.
- 3.4 Thus, PC50 renders the TCTS meaningless, because the TCTS will no longer be a transition between the Town Centre Zone and the Residential zone, and the values (residential amenity) that the Sub-Zone sought to protect will no longer be applicable.
- 3.5 Because the entire purpose of the TCTS is to provide a transition between the Residential and Town Centre zones, PC50 renders the TCTS meaningless, and the deletion of the TCTS and associated rules are necessary if PC50 is to be adopted. Furthermore, no such transition zone has been introduced into the extended Town Centre zone through Plan Change 50.

4 The Submitter seeks the following decision:

- 4.1 That PC50 be approved in part subject to the deletion of the TCTS as it exists in the Operative District Plan and all other consequential amendments relating to the submitters site, including (but not necessarily limited to), the deletion the following:

Rule	Topic	Relief Sought
Maps & Text	Lakeview Sub-Zone	Delete the Lakeview Sub-Zone in the Maps and delete all reference to the Lake View Sub-Zone in the text.
10.2.2	Values	Remove reference to “the Town Centre Transition Sub-Zone”
10.6.5.1(i)(b)	Building coverage	Delete subsection (b) in its entirety
10.6.5.1(iv)(c)	Street scene	Delete subsection (c) in its entirety
10.6.5.1(vii)(c)	Residential Activities	Delete the word “except that” at the end of paragraph (c) and delete the entirety of the following bullet point relating to the Sub-Zone.
10.6.5.1(xi)(a) and (b)	Building height and façade	Delete subsections (a) and (b) in entirety
10.6.5.1(xii)	Premises licensed for the Sale of Liquor	Delete this rule in its entirety
10.6.5.2(i)(a)	Building and Facade Height	Delete the fourth, fifth and sixth bullet points in their entirety
10.6.5.2(ii)(b)	Noise	Delete reference to the “Town Centre Transition Sub-Zone)
10.10.2(v)	Assessment Criteria	Delete entire criterion (relating to Visitor Accommodation in the TCTS)

10.10.2(vii)(b)	Assessment Criteria	Delete sub clause (b) relating to the Sub-Zone
14.2.4.1(i)	Minimum Parking Space Numbers	Delete reference to the Sub-Zone

And any such other consequential relief as is necessary to give effect to the submission.

4.2 The Submitter wishes to be heard in support of this submission and would be prepared to participate jointly with another submitter.

Signature:

Reid Investment Trust by their authorised agent:

Paul Arnesen

Planning Focus Limited

Date:

6 October 2014

Address for service:

Reid Investment Trust
C/- Planning Focus Limited
PO Box 911361
Auckland 1142

Telephone:

(09) 379-5020

Facsimile:

(09) 379-5021

Email:

pa@planningfocus.co.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: David J Odell

Phone Numbers: Work _____ Home 406 777-3421 Mobile _____

Email Address: anglersafloat@wildblue.net

Postal Address: 2742 Alpenglow Rd Post Code: 59870
Stevensville, MT 59870 USA

PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

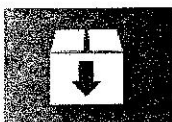
*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

I am not in favor of any zoning extensions, especially the Lakeview site, that allow the Council to implement their proposed high density development "Monte Queeno" published in the 12th Sept 2014 issue of Mountain Scene.

There are significant taxpayer risks in this proposal.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: psubmission@qldc.govt.nz
www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the Council's plan for rezoning and high density development. It would only compound traffic and parking problems, which was a major objection in my feedback to the Lakeview plan change sent out July 2014. The Council has now added parcels to that plan. It will significantly change the 'character' of the town, and that is not what is good 50 years from now.

I am a proponent of "no growth or growth limit" policies, with an effort towards open space.

There are very good examples of the success of limited growth in cities such as Aspen, CO and open space in Boulder, CO. Nothing destroys the natural beauty of the environment faster than pouring concrete and 'going up'. All the time, I see young people playing cricket at the site of the proposed convention center. The Peninsula park is already 'overloved'. How about another park for cricket and frisbee golf (save the old trees on the peninsula).

If you have the option of building out on Gorge Rd, it should be considered. This obsession with development of the CBD is ridiculous. The idea that the town center is at risk due to development at Frankton has no merit. As mentioned in the Section 32 report, the town center is the center for tourist activity. It should be beautified. Think of the draw that a parking friendly, recreational open space, town center would have. The campground and cabins provide income. Leave the cabins and promote their improvement. They provide an important source of housing, that already exists, for individuals and families trying to live and work in Queenstown.

I seek the following from the local authority (give precise details)

Exclude the Lakeview site from high density development plans. Extend the cabin leases and promote renovation. This is about displacing people, including families, elderly and disabled, fledgling business owners, that live and work in town. Add a park and parking instead of a convention center. This Council is off track. Their duty should be to take care of the citizens, infrastructure needs, schools and recreation, not real estate development. We can all see the ugly scarred lake shore next to the bankrupt Hilton site, that was the last campground redevelopment of the Council. Growth for growth's sake is for cancer cells, not downtown Queenstown. Let the private sector build the hotel/convention center by the airport where there's more room, parking and no taxpayer risks. At least, consider other options. What is it that you really want out of this?

I DO wish to be heard in support of my submission.

I WILL ~~NOT~~ consider presenting a joint case with others presenting similar submissions.

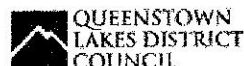
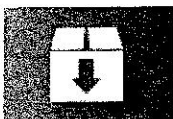


Signature – (to be signed for or on behalf of submitter) **

Oct 8, 2014

Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pccsubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: Daniela Bagozzi

Phone Numbers: Work _____ Home 033810829 Mobile 0220795591

Email Address: d.bagozzi@ext.canterbury.ac.nz

Postal Address: PO Box 32134 Post Code: _____
Christchurch

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre Zone Extension

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- 1 The removal of CRIBS / CABINS holding Licence to occupy the Lakeview site;
- 2 The construction of a Convention Centre;
- 3 The construction of high rise hotel and/or residential accommodation



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose this plan for the following reasons:

1A Many of the cabins on this site have heritage value, represent a link with the past of Queenstown as a family holiday resort and represent a tourist attraction.

NB: I am the holder of a Licence to Occupy for Cabin 151 Earnslaw Terrace (let as worker accommodation). This cabin does not have of itself heritage value, but most of the surrounding ones do. The income I derive from this cabin is negligible, and does not determine my views.

1B The cabins provide a return to QLDC through Ground Rent (e.g: mine pays \$5400 p.a.)

2 Too many cities and holiday resorts have built (and some are still considering building) large Convention Centres, which prove very expensive for the local authority funding or subsidising them. International trends suggest there is no need for more convention centres.

3 More infill housing and/or high rise buildings in Queenstown, be they residential or hotel developments, add to infrastructure, traffic management and other costs to be borne by QLDC and detract from the attractiveness of the town as a tourist destination.

I seek the following from the local authority (give precise details)

That the Cabins and Cribs be allowed to stay;

That no convention centre be built.

That a moratorium be placed on new high rise buildings in Queenstown.

I DO wish to be heard in support of my submission.

I WILL NOT **NOT** consider presenting a joint case with others presenting similar submissions.

7th October 2014

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: DAVID WILLIAM STRINGER

Phone Numbers: Work Home 441 4227 Mobile 027 287 9427

Email Address: david@stringerarchitects.co.nz

Postal Address: PO Box 748 Queenstown Post Code: 9348

PLAN CHANGE to which this submission relates to:

PC 50, Queenstown town Centre Zone Extension

I COULD/ COULD NOT gain an advantage in trade competition through this submission.

*I AM/ AM NOT** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

THE REMOVAL OF "KIVIONA" CRIBS/BATHS ON ANTRIM STREET. A KORUSLOW STREET.

QLDC 09 OCT 2014 QUEENSTOWN P: 441 0499 E: pcsubmission@qldc.govt.nz www.qldc.govt.nz



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

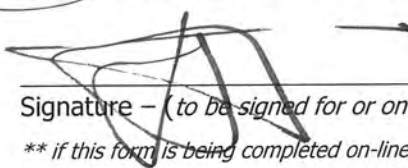
HAVE ANTRIM STREET CRIBS/BOXES EXCLUDED FROM ZONE EXTENSION.

I seek the following from the local authority (give precise details)

PARTIAL EXCLUSION OF ZONE EXTENSION

I DO / DO NOT wish to be heard in support of my submission.

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions.


Signature - (to be signed for or on behalf of submitter) **
** if this form is being completed on-line you may not be able, or required, to sign this form

09.10.14
Date



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: psubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: TAI WARD-HOLMES.

Phone Numbers: Work 03-441 8901 Home 03 441 8901 Mobile 021 261 6755

Email Address: taiwardholmes@gmail.com

Postal Address: P.O. Box 1348 Post Code: 9348
Queenstown

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50.
Queenstown Town Centre Plan Zone Extension

I **COULD/ COULD NOT** gain an advantage in trade competition through this submission.

I AM/ AM NOT* directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The Removal of "Kiwiana" Cribbs/Baches on Antkim St
& Farnshaw Streets

QLDC
09 OCT 2014
QUEENSTOWN



FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Robins Road Limited c/- R Lucas

Phone Numbers: Work 03 450 2130 Home 03 4221595 Mobile 0272231900

Email Address: rebecca@landla.co.nz

Postal Address: P.O. Box 1356

Post Code: 9348

Queenstown

PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete entire paragraph if you could not gain an advantage in trade competition through this submission.*

*** Select one.*

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The need for the Plan Change and the extent of the proposed changes to the District Plan



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

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E: pcsubmission@qldc.govt.nz
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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

It is stated in the notification material that the purpose of the proposed plan change is to address an identified shortage of land zoned as "Town Centre".

It is submitted that the application does not, on balance, rigorously analyse options to alleviate the issues associated with the identified shortage of land zoned as "Town Centre". The application has expeditiously focussed only on a relatively small parcel of land involving a proposed Convention Centre and has by necessity included some land parcels largely adjacent to the proposed Convention Centre site.

It is submitted that the application should have considered the ability of all land on the periphery of the Town Centre Zone to absorb and satisfy the reported shortages in the existing zone. The area to be assessed should have included the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning. The outcome of this study may have resulted in better outcomes for the area which is the subject of PC50 and further, resulted in a more balanced and considered outcome for the Queenstown township and its needs.

The failure to consider areas on the periphery is highlighted by the failure to consult with parties in these areas. The consultation boundaries are considered to be constrained and as such a failure to consult has occurred.

I seek the following from the local authority (give precise details)

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 which already include commercial and mixed use activity in close proximity to the CBD. This will avoid unnecessary concentration of activities, and therefore effects, solely in the area under consideration.

I DO wish to be heard in support of my submission.

I WILL NOT **NOT** consider presenting a joint case with others presenting similar submissions.

Rebecca Lucas
Signature – (to be signed for or on behalf of submitter) **

9.10.14
Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz



FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: D.J. AND E.J. CASSELLS

Phone Numbers: Work Home Mobile 021511152

Email Address: jay.cassells@gmail.com

Postal Address: 5 BRISBANE ST QUEENSTOWN Post Code: 9300

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50

WE 1. WILL NOT gain an advantage in trade competition through this submission.

WE ARE POTENTIALLY ** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- GENERALLY TRAFFIC AND PARKING. SCALE HEIGHT AND DENSITY. PROPOSAL INCONSISTENT WITH NATURE AND AMENITY OF CBD AND QUEENSTOWN. CONVENTION CENTRE AND LAKEVIEW PROPOSAL - QUERY AS TO JUSTIFICATION FOR AND NATURE OF.



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

P: 441 0499 E: pcsubmission@qldc.govt.nz www.qldc.govt.nz

My submission is: (Include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

(RESERVE RIGHT TO) OPPOSE IN RESPECT OF CERTAIN ASPECTS OF THE PROPOSED PLAN CHANGE. SEE ABOVE.
WE HAVE BEEN ADVISED THAT AN OPPORTUNITY WILL BE PROVIDED FOR FURTHER AND MORE DETAILED SUBMISSIONS.
WE HAVE NOT HAD THE OPPORTUNITY TO VIEW SUBMISSIONS TO DATE NOR THE TIME TO FULLY ASSESS P.C.S.D *
*

I seek the following from the local authority (give precise details)

SUCH AMENDMENT OR MODIFICATION OF THE TERMS OF PROPOSED P.C. AS AND WHEN THE NEED OR DESIRABILITY FOR SUCH BECOMES APPARENT.

I wish to be heard in support of my submission.

WE WILL
*
H.

~~NOT~~ consider presenting a joint case with others presenting similar submissions.

D. R. R. .

9 October 2014



FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: Brecon Street Partnership Ltd

Phone Numbers: Work 093075827 Home Mobile

Email Address: bartlett@shortlandchambers.co.nz

Postal Address: PO Box 4338 Auckland Post Code: 1140

PLAN CHANGE to which this submission relates to:

Proposed Plan Change 50 - Queenstown Town Centre Zone Extension

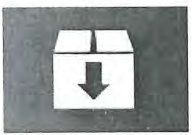
I COULD NOT gain an advantage in trade competition through this submission.

*I ** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The entirety of the proposed plan change as it applies to the Lake View sub-zone, including but not limited to the land at 34 Brecon Street and: Figure 2 - Lakeview sub-zone structure plan; Figure 3 - Lakeview sub zone height limit plan Clause 10.10.2; Clause 10.6.5.1(xiv)(a)(d); Clause 10.6.5.1(xiv); Clause 10.6.5.1(xiii); Clause 10.6.5.1(xi)(f); Clause 10.6.5.1(xi)(d); Clause 10.6.5.1(i)(d); 10.6.4; 10.6.3.3.



Submission Point 1:

Relevant Provision(s): Entire Plan Change

Submission:

(1) PPC50 is **supported in part** as it is broadly appropriate to provide for the continued strategic development of Queenstown as the centre of the District into the future by way of appropriate intensification on land that is:

- well connected and, in particular, conveniently walkable to the existing centre's core at the lakefront, but
- also sufficiently set back from that core area that it can accommodate greater development height and intensity without significantly impacting on that successful and intimate character area.

The above growth management challenge is the most critical resource management issue facing Queenstown and the ongoing social and economic wellbeing of its community.

PPC50 is, in places, unjustifiably conservative and does not reflect a successful balancing of the need to maximise the potential efficiency of land that meets the narrow circumstances described above with the perceived adverse effects of “change” generally.

Specifically, there are no sound resource management, environmental effects, effectiveness or efficiency, urban design or town planning grounds to promote building heights of up to 26m in height within that part of the Lakeview sub-zone that relates the most poorly to the existing town centre “core”, while suppressing the potential of that part of the sub-zone that is closest to the existing “core” to accommodate buildings to a similar or even greater height. In that “closest” area of plan change land, the benefits and convenience of agglomeration, walkability, and proximity will be the greatest and these should be maximised as a key means of enabling wellbeing. This is a well established principle of the Council in terms of its adopted growth and development strategies.

The site at 34 Brecon Street is included in the proposed Lakeview sub-zone but the 12m maximum height proposed is neither effective nor efficient, and is anomalous in light of the building heights promoted by the Council as acceptable on its own less-well located land in this environment.

Relief sought:

- (A) **Amend the Plan Change including relevant provisions and diagrams to allow building heights up to seven habitable storeys on the site at 34 Brecon Street, and any such similar increase in maximum building heights between that site and the proposed sub-zone “peak” of 26m as is appropriate to maximise the long term capacity for growth in the sub-zone, and incorporate complementary bulk and location requirements so as to maintain suitable amenity on adjacent sites.**

- (B) Amend the Plan Change including relevant provisions and diagrams to allow a superior urban design outcome relating to the placement of Cemetery Road in the eastern part of the structure plan to eventuate as a permitted activity, should such improvements be agreeable between the relevant land owners and the Council at the time of development.**
- (C) Any further or other consequential amendments to the Plan necessary to achieve (A) and (B) above.**

Notwithstanding the above overall submission, and focussing solely on the site at 34 Brecon Street, the following additional submission points are made to indicate in detail one example of how this overall relief could be satisfactorily given effect to.

Submission Point 2:

Relevant Provision(s): Figure 2: Lakeview sub-zone Structure Plan; 10.6.5.1(xiii); 10.6.5.1(xiv)

Submission:

(2) The above provisions are **supported in part** as, once corrected in consequence of this submission, they will form an important means of managing the structure plan's implementation. Cemetery Road currently follows a dog-leg shape from the intersection of Brecon and Isle Streets upwards to the proposed Hay Street extension. It would be a superior and more logical outcome for the sub-zone's orderly and legible development if, through a land-swap process, Cemetery Road was able to follow a direct and straight route from the proposed Hay Street extension along the northern edge of the sub-zone and adjoining the cemetery boundary. As proposed the Plan Change would not allow this to occur, nor any logical change to the active frontage requirements that would arise from rationalising the block's frontage to Isle Street where in addition to the Brecon St frontage a requirement for activation would be desirable.

Relief sought:

- (D) Amend the Structure Plan to indicate the most appropriate long term urban structure and built form outcomes in the zone, and/or amend clauses 10.6.5.1(xiii) and 10.6.5.1(xiv) to allow these to happen as permitted activities.**

Submission Point 3:

Relevant Provision(s): Figure 2: Lakeview sub-zone Structure Plan; Figure 3: Lakeview sub-zone Height Limit Plan; 10.6.3.3; 10.6.4; 10.6.5.1(i)(d); 10.6.5.1(xi)(d); 10.6.5.1(xi)(f); 10.10.2.

Submission:

(3) The above provisions are **supported in part** as, once corrected in consequence of this submission, they will form an important means of managing the structure plan's implementation. The site at 34 Brecon Street is a key site in the

Lakeview sub-zone that bookends the intersection of the sub-zone with the axis connecting the gondola and the town centre “core”. It also forms part of a logical tiering of development upwards and away from the lakefront well within the silhouette and backdrop of Bobs Peak, part of the Ben Lomond Scenic Reserve, whereby successive building height increases can be progressively screened by the block in front of it, and also allow upper level views to the lake (the site would in this respect be screened by the proposed Isle St sub-zone). This is an ideal means of maximising the density of people in and within close proximity to the “core” while also retaining that area’s well established and successful built character.

34 Brecon Street is within a convenient and direct walk of the “core” and is overall an ideal candidate for substantial, high quality town centre-supportive intensification. It is by any established measure of allocating development intensity in a compact urban centres model (as preferred by the Council) one of the most appropriate sites in the Lakeview sub-zone for that purpose.

The Council’s reasoning for limiting development potential on such a logical site is based on speculative and in places untested principles. Those have been given an inappropriately overinflated significance in the Council’s analysis in light of the clear resource management need to give Queenstown the maximum long term opportunities for sustainable expansion. Subject to appropriate development controls, greater building height could be enabled at 34 Brecon Street while maintaining a suitable level of amenity on adjacent sites and wider Queenstown.

Therefore the proposed plan change does not reflect the most appropriate contribution 34 Brecon Street can make to Queenstown’s sustainable growth. An increase in building height would be appropriate in conjunction with complementary requirements relating to the relationship between the site and the neighbouring cemetery, the expression of bulk and building volume, and potentially the ability to use roof forms to also accommodate habitable space.

Relief sought:

- (E) Amend the height limit plan to provide for buildings at 34 Brecon St up to 19m as a controlled activity, and amend 10.6.3.3, 10.6.4, and/or 10.6.5.1(xi)(d) so as to provide, as a non notified restricted discretionary activity, buildings up to 24m height. Discretion would be restricted to the relevant matters for the Lakeview sub-zone set out in 10.2.2, and ensuring the additional building height is designed to be visually recessive and add visual interest to the remainder of the building. An alternative to this could be to set the restricted discretionary height limit at 22.5m provided that 10.6.5.1(xi)(f) was also amended so as to allow habitable space inside the 2m roof bonus, and in consequence specify that roof plant may exceed this provided that it is no greater than an additional 3m in height, is no greater than 40m² in area, and is located at least 10m from any road boundary.**
- (F) Amend Clause 10.6.5.1(i)(d) so that any building height greater than 19m at 34 Brecon St must comply with a maximum building coverage of 70%.**
- (G) Amend the Structure Plan and Height Limit Plan to add a building setback of 17m from the existing southern boundary of the cemetery,**

applying to all building height above 15m (note: in the event that Cemetery Road was realigned in accordance with other submission points, all buildings would need to be clear of that road from the ground and no further setback would be required unless the road was narrower than 17m).

- (H) Amend Clause 10.6.5.1(xiv)(a)(d) to specify a minimum 3.5m ground floor floor-to-ceiling height limit so as to remove the uncertainty that exists around interfloor and service height in a floor-to-floor requirement, and ensure the most efficient possible use of space.**

I wish to speak to the above submission, and would not be willing to combine my presentation with other submitters.



R E Bartlett QC
Counsel for Brecon Partnership Ltd

9 October 2014



**SUBMISSION ON PLAN CHANGE 50
TO THE QUEENSTOWN LAKES DISTRICT PLAN**

TO: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Name of submitter: Queenstown Chamber of Commerce

Address: Level 2, The Forge, 20 Athol Street
Queenstown

Attention: Ann Lockhart
Charlie Phillips

Introduction:

As stated in the recent Draft Economic Development Strategy commissioned by the Council, the District has experienced very strong economic growth over the last decade – over double that of the New Zealand average. ¹ However the District is very concentrated and reliant on industries that service visitors and the growing population. The key strengths of the economy are summarised by the Study as the outstanding natural landscapes which underpin the tourism experience, the visitor economy which supports a range of industries such as accommodation and food services, the talent base (highly skilled population workforce) and the entrepreneurial culture of the residents. The economic constraints for the economy are listed as the being the relative size and location of District, the concentration of industry and housing affordability and the high cost of living. ²

The Strategy recommends that increasing the growth of higher expenditure visitors and business visitors by the construction of the convention centre at the Lakeview site will be a “game changer” for the District in securing high value business visitors. The Chamber agrees that the construction of a Convention Centre is important to diversifying the current economic base, providing for additional visitors outside of the seasonal peaks of summer and winter, and supporting the existing businesses in the District.

¹ Draft Economic Development Strategy, Consultation Report, 1 August 2014, Martin Jenkins

² Draft Economic Development Strategy, Consultation Report, 1 August 2014, Martin Jenkins

Submission Point 1 – Support Town Centre Location

The Queenstown Chamber of Commerce **SUPPORTS** Plan Change 50, but notes the following points.

We support the proposed Plan Change in that it provides for a Convention Centre at the Lakeview Site. The location of a Convention Centre is important; it should provide an additional anchor to the Queenstown Central Business District. The existing Convention Centre at Auckland is being expanded in its current location and works well in a CBD environment, while the proposed replacement Convention Centre for Christchurch will remain in a CBD environment. These examples illustrate how factors such as the ability to delegates to walk to restaurants and nightlife as well as to tourist activities are important factors in their location. Queenstown is already an international destination, it is important the District builds on this recognition.

Decision sought from Council – Support the Plan Change, and the location of the proposed Convention Centre at the Lakeview site.

Submission Point 2 – Commercial Capacity

We feel that it is important that any additional commercial capacity in the District, supports and complements (as opposed to competes with) the existing Town Centre. In this way the commercial offering at the Lakeview site should be released at a scale that does not hinder the growth and redevelopment of the existing CBD.

Decision sought from Council – Strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD, this may be undertaken by a “health check” type provision to be included as part of the Plan Change as has been included in the “3 Parks Plan Change” in Wanaka to protect the Wanaka CBD.

Submission Point 3 – Extension of Town Centre Zoning

We support the development of a cohesive town centre by using the same or similar provisions as are already used in the District Plan. This will mean that in time both the current town centre zone and the proposed extended zone will develop in a similar manner according to the Town Centre provisions of the District Plan. This is preferable to the creation of a Special Zone (such as used in the growth areas of Frankton) where planning provisions are dissimilar.

Decision sought from Council – Support amendment of the existing provisions of the Town Centre to provide for PC50 as opposed to the creation of a new special zone.

Submission Point 4 – The importance of, and the interface with the existing Town Centre.

The site of the Proposed Convention centre is on the fringes of the CDB, at a higher elevation. Though only some 300m from the Lakefront, the terrain makes the distance appear larger. It is very important the Council ensures that adequate resources are afforded to the development of quality urban design and attractive and safe pedestrian linkages to the existing town centre from the site. This may mean the redevelopment of existing pedestrian accesses (such as from Hay Street to Shotover Street) to the development of new accesses in optimal locations.

Decision sought from the Council – Support the well-resourced provision of quality connections and the use of urban design techniques to ensure the connections between the Proposed Plan Change 50 area and the existing CBD are strong and attractive ensuring easy walkability for visitors between the two.

The Chamber wishes to speak in support of its submission.

The Queenstown Chamber of Commerce

Ann Lockhart

Chief Executive Officer

Date: 09/10/2014

FORM 5: SUBMISSION ON A QUEENSTOWN PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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 03-4611163 Mobile 0211559294

Email Address: alan.bunting@tra.co.nz

Postal Address: Po Box 528 Queenstown Post Code: 4300

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50
QUEENSTOWN TOWN CENTRE ZONE EXTENSION

I gain an advantage in trade competition through this submission.

*I Will BE ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) ~~does not relate to trade competition or the effects of trade competition.~~

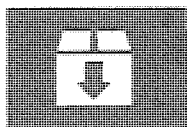
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

THIS ONLY RELATES TO THE ISLE ST SUB ZONE -

- Objecting to the proposed height limits
- Objecting to site coverage and Set Backs
- Objecting to loss of Sun (which will cause shading in winter and summer)
- Objecting to no provision for on site parking.
- Objecting to potential noise from Bars - Restaurants - Night clubs
- Objecting to increase of Rates because of change of use to Town Centre.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

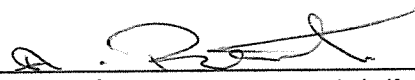
- The height limits need to be amended ideally to reflect the current 7 mtr height limit. This will mitigate the loss of sun and protect some of the best views of Queenstown.
- Site Coverage should have "set-backs" from all boundaries, and a more sympathetic site coverage of 60%.
- Car Parking provision needs to be made for "on-site parking" including for retail and office space and visitor and resident accomodation. The parking requirements should be the same as the current high density zone.
- Noise - All Bars - Night Clubs - Restaurants to be a prohibited activity.

I seek the following from the local authority (give precise details)

- RATES - If the property is being used as a Residential usage, the rates should be the same as high density residential formula.
- Height - Retain current high density height limits
- Site Coverage. increase site coverage to 60%.
- CAR PARKING - revise car parking standards to reflect any residential use of the area, also for office and Retail.
- Noise - Bars - Restaurants - Night Clubs, not to be allowed in the Isle St Sub Zone.

I wish to be heard in support of my submission.

I will ~~NOT~~ consider presenting a joint case with others presenting similar submissions.


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

9/10/2014
Date

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: psubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: Louise J H Wright. Registered Architect.

Phone Numbers: Work 021560998 Home 021560998 Mobile 021560998

Email Address: louise@assembly.co.nz

Postal Address: PO Box 192, Arrowtown Post Code: 9351

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre

Zone Extension.

I COULD NOT gain an advantage in trade competition through this submission.

I AM NOT directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.*

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Site Standards pertaining to Sunlight Recession, Max Height limits and setbacks.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

We support Plan Change 50: generally with exception to Site Standards as follows:

Within the Isle Street sub zone the combination of 12m height limit in conjunction with the proposed site restrictions dictates unusual built form. Dominated by the recession planes the resultant forms are assymetrical and truncated. Combined sites (eg 21-23 Isle Street) give rise to aggregated forms being low, squat and again truncated edges on 3 sides. Aggregate forms like this can be seen in Tauranga / Mt Maunganui. The resulting rooflines are more a reflection of the shading protections than of any character or quality in the built form. The roof bonus is marginally beneficial on single sites due to the overriding restriction on built form above 5m in height. Combined sites is encouraged by these rules to increase economic floor areas. The increase in height in this zone, combined with the restrictive planes may not provide upper level spaces of any economic merit or visual quality.

No parking on the front boundaries may give rise to 3m driveway gaps to access rear parking areas.

REFER 10.6.5.1: i(e) 70% site coverage, iv (e,g) 1.5m setbacks, xi(e) max height 12m, xi (f) roof bonus 2m, xi (i) recession planes 5m/45 deg on all except N/NE boundaries (NOTE I CANNOT FIND APPENDIX 4 DIAGRAMS)

I seek the following from the local authority (give precise details)

Grant Plan Change 50.

Amend Site Standards:

Consider qualitative volumetric controls as opposed to max height limits, setbacks and recession planes. Qualitative volumetric controls should allow for higher height limits for developments that provide lower site coverage and quality forms that afford sunlight access and quality built form.

Or:

Remove sunlight recession plane restrictions.

Provide for variation over proposed height limits for quality developments.

Provide Appendix 4 diagrams.

I DO wish to be heard in support of my submission.

I WILL NOT **NOT** consider presenting a joint case with others presenting similar submissions.

10 October 2014

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*



Queenstown Lakes District Council
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E: pcsubmission@qldc.govt.nz
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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: ALAN & MARIE BROWN

Phone Numbers: Work Home 4429086 Mobile

Email Address: ambqueenstown@xtra.co.nz

Postal Address: 19 MASHAN ST TOWN Post Code:

QLDC 10 OCT 2014 QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50.

I COULD/ COULD NOT gain an advantage in trade competition through this submission.

*I AM/ AM NOT** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

HEIGHT INCREASE OF BUILDINGS



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

WE STRONGLY OPPOSE THE HEIGHT INCREASE ~~OF~~
PROPOSED IN MAN ST.


WE ARE OPPOSED TO HEIGHT INCREASE DIRECTLY
AGAINST HIGHER GROUND. e.g. CAMPING SAUND -
GORGE ROAD.

QLDC
10 OCT 2014
QUEENSTOWN

I seek the following from the local authority (give precise details)

I DO / DO NOT wish to be heard in support of my submission.

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions.



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

10/10/14

Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
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New Zealand Institute of Architects Southern Branch

09 October 2014

To whom it may concern

SUBMISSION ON THE QLDC PLAN CHANGE 50

submission on plan change 50 -Queenstown town Centre Zone extension.

The plan change principles.

This plan change has been sought by council to enable the future establishment of the Conference Centre on the Lakeview site, and seeks to upzone the surrounding area to provide for intensification of accommodation, residential and business activities that will complement the conference centre activity.

The NZIA committee Southern Branch welcome the opportunity to comment and express concerns about a number of issues raised through this plan change, and also comment on some technical issues of the plan change.

FUNDAMENTAL CONCERNS

1. Use of community reserve land.

The use of reserve land for purely commercial gain is of concern.

The masterplan indicates a significant amount of the reserve is being rezoned town centre, and as we believe the hot pools complex and convention centres will both be leased operations, we question the community benefit.

For many years this land has served the community as a campground, affordable housing, and has been home to a number of community organisations. The open space has been available for all to walk through and enjoy.

The lack of objectives in the proposed plan change for use as affordable housing, community services or community amenity is of concern on **RESERVE AND COMMUNITY LAND.**

As this plan change specifically proposes to enhance our tourism offering, councillors need to consider those people who will be the backbone of the Convention centre, the many low wage workers who will need to reside in town within walking distance of such a facility.

For good urban outcomes the health and wellbeing of the town's residents is an important consideration, and the opportunity to live close to work will be an important consideration for future staff.



New Zealand Institute of Architects Southern Branch

If the town wishes to retain vitality, it must also consider retaining affordable residential and recreational opportunities on community reserve land.

The plan change as it stands displaces affordable housing in a unique environment in this area, and offers no replacement alternative.

We request that 30 percent of any residential uptake on reserve and council owned land be for community housing.

2. the need to expand the town centre.

The various reports indicate the reason for the expansion of the town centre is because Frankton is also expanding and the town centre needs to remain competitive.

There appears to be no analysis of existing empty office space or land in the town centre.

The town centre has taken a very long time to reach the density it is today and we query the need for such a significant expansion of the town centre.

There appears to be office space within the town centre still to be built or empty. By tripling(?) the amount of office land available will, if built, dilute and empty the town centre, or if not built leave the conference centre stranded and out of the main thoroughfare of town for a **very** long time.

Much of the charm of the town resides in the compact and walkable nature of the town.

Our concern is that the expanded area of the town centre is too large as proposed and will grossly undermine the existing town centre.

3. the location of the conference centre

The location of the conference centre is too far from the town centre for walking and the associated commercial activity will struggle.

TECHNICAL CONCERNS

the objectives as rewritten

the plan change proposes to add additional objectives and policies to the Queenstown town Centre Objectives around achieving quality urban design and building design.

for example

10.2.4 objective 3: A high quality, attractive environment within the Lakeview subzone where new business, tourist, community and high density residential activities will be the predominant use.



New Zealand Institute of Architects Southern Branch

policy 3.2 to provide for **built form** which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography
4.1 to promote an image...and where new developments promote overall **visual coherence**

policy 3.1 to provide a mixed use environment which is a **desirable place** to visit...by providing the following activities

- **high quality** visitor accommodation
- **well designed** high density residential activities

proposed policy 3.2

Achieve an urban environment and a built form that responds to the sites location and creates an attractive, vibrant and liveable environment that is well connected with the wider form

proposed policy 3.3

to require a high quality of built form and landscape which contribute to the visual amenity of the zone

proposed policies 3.4;3.8;3.9

All of those words marked in bold express subjective desires about good design, quality space etc, which are very difficult qualities to make rules for.

However the plan change attempts to do so in its assessment matters which have long lists of things to take into consideration :

for example:

10.6.3.2 vi Buildings located in the Lakeview subzone in respect of:

(a) **Design appearance...**

(d) urban design principles (contained in assessment matters 10.10.2)

10.6.3.2 Controlled activities

(e) **the design and layout** of buildings.

However while the convention centre has very detailed assessment matters relating to urban design the surrounding upzoned areas have very little and our concern is that the significant changes in height and density could have poor outcomes if assessment matters relating to objective 3 are not included in the other parts of the plan change.

We believe an easier way through these many assessment matters is to condense them and replace most of them with one assessment matter.

The QLDC has a mechanism for such an assessment and it is the QLDC Urban Design Panel.



New Zealand Institute of Architects Southern Branch

Many of the assessment matters relating to design, urban coherence, appearance etc; in all areas of this plan change could be replaced with simply

" A positive review by the QLDC Urban Design Panel".

Design is an iterative process and the urban design panel provides an opportunity for the council and developers to engage in a process that allows design to evolve and meet the needs of both the developer and the community interests.

The QLDC Panel has been operative for many years, but has lacked District Plan support for its recommendations.

In the councils Urban Design Strategy it states that every council project should be the subject of Urban Design Review by the panel (although the council did not seek the advice of the panel on this project.)

Incorporating the panel review mechanism into plan change 50 will support all the objectives with much less requirement for detailed assessment matters which attempt to cover every urban outcome.(and will likely miss the vital one).

In summary we ask that council:

- consider the needs of all its community in rezoning this vital piece of community land.
- consider locating the conference centre closer to the centre of town
- consider the inclusion of affordable housing in the rezoning
- Require a positive review by the QLDC Urban design panel as an assessment matter on all buildings in the plan change 50 subzone.

This is the collective view of our branch, and not just the view of the writer.

The NZIA Southern Branch wishes to be heard at the hearing.

Yours sincerely
NZIA

Gillian Macleod FNZIA B ARCH M URB DES (Hons)
Deputy Chair, NZIA Southern Branch

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Publicly Notified Plan Change 50

AND

IN THE MATTER of a Submission by Maximum Mojo Holdings Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Maximum Mojo Holdings Limited

PHONE NUMBER: 03 409 0140 (work)

EMAIL ADDRESSES scott@southernplanning.co.nz

POSTAL ADDRESS: Maximum Mojo Holdings Limited
C/- P O Box 1081
QUEENSTOWN 9300

PLAN CHANGE to which this submission relates to: Plan Change 50 (Queenstown Town Centre Zone Extension).

I do not gain an advantage in trade competition through this submission.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The whole of Plan Change 50, and more specifically the matters set out in this submission.

MY SUBMISSION IS: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views):

Introduction

The submitter is the registered owner of the residential property located at 19 Man Street, being legally described as Lot 1 DP 6458. This property is 625m² in area.

The submitter supports Plan Change 50 (PC 50). 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.

The Isle Street Sub-Zone, whilst not given the same focus as the Lakeview Sub-Zone within the Plan Change documentation, is important as it provides the logical stepping stone (and planning leverage) for the Lakeview Sub-Zone in terms of the expansion of the Queenstown Town Centre Zone (QTCZ). 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.

Expansion of the QTCZ

The submitter agrees with the proposition of expanding the existing QTCZ as proposed in PC 50.

The QTCZ has not expanded in a zoning sense since the Proposed District Plan was notified in 1995.

In the years since the Proposed District Plan was notified, there has been unprecedented commercial growth in the central business area of Queenstown.

The development over this timeframe has primarily centred on the construction or redevelopment of a significant number of commercially zoned properties in the central business area.

During this timeframe, there has also been an increased number of small scale commercial activities that have located outside of but in close proximity to the QTCZ. In general, these commercial activities have clustered to the north and north-east of the QTCZ in the High Density Residential Zone.

Such activities have located in the described areas for a variety of reasons. These reasons could include cheaper rents, more on-site car parking, the proximity to other businesses, and lastly, the commercial advantage of being located near to the amenities and businesses within the central business area of Queenstown.

Rather than detracting from the central business area, these peripheral commercial activities actually reinforce and support the vitality of the core commercial area of Queenstown.

The periphery activities located outside of the commercial zones have generally occurred in an uncontrolled manner. However, this change in land use is not necessarily negative.

Further, the areas in which the periphery commercial activities are located have changed considerably in terms of the social demographics and activities undertaken thereon over time.

Areas that use to have long term residential populations, are now areas which are characterised by a diverse make up of permanent and transient residents, and a mixture of small scale business operations, including visitor accommodation activities. While this land is zoned for residential purposes, the focus of these areas is not purely residential as it once was. And further, it is highly unlikely these areas will return to a purely residential environment in the future.

Rather than restricting further commercial uses which in turn assists the relocation of commercial activities to the wider Frankton area, PC 50 will provide the long term direction of the Isle Street Sub-Zone by way of rezoning to allow for further appropriate commercial growth.

Through commercial rezoning, development and associated activities can be undertaken in a controlled and appropriate manner (subject to the comments raised in this submission), which in turn will benefit the long term goal of protecting and enhancing the central commercial area of Queenstown.

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-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.
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.

Long term, the Queenstown area as a whole will continue to grow. The submitter believes it is appropriate for the Council at this point in time to explore the suitable expansion of the QTCZ so as to cater for future long term growth. This rezoning approach will have a direct benefit in enhancing the economic and social well being of not only Queenstown's central business area, but the Wakatipu Basin as a whole. Providing further commercially zoned land with a mixed use element will act as a catalyst for retaining businesses in central Queenstown as opposed to relocation to Frankton.

Isle Street Sub-Zone

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the right approach. This means land can be used for either commercial, visitor accommodation or residential activities. A mixed use approach will allow this area to evolve over time to support the existing QTCZ and the Lakeview Sub-Zone.

However, the proposed building development controls for the Isle Street Sub-Zone create tension for a mixed use area. Based on this view, the submitter has some issues with the planning provisions proposed for the Isle Street-Sub-Zone.

As discussed above, the submitter believes that a more detailed analysis of the bulk and location rules for the Isle Street Sub-Zone needs to occur. This analysis should primarily focus on the proposed building height and building setbacks, in consideration of the mixed used nature of the Isle Street Sub-Zone.

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 understands the reasoning behind the use of height recession planes. Natural light and the maintenance of some outlooks are important, irrespective of the use of a site.

However, 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. The submitter believes this is not a good design outcome.

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.

Overall, the submitter believes that further and substantial assessment needs to occur in relation 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.

I SEEK THE FOLLOWING from the local authority (give precise details):

The submitters seeks that PC 50 be approved, subject to the matters raised in this submission.

I **do** wish to be heard in support of my submission.

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



10th day of October 2014

Signature

To be signed for and on behalf of a submitter

**Submission on Plan Change 50 to the Queenstown-Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To Queenstown-Lakes District Council

Name: Christopher Mace and Queenstown Trust (“the Submitter”)

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. The Submitter could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that this submission relates to are:

1.1 The Plan Change provisions as a whole and, in particular, the overall nature and scale of the proposed Town Centre expansion and the resulting impacts and effects of this expansion on: the existing road network; parking; and residential amenity of neighbouring properties to the new zone.

2. Submission

2.1 The Submitter is the owner of 15 Brunswick Street and the Trust owns 3, 5, 9 and 11 Brunswick Street.

2.2 The Submitter seeks that Council ensures that Plan Change 50 contains adequate provisions and controls to ensure that:

(a) The proposed roading network in the Lake View sub-zone can efficiently and safely cater for the increased traffic arising from the proposed expansion of the CBD. The current corner between Man Street and Thomson Street to the northwest of the submitter’s landholdings may well prove unsafe and inefficient in dealing with increased traffic flows. The proposed Lake View Structure Plan indicates that this roading alignment will not now be altered (as previously proposed).

(b) Sufficient car parking will be provided within the wider area proposed to be zoned Town Centre, to avoid traffic or parking congestion or other adverse amenity impacts on residential neighbours.

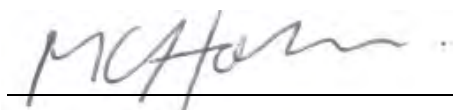
(c) Development of the land zoned reserve for hot pools (or other uses) will be subject to detailed controls to avoid any adverse effects on neighbouring residential properties including noise, light, odour and traffic. This contemplated change of use has potential for adverse effects including noise, shadowing, light spill, odour, visually bland or dominant buildings, walls and fences and effects arising from pedestrian and vehicle entrance arrangements. It will be important that the planning framework addresses

these matters, ensuring that activities on this site appropriately avoid, remedy or mitigate any such offsite effects.

3. The Submitter seeks the following:

- (a) That the Lake View Structure Plan incorporate an appropriate realignment of Thompson Street to create a more safe and efficient road environment for that road and its intersection with Man Street;
- (b) That the Decision on Plan Change 50 be based on evidence that the roading network, public parking provision and on-site parking rules are adequate to accommodate the land use activities proposed and protect the amenity of neighbouring residences;
- (c) That the rules for the reserve land proposed to front Thompson Street in the Lake View Structure Plan relating to noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls be strengthened as necessary to protect the amenity of nearby residential properties and public places is appropriately protected;
- (d) That noise rules for the wider zone be strengthened as necessary to ensure the amenity of properties and public places within and beyond the zone is appropriately protected.
- (e) Such other relevant planning controls, requirements or remedies in relation to protection of neighbouring residential amenity as may arise once detailed evidence in support of the Plan Change has been heard.

The Submitter wishes to be heard in support of this submission.



M C Holm for and on behalf of the Submitter

10 October 2014

Address for service of submitter:

M C Holm
C/- Atkins Holm Majurey
PO Box 1585, Shortland Street, Auckland 1140
Level 19, 48 Emily Place, Auckland 1010

Telephone: 09 304 0428
Email: mike.holm@ahjmlaw.com
Contact person: Mike Holm


**FORM 5: SUBMISSION ON A
 PUBLICLY NOTIFIED PLAN CHANGE**

Clause 6 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: Marjory Jane Pack and John Allen

 Phone Numbers: Work 03 353 7561 Home _____ Mobile _____

 Email Address: claire.kelly@boffamiskell.co.nz

 Postal Address: PO Box 110 Post Code: 8140
Christchurch
PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

 *I AM ** directly affected by an effect of the subject matter of the submission:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIAL PROVISIONS of the Resource Management Act 1991 apply to this submission.

Please refer to attached document.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

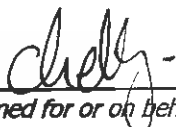
Please refer to attached document.

I seek the following from the local authority: (give brief details)

Please refer to attached document.

I DO wish to be heard in support of my submission.

I WILL NOT consider presenting a joint case with others presenting similar submissions.



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

10 October 2014

Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

Submission on Proposed Plan Change 50: Queenstown Town Centre Zone Extension to the Queenstown District Plan by Marjory Jane Pack and John Allen

10th October 2014

ADDRESS FOR SERVICE

Marjory Jane Pack and John Allen
C/- Boffa Miskell Limited
Ground Floor, 4 Hazeldean Road
PO Box 110
Christchurch 8140
Attn: Claire Kelly

Email: claire.kelly@boffamiskell.co.nz

Ph: 03 353 7561

APPROVED FOR RELEASE



Marjory Jane Pack and John Allen
11 Roscoe Terrace
Wadestown
Wellington
Tel: 04 472 2393

Email: allens3@xtra.co.nz

FORM 5
SUBMISSION BY MARJORY JANE PACK AND JOHN ALLEN
ON PROPOSED PLAN CHANGE 50: QUEENSTOWN TOWN CENTRE ZONE EXTENSION TO THE
QUEENSTOWN DISTRICT PLAN UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE
RESOURCE MANAGEMENT ACT 1991

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Overview

This submission provides specific comments from Marjory Jane Pack and John Allen ('the submitters') on Proposed Plan Change 50 to the Queenstown District Plan ('proposed plan change').

The submitters own 16 Isle Street, which has been in the Pack family for 50 years and is used as a holiday home. 16 Isle Street lies within that part of Isle Street defined by Isle, Man, Brecon and Hay Streets and is referred to in this submission as 'this part of Isle Street' to differentiate it from the part defined by Isle, Brecon, Man and Camp Streets, which has a slightly different character but also proposed to be rezoned as Isle Street sub-zone.

The submitters enjoy uninterrupted views of Lake Wakatipu to the south and whilst the residential unit is built in close proximity to the western property boundary, it is set back from all other boundaries providing spacious outdoor living areas that are screened by established vegetation. The residential unit is set back from the road and the site slopes down towards Man Street, providing a high level of privacy within the site, which is enhanced by the road boundary being heavily vegetated.

The submitters oppose the rezoning of their land to Isle Street sub-zone given the residential character of the area and the level of amenity they currently enjoy. However, in the event that the land is rezoned, they seek amendments to the proposed rules, site and zone standards.

The following table provides an overview of the submission points within this submission and corresponding proposed plan provision. Full reference should be made to the specific submission point.

Sub Point	Proposed Plan Provision
1	Rezoning
2	S32 Report
3	Policy 2.1: Amenity
4	Policy 3.2: Built Form
5	10.2.4 – Proposed Policy 1.2
6	10.2.4 – Proposed Policy 1.5
7	10.2.4 – Objective 4 5
8	10.6.3.2 – i Buildings located in the town centre
9	10.6.3.2 - iii Premises Licensed for the Sale of Liquor
10	10.6.3.2 – iv Visitor Accommodation
11	10.6.4 – Non-Notification of Applications
12	10.6.5 – i Building Coverage
13	10.6.5 – iv Street Scene
14	10.6.5 – vii Residential Activities
15	10.6.5 – xi Building and Façade Height (i) Recession Planes
16	10.6.5 xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone.
17	10.6.5.2 I Building and Façade Height
18	10.6.5.2 ii Noise
19	10.6.5.2 iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone.

Submission Point 1

Proposed Zoning: Isle Street sub zone

The submitters oppose the re-zoning of the site to Isle Street sub-zone.

Whilst the submitters acknowledge that the site is zoned as High Density Residential, it has not been developed as such. This part of Isle Street supports two non-residential activities being Browns Boutique Hotel and Lomond Lodge. All other sites are developed as medium density residential sites and generally support one residential unit.

The submitters also accept that given its location adjacent to the existing town centre that this land was likely, at some point, to be rezoned as Town Centre. However, the submitters are not convinced that there is a need to rezone the land now, given the rezoning that has occurred at Frankton Flats to provide for commercial activities. They acknowledge that consolidation of retail activities is conceivably better than dispersion in terms of accessibility and vitality of the CBD but note that the Isle Street sub-zone is considered likely to support residential and visitor accommodation and small scale commercial activities¹. Consultation with stakeholders suggests that ‘there is no financial case for building new hotels in Queenstown Centre/CBD, or anywhere else, due to continuing excess capacity and lack of demand (investment is infeasible). This situation is unlikely to change for at least five years and it may be as long as ten years before significant expansion of hotel capacity occur’ (McDermott Miller Strategies Ltd, in association with Allan Planning and Research Ltd: Business Zone Capacity and Zoning Hierarchy Report, 15 November 2013). However, the rezoning of this land to town centre, a commercial zoning, will mean that property owners will be subject to commercial rather than residential rates with seemingly little demand for redevelopment for a number of years. As such, the submitters oppose the rezoning of their land to Isle Street sub-zone, noting that high density residential development and visitor accommodation can already be established under the existing High Density Residential zone.

¹ “This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.” Mitchell Partnerships ‘Plan Change including Section 32 Report and Assessment of Environmental Effects’, 26 August 2014. Page 10.

However should the site be rezoned, the submitters seek changes to the proposed objectives, policies and rules to protect the current level of amenity enjoyed on their site and the character of the area.

Submission Point 2

Provision: Section 32 Report

The Section 32 (s32) report and the Assessment of Environmental Effects correctly determine that the operative zoning of the Isle Street sites is High Density Residential but there is no consideration of the fact that the area has effectively remained as a medium density residential area, albeit with 2 hotels. Consequently the property owners have not been subject to an intensified form of built development, despite the opportunity for this to occur. This has led to the plan change being considered against a permitted baseline of a high density residential area, which whilst correct in terms of development 'potential' does not reflect the 'actual' built character of the area. Changes to rules and standards that may only have a minor effect when considered in terms of rezoning from High Density Residential to Town Centre may actually have a much greater impact if considered against the actual built scenario of medium density residential. The submitters are concerned that this has led to a 'down playing' of effects on property owners and the overall environment of Isle Street.

The s32 report also contains broad statements such as 'the changes are appropriate' and 'that benefits outweigh the costs' without fully analysing the costs and benefits. This does not fulfil the requirements of s32 and the submitters consider that that has led to the potential effects and implications of the rezoning not being fully considered.

Submission Point 3

Provision: Objective 2 – Amenity

Policy 2.1

To provide for the development of a full range of business, community and tourist activities while conserving and enhancing the physical, historic and scenic values and qualities of the geographical setting.

The provision is **supported**.

Reason:

The proposed amendment to the wording of Policy 2.1 is appropriate as it more accurately reflects the range of activities provided for in the Town Centre Zone.

Relief Sought:

- (i) That Policy 2.1 be retained as notified.

Submission Point 4

Provision: Objective 3 – Built Form

Policy 3.2

To provide for a ~~building appearance~~ built form which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography.

The provision is **supported**.

Reason:

The submitters agree with the s32 report that the amended wording broadens consideration of built form to include scale rather than just appearance. This will enable a more in depth determination of the effects of any future development.

Relief Sought:

- (i) That Policy 3.2 be retained as notified.

Submission Point 5

Provision: 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre

Proposed Policy 1.2

To provide for growth in business, tourist and community activities by zoning suitable additional land in close proximity to the town centre.

The provision is **opposed in part**.

Reasons:

Proposed Policy 1.2 is opposed in so far as the submitter opposes the re-zoning of their land. Furthermore, the policy is uncertain as it provides no guidance on the meaning of the word 'suitable'. The submitters consider that this could mean land within close proximity to the existing town centre or there could be other characteristics/properties that the land must have before it is considered 'suitable' for rezoning. The submitters seek clarification of this policy.

Relief Sought:

- (i) That proposed Policy 1.2 be deleted, or
- (ii) Proposed Policy 2.1 is rewritten to provide greater clarity on the meaning of the word 'suitable'.
- (iii) And any consequential amendments.

Submission Point 6

Provision: 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre

Proposed Policy 1.5

To enable a mixed use environment within the Isle Street sub-zone to provide for commercial activities and high density residential activities.

The provision is **opposed in part**.

Reasons:

The inclusion of this policy is opposed in part as the submitters consider that there should be a policy framework that provides for consideration of amenity and existing residential activities, not just one that provides for development. This is an unbalanced approach and does not consider the effects of the re-zoning and consequential changes within the Isle Street block.

It is noted that the Lakeview sub-zone has its own objective and policies, which provide a framework for the consideration of applications for development within this area. As the Isle Street sub-zone is also an extension of the Town Centre zone with specific standards applied, it too should have a policy framework that provides for the consideration of existing and future amenity values. There should also be policies that recognise and respond to the changing character of the zone.

Relief Sought:

- (i) Introduce the following objective and policies:

Proposed Objective 4

A high quality, attractive environment within the Isle Street sub-zone where visitor accommodation, high density residential and small scale commercial activities will be the predominant use, and development will be sensitive to existing residential activities.

Policy 4.1

To provide a mixed use environment by enabling the establishment of the following activities:

- Small scale commercial activities;
- high quality visitor accommodation; and
- well-designed high density residential activities.

Proposed Policy 4.2

To achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that is well connected with the adjoining town centre.

Proposed Policy 4.3

To develop a desirable place to visit, live and work by requiring a high quality of built form and landscaping, which will contribute to the visual amenity of the area and acknowledge the changing character and amenity of the Isle Street sub-zone.

Proposed Policy 4.4

To enable the establishment of small scale commercial activities to meet demand for growth within the Queenstown town centre area, and to avoid the development of large scale retail activities.

Proposed Policy 4.5

To ensure that residential development is comprehensively designed to provide a quality residential living environment and attractive streetscape.

Proposed Policy 4.6

To manage reverse sensitivity effects through appropriate building design, noise standards and site layout.

- (ii) And any consequential amendments.

Submission Point 7

Provision: 10.2.4 Objective 4.5 – Accessibility and Parking

Policy 4.15.1

To ~~restrict~~ manage the peripheral spread of the town centre to ensure all parts are convenient to pedestrians.

The provision is **opposed**.

Reasons:

The extent and spread of the town centre is 'restricted' by the boundary of the Town Centre Zone. The town centre zone is proposed to be extended by way of this plan change which seeks to rezone additional land as Town Centre or a sub-zone. The plan change is a management tool that facilitates this. The new extended zone boundary will again form a 'restriction' on the spread of the Town Centre Zone. Therefore the submitters seek that the wording of the policy should reflect this and the word 'restrict' be retained.

Relief Sought:

- (i) That the wording of Policy 4.15.1 remains unchanged.
- (ii) And any consequential amendments.

Submission Point 8

Provision: 10.6.3.2 Controlled Activities

i Buildings located in the town centre outside the special character area and outside the Lakeview sub-zone.

Buildings in respect of design, appearance, signage (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)

The provision is **supported in part**.

Reasons:

The s32 report states 'An amendment is proposed for this controlled activity rule for buildings to include specific requirements for new buildings within the Isle Street sub-zone, including a requirement to require directional street maps will ensure that for visitor orientated activities in particular, appropriate way-finding signage can be required at the time of resource consent. This will assist in integrating the Isle Street sub-zone into the existing town centre, and also enabling clear connections to the Lakeview sub-zone.'

There is no requirement for signage. 10.6.3.2 i sets out the matters to which Council has reserved its control. This is not a rule or a requirement to provide signage but would be a matter that the Council would consider upon receipt of an application to establish a building. Furthermore, the submitters question whether it is the responsibility of property owners to provide way-finding signage and consider that it should be the responsibility of the Council to ensure consistency and equitability given that not every property developer/owner will be required to provide such signage.

The submitters support the intent that all buildings are at least a controlled activity and that signage to identify buildings and activities should be a matter to which Council has reserved its control.

Relief Sought:

- (i) Amend 10.6.3.2 Controlled Activities i as follows:
i Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone
- (ii) *Buildings in respect of design, appearance, signage and servicing requirements within the Isle Street sub-zone, (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)*
- (iii) And any consequential amendments.

Submission Point 9

Provision: 10.6.3.2 Controlled Activities

iii Premises Licensed for the Sale of Liquor

(a) *Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor:*

- *To any person who is living on the premises*
- *To any person who is present on the premises for the purpose of dining.*

.....

The provisions are **opposed in part**.

Reasons:

The sale of liquor in the Isle Street sub-zone between 7am and 11pm is a permitted activity as it is not subject to any rule or standard, and between 11pm and 7am is a controlled activity.

The rules do not recognize that if the rezoning proceeds, Isle Street will be transitioning from a residential zone to a town centre zone. The sale of liquor is often associated with noise and

this is often more of a concern late at night, although it is acknowledged that noise associated with the sale of liquor is subject to a separate standard. The Council requires activities wishing to sell liquor between the hours of 11pm and 7am to seek consent but only as a controlled activity, the Council cannot decline any such application. Furthermore, the written approval of affected persons is not required, and therefore any residential neighbours who may nevertheless be affected, would not be consulted.

Rather than this very permissive approach, the submitters seek that the sale of liquor in the Isle Street sub-zone between the hours of 11pm and 7am should be listed as a Restricted Discretionary Activity. This would ensure that the Council could decline applications if they considered effects on the environment and on any persons to be unacceptable. The submitters consider this to be necessary in an area that is dominated by residential activities and that will likely be in a transitional phase for some time. They also seek that the written approval of affected persons at least remain an option for the Council.

The submitters also seek that the sale of liquor in the Isle Street sub-zone between the hours of 7am and 11pm be a Controlled Activity to ensure such activities are subject to consideration by the Council and potentially conditions imposed.

Relief Sought:

- (i) That the following rule be included in the Plan:

10.6.3.2 Controlled Activities

iii Premises licensed for the Sale of Liquor within the Isle Street sub-zone

(c) Premises within the Isle Street sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 7am and 11pm with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.

- To any person who is living on the premises;*
- To any person who is present on the premises for the purpose of dining.*

- (ii) *10.6.3.3 Discretionary Activities*

(v) Premises licensed for the Sale of Liquor within the Isle Street sub-zone

Premises within the Isle Street sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.

- To any person who is living on the premises;*
- To any person who is present on the premises for the purpose of dining.*

- (iii) And any consequential amendments.

Submission Point 10

Provision: 10.6.3.2 Controlled Activities

iv Visitor Accommodation

Visitor Accommodation in respect of:

- (a) Building external appearance*
- (b) Setback from internal boundaries*
- (c) Setback from roads*
- (d) Access*
- (e) Landscaping*
- (f) Screening of outdoor storage and parking areas.*

*And, in addition, in the **Town Centre Transition sub-zone** and the Lakeview sub-zone and the Isle Street sub-zone in respect of:*

- (g) The location of buildings*
- (h) The location, nature and scale of activities on site*
- (i) The location of parking and buses and access*
- (j) Noise, ~~and~~*
- ~~(k) — Hours of operation~~*

.....

The provisions are **supported**.

Reasons:

The proposed additional assessment matters of: location of buildings; location, nature and scale of activities on site and location of parking and buses and access and noise are supported. These proposed matters enable the Council to consider a wide range of matters and may helpfully provide for the protection of existing amenity values on adjoining sites.

The Plan Change proposes to remove 'hours of operation' from the list of matters of control. The submitters accept this, acknowledging that it is difficult to enforce for visitor accommodation.

Relief Sought:

- (i) That Rule 10.6.3.2 iv be retained as notified.

Submission Point 11

Provision: 10.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - **Building Coverage**
 - **Historic Building Incentive**
 - **Residential Activities**
 - **Noise**

The provisions are **opposed in part**.

Reasons:

The same rule applies to Controlled Activities in High Density Residential Areas but the submitters consider that exceedance of the noise standards should enable the written approval of affected persons. This is particularly if noise from premises selling liquor after 10pm for consumption on the site is retained as a site standard.

Noise can adversely impact on adjoining sites, affecting the ability to use outdoor living areas and the ability to sleep. The submitters find that potentially affected persons should be notified of applications to exceed the noise standards providing an opportunity to oppose any such application or to seek appropriate mitigation measures to minimize any potential effects.

Relief Sought:

- (i) That Provision 10.6.4 is not amended as proposed.
- (ii) And any consequential amendments

Submission Point 12

Provision: 10.6.5 Site Standards

i Building Coverage

(e) Isle Street sub-zone: Maximum building coverage - 70%

The provision is **supported**.

Reasons:

The plan change seeks building coverage of 70% in the Isle Street sub-zone. This represents a 5% increase from the High Density Residential Zone, which does not present any concerns to the submitters.

Relief Sought:

- (i) That Site Standard 10.6.5.1 I (e) is retained as notified.

Submission Point 13

Provision: 10.6.5 Site Standards

iv street scene

- (e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 metres.
- (f) In the Isle Street sub-zone there shall be no parking of vehicles in front yards.
- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres.

The provisions are **opposed**.

Reasons:

The internal boundary setback represents a reduction of 0.5 metres from the 2 metre setback required under the High Density Residential zone rules. This will provide for large scale development in closer proximity to the submitter's property and whilst a recession plane will also be applied to buildings, the setback should remain at 2 metres. This additional width will assist in mitigating building dominance and overbearing. It is acknowledged that this will potentially reduce the ability to build to 70% site coverage but will assist in minimising effects on existing residential neighbours.

The submitters would accept a change to the wording of the rules that provided for a setback of 2 metres from sites that support a residential unit developed prior to the date the plan change is adopted by QLDC. This would enable protection of existing residential properties whilst ensuring that as the Isle Street block was redeveloped, buildings could be built to a 1.5 metre setback. The submitters acknowledge that this potentially penalises those that are first to redevelop within the Isle Street block but balances that opportunity for development with some degree of amenity protection and maintenance for current owners/occupiers.

The road setback of 1.5 metres represents a significant decrease from the requirement of 4.5 metres under the High Density Residential Zone, although the submitters agree with not permitting parking in the front yard.

Whilst this setback is in-line with a change to a town centre zoning there is no consideration of potential effects on amenity values i.e. noise generated by increased pedestrian activity and development being closer to the road. This is likely to alter the character of the area and result in a loss of existing landscaping yet these matters have not been addressed by the s32 report or the Assessment of Environmental Effects.

Relief Sought:

- (i) Amend Site Standard 10.6.5 iv as follows:

iv street scene

- (e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 4.5 2.5 metres.

- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 4.5 2 metres.

.....

- (ii) Amend the wording of Site Standard 10.6.5 iv to provide for a 2 metre setback from internal boundaries where the subject site is located adjacent to a site containing a residential unit built prior to XXXXXX.

- (ii) And any consequential amendments

Submission Point 14

Provision: 10.6.5 Site Standards

vii Residential Activities

- (e) Residential Activity in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:

A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.

All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.

The provisions are **supported**.

Reasons:

The proposed standard is supported in so far as it will protect new residential buildings.

However, the Plan Change relies on this standard along with the Site Standard 'xv Premises licensed for the sale of liquor' to manage noise from outdoor areas at night but it does not provide protection for existing residential activities. It is acknowledged that it would be difficult to write a rule to require the installation of double glazing in existing residential properties and therefore the submitters seek clarification of and amendments to the noise standards to manage the effects of noise.

Relief Sought:

- (i) That Site Standard 10.6.5 vii Residential Activities be retained as notified.

Submission Point 15

Provision: 10.6.5 Site Standards

xi Building and Façade Height

(e) In the Isle Street sub-zone, the maximum building height shall be 12m above ground level.

(f) In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.

(i) For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.

The provisions are **opposed in part**

Reasons:

The s32 report states 'For the Isle Street sub-zone, the proposed provision will enable an increase in height limits than is currently provided under the current zoning. This will be beneficial in terms of providing for a more efficient use of what is a scarce land resource. Loss of views is managed through providing all landowners in the Isle St sub-zone with the same maximum height limits, resulting in an equitable situation.'

The Plan Change and the s32 report does not recognize the transitional period when some sites are developed in accordance with the plan change and some remain as residential activities. To simply state that providing all landowners with the ability to build to an increased height limit addresses the issue of loss of views is erroneous.

The plan change should be accurate and state that the proposed rezoning and future development will result in a loss of views for some, and then assess the costs and benefits of this. For example, the loss of views may be compensated by the ability to more intensively develop sites for high density residential, visitor accommodation or commercial activities. However, there will be a transition period when some existing residential properties are effectively built out and lose their views. This is inevitable as the zone transitions to supporting a higher density of development. There is little that can be done to mitigate this effect, although the rezoning may result in an increase in the value of sites given the extra development potential.

As shown on the models in Appendix 1 (development built to meet minimum standards including the 2 metre roof bonus), the recession planes will ensure that building bulk is stepped back from site boundaries but the result is still a large scale building that would dominate the outlook from the submitter's property and generate significant shading effects, particularly from a building on the site to the east. There may also be a perceived increase in building dominance and loss of privacy.

The submitters accept some loss of amenity but seek that the maximum height limit be 10 metres given the existing character of the zone and that this would still enable a denser form of development. They also consider it reasonable that at the periphery of the town centre zone, development should be less dense with a graduating building height. The submitters note that a 10 metre height limit will still generate significant shading of their site and potentially reduce privacy levels.

Relief Sought:

- (i) Amend Site Standard xi Building and Façade Height as follows:
 - (e) In the Isle Street sub-zone, the maximum building height shall be ~~42~~ 10m above ground level.
 - (f) *In the Lakeview ~~and Isle Street~~ sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.*
- (ii) And any consequential amendments.

Submission Point 16

Provision: 10.6.5 Site Standards

XV Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone.

- (a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) night-time (2200 to 0800 hrs) 50 dB LAeq(15 min)
 - (ii) night-time (2200 to 0800 hrs) 70 dB LAFmax
- (b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.
- (e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include

helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

The provisions are **opposed**.

Reasons:

The s32 report states that *'The existing noise rules District Plan for the Town Centre zone for the town centre zone are appropriate to enable most activities envisaged in the plan change area, subject to reasonable design and standard noise control measures. However, the existing town centre noise rules do not allow for bars and restaurants to operate after 2200h with outdoor areas, which as a minimum are required for smokers but are also desired for vibrancy. Therefore, the proposed provision provides for bars operating after 2200h to be assessed on a case-by-case basis as a discretionary activity and via a non-notified resource consent process.'*

Standard 10.6.5.1 xv is a site standard. If it was proposed to establish a bar including erecting a building that met this site standard, the bar would be a Controlled Activity and could not be declined, although conditions could be imposed. If the site standard was not met, the activity would become a Restricted Discretionary Activity. If a bar was established within an existing building and met this site standard, it would be a permitted activity. There is no provision for consideration on a case by case basis as a Discretionary Activity.

In the submitter's view the site standard is inappropriate. The standard essentially provides an 'easier' consent path for bars that cannot meet the proposed night time noise standards. Non-compliance with the night time noise standards by a premise selling liquor would require consent as a Restricted Discretionary Activity. Non-compliance with the night time noise standards by any other activity including a bar operating an outside area in the Town Centre that could not meet the noise standards would require consent as a Non-Complying Activity.

The submitter's have noted a potential issue with the standards. The s32 report states that the existing noise standards do not provide for bars to operate outside areas and consent is always required as a Non-Complying Activity. However, the existing night time and proposed night time noise standards are the same (albeit under the proposed plan change, night time noise from bars is now subject to a potentially easier consent process). We are not sure if this was the intent of the Plan Change and request that this should be clarified by the Council at the hearing.

The submitters consider that noise from bars and subsequent noise from patrons leaving such establishments can cause sleep disturbance and anxiety, particularly for those who live alone. To essentially provide an easier consent path for such activities to establish and operate outside areas after 10pm in an area that is transitioning from residential to town centre is considered by the submitters to be unacceptable. They seek that the rules of the Plan are amended to reflect the intent of the Plan Change as described in the s32 report, that external areas of bars that wish to operate after 10pm are assessed as a Discretionary Activity.

The submitters also seek that the Council clarifies that 'non-notified' does not remove the need for neighbours written approvals. This would not be supported when noise can potentially generate adverse effects on adjoining sites and there should be an opportunity to oppose or otherwise influence the outcome of applications. There may also be the potential to agree mitigation measures that could reduce adverse effects.

Relief Sought:

- (i) Delete any reference to the Isle Street sub-zone from Site Standard 10.6.5 xv.

- (ii) Include a new Discretionary Activity as follows:

10.6.3.3 Discretionary Activities

V Noise from Premises Licensed for the Sale of Liquor in the Isle Street sub-zone.

(a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i) night-time (2200 to 0800 hrs) 50 dB LAeq(15 min)

(ii) night-time (2200 to 0800 hrs) 70 dB LAFmax

(b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.

(e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

- (iii) And any consequential amendments

Submission Point 17

Provision: 10.6.5.2 Zone Standards

i Building and Façade Height

In the Isle Street sub-zone where:

- a site is greater than 2,000m² in area; and

- has frontage to both Man Street and Isle Street

then the maximum building height shall be 15.5m above ground level.

- The maximum height for buildings on Lot 1 DP 15307 shall be defined by the measurements and images held with the electronic file described as Lot 1 DP 15307– Building Height. Refer Appendix 4 – Interpretative Diagrams, Diagram 8, except that the height of any lift or plant tower on Lot 1 DP 15307 shall be permitted to exceed this height limit by up to an additional 3metres, provided that the area of that additional over-run shall have a total area of no more than 40m² and shall be located at least 10 metres from a road boundary.
- For land legally described as Sections 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP 444132, and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights.
- This rule does not apply to the Lakeview sub-zone.

The provisions are **opposed**

Reasons:

The s32 report states that buildings on sites greater than 2000m² and that have frontage to both Man and Isle Streets that wish to take advantage of the 15.5m height limit will be assessed on a case by case basis as a Discretionary Activity. This is clearly not the case.

Any building which complied with the proposed zone standard would be assessed as a Controlled Activity and could not be declined. If a building could not comply with the zone standard, consent would be required as a Non-Complying Activity.

The submitters consider this to be a significant change for existing residents and one that would require the amalgamation of sites. The diagram in Appendix 1 illustrates the effect of the rule. It is assumed that the recession plane standard would apply to any building proposed under this zone standard but just in case, a potential scenario has been modelled with and without the recession planes applied.

It is noted that such a building, even if stepped down the site would be visually dominating and if such a building was erected either side of an existing residential site would cause significant effects on access to sunlight, visual amenity and privacy. Furthermore, there is no continuous facade rule or similar requiring building length to be broken, for example every 16 metres and stepped back 2 metres providing relief from building bulk as currently applies in the High Density Residential Zone. As such, the submitters find that effectively encouraging the amalgamation of sites to achieve a 15.5 metre height limit is not appropriate in this zone and would generate significant adverse effects on adjoining sites. The submitters do however acknowledge that design and appearance would be a matter for consideration under the Controlled Activity discretion. However this would not allow an application to be declined whatever the potential effects on an adjoining property.

Relief Sought:

- (i) Delete Zone Standard 10.6.5.2 I (a) Bullet Points 7 to 10 inclusive.
- (ii) And any consequential amendments

Submission Point 18

Provision: 10.6.5.2 Zone Standards

ii Noise

The provisions are **supported**.

Reasons:

The noise standards are supported, acknowledging that they do not apply to premises licensed for the sale of liquor to be consumed on a site in the Isle Street sub-zone between the hours of 2200 to 0800hrs. The submitters are supportive of the non-complying activity status if activities cannot meet these standards.

Relief Sought:

- (i) Retain Zone Standard 10.6.5.2 ii as notified.

Submission Point 19

Provision: 10.6.5.2 Zone Standards

iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone

(i) Retail activities in the Lakeview sub-zone and the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m² per tenancy.

The provisions are **supported in part**.

Reasons:

The submitters support the intent that the Isle Street sub-zone provides for small to medium scale retail activities and not 'big box'. However, the plan change documentation has consistently referred to commercial activities but as proposed only retail activities are limited in scale and a large office block could establish as a controlled activity. The submitters therefore seek that the rule is amended to refer to commercial activities to reflect the intent of the plan change.

Relief Sought:

(i) The Zone Standard 10.6.5.2 iv is amended as follows:

(i) Retail activities in the Lakeview sub-zone and the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m² per tenancy.

(ii) ~~Retail~~ Commercial activities in the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m² per tenancy.

Marjory Jane Pack and John Allen wish to be heard in support of their submissions.



Claire Kelly, for and on behalf of Marjory Jane Pack and John Allen
10th October 2014

Address for Service Marjory Jane Pack and John Allen

C/- Boffa Miskell Limited

PO Box 110

Christchurch 8150

Attention: Claire Kelly

Email claire.kelly@boffamiskell.co.nz
Telephone (03) 366 8891 (03) 353 7561 DDI

APPENDIX 1: MODELLING OF RULES

Site 1:
 Site Area: 460m²
 Coverage target: 70% - 322m²
 Coverage achieved: 315²
 Setback: 1.5m
 Recession plane: 5m/45° all but North
 Maximum height achieved: 12.6m

Site 2:
 Site Area: 570m²
 Coverage target: 70% - 399m²
 Coverage achieved: 420²
 Setback: 1.5m
 Recession plane: 5m/45° all but North
 Maximum height achieved: 13.6m

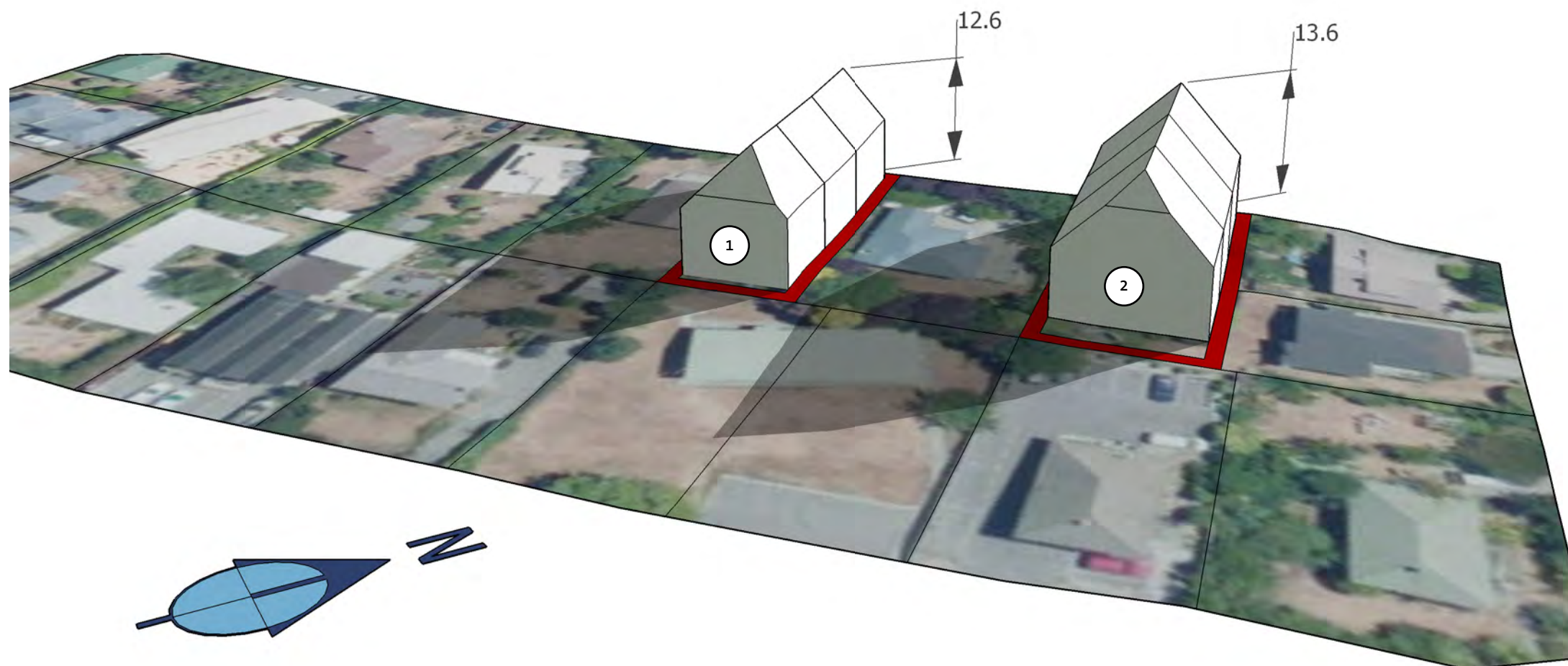


Image showing resulting buildings, shadows shown at 12pm mid-winter

Site 1:
 Site Area: 460m²
 Coverage target: 70% - 322m²
 Coverage achieved: 315²
 Setback: 1.5m
 Recession plane: 5m/45° all but North
 Maximum height achieved: 10m

Site 2:
 Site Area: 570m²
 Coverage target: 70% - 399m²
 Coverage achieved: 420²
 Setback: 1.5m
 Recession plane: 5m/45° all but North
 Maximum height achieved: 10m

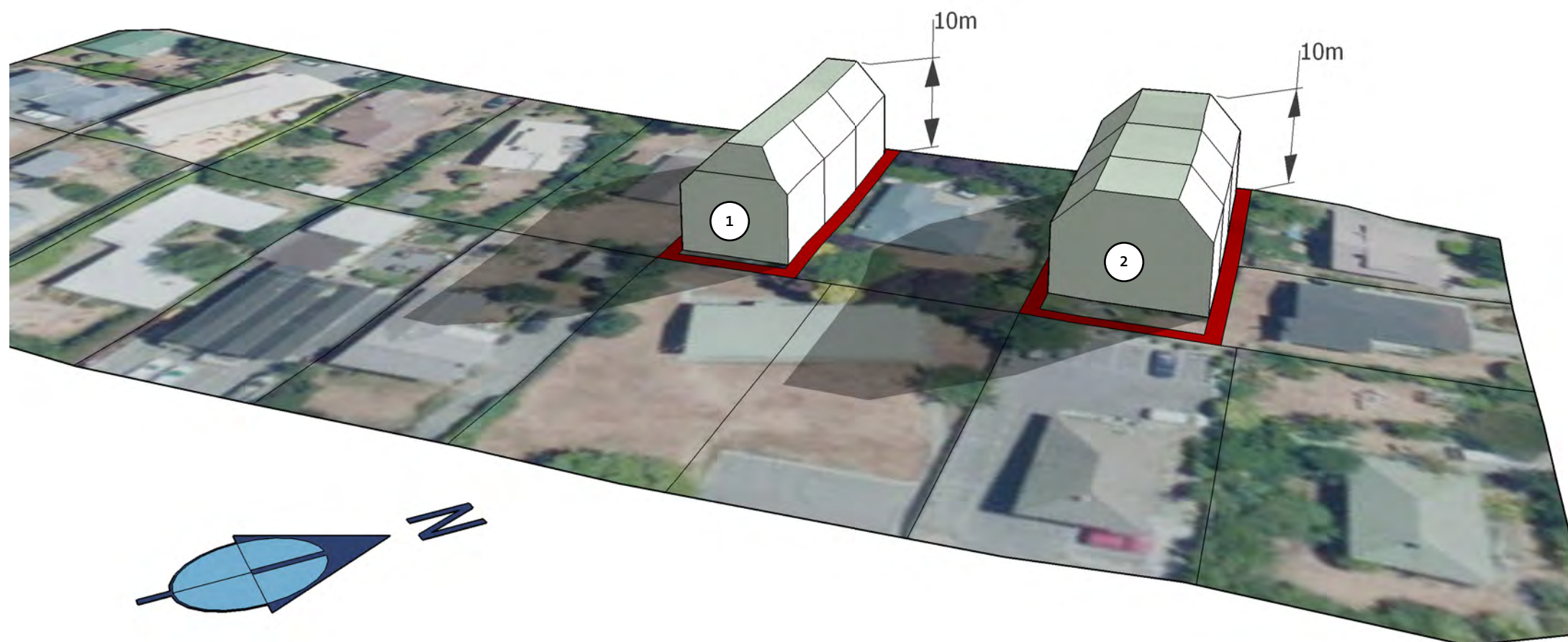


Image showing resulting buildings, shadows shown at 12pm mid-winter

Site 3:
 Site Area: 2191m²
 Coverage target: 70% - 1533m²
 Coverage achieved: 1521m²
 Setback: 1.5m
 Recession plane: 5m/45° all but North
 Maximum height achieved: 15.5m

Site 4:
 Site Area: 2758m²
 Coverage target: 70% - 1930m²
 Coverage achieved: 1926²
 Setback: 1.5m
 Recession plane: No recession plan
 Maximum height achieved: 15.5m

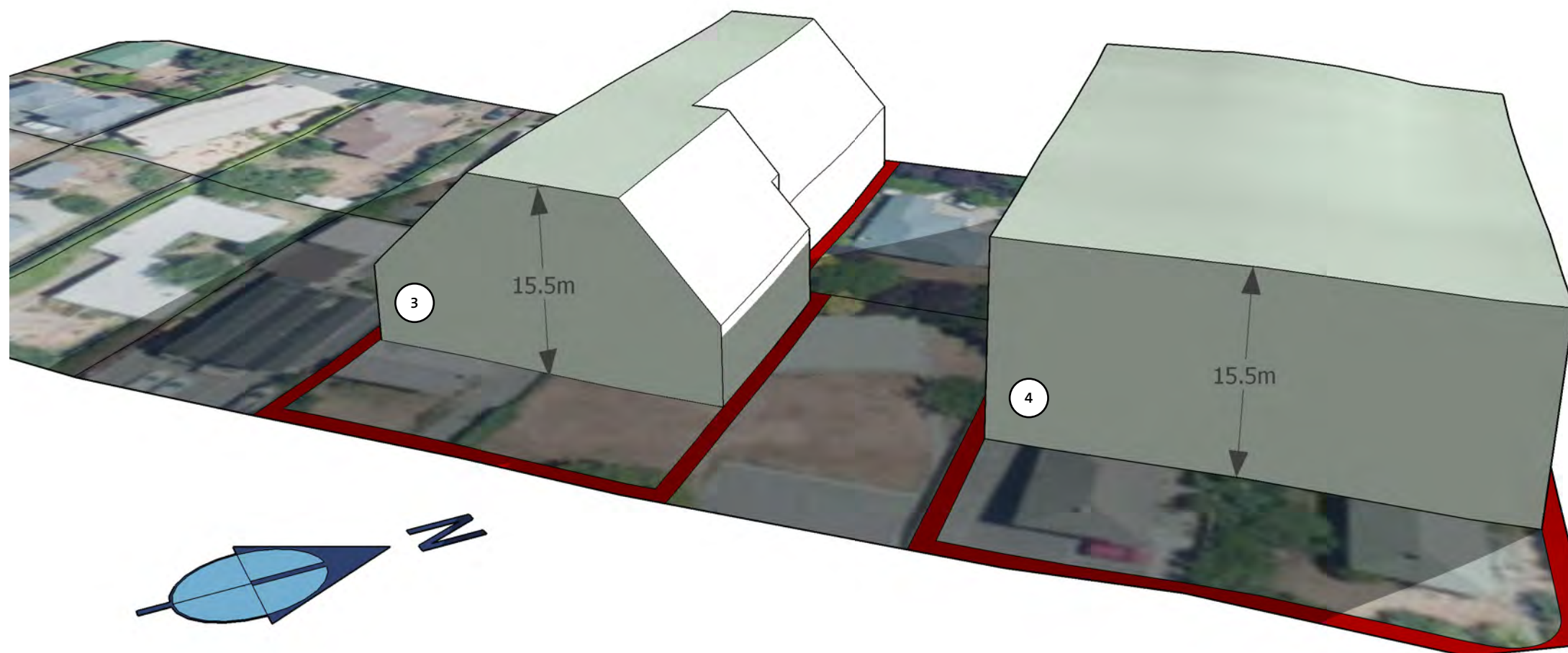


Image showing resulting buildings, shadows shown at 12pm mid-winter

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Margaret (Peg) Walker

Phone Numbers: Work _____ Home 4429039 Mobile _____

Email Address: Peg.Walker@xtra.co.nz

Postal Address: 36 Man Street Post Code: 9300
Queenstown

PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The rezoning of the properties located within the Beach, Man, Hay and Lake Street block from High Density Residential to Queenstown Town Centre.

My submission is (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the rezoning of the Beach, Hay, Lake and Man Streets to Queenstown Town Centre.

The reason for opposing the change is that as a residential use the change will cause my rates to increase and will make it difficult for me to remain in the house I have lived in for 63 years.

The section 32 report provides minimal reason to justify the change of zoning and apart from stating that commercial uses on the Beach Street frontage would provide an entrance to the town centre and that it is logical to extend the town centre into this block there is no other information. There is no other information provided to show the benefit of the rest of the block becoming Queenstown Town Centre. This is not a strong justification to change the zoning.

The change to the Queenstown Town Centre also removes the need for any provisions of carparking being provided on site. This change would add to the problems of parking that already exists outside my property now. There is no carparking available for people to park when they come to visit me due to workers in the town centre parking outside my property all day and most of the night . Changing the zoning to Queenstown Town Centre without containing carparking provisions is not good planning and will increase the parking problem in the area. With a significant part of the site being used as a hotel the provision of carpaking on site is important and needs to be retained.

If the Queenstwon Town Centre is approved there is a need to amend the plan provisions relating to height under 10.6.5.2. The height provisions do no include any provisions for section 10, 11 and 18 Blk VIII. These sections need to be added to the following clause

“For land legally described as Section 14,15,16,17 Block VIII Town of Queenstown, Lots 1 and 2 DP444132 and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights.”

I seek the following from the local authority (give precise details)

To decline the rezoning of the block of Beach, Hay Lake and Man Streets to Queenstown Town Centre.

If approved the amendment of the height provisions as outlined above.

I DO wish to be heard in support of my submission.

I WILL **NOT** consider presenting a joint case with others presenting similar submissions.

M. E. Walker
Signature – (to be signed for or on behalf of submitter) **

10-10-14
Date

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



10 October 2014

File ref: 33002-106

The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
Queenstown

Attention: Policy Team

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA
QUEENSTOWN LAKES DISTRICT COUNCIL PLAN CHANGE 50: EXTENSION TO
QUEENSTOWN TOWN CENTRE**

1. **This is a submission on:** Plan Change 50 – Extension to Queenstown Town Centre
2. **Heritage New Zealand could not gain an advantage in trade competition through this submission.**
3. **Heritage New Zealand's submission relates to the following matters in relation to the proposed plan change:**
 - Recognition of the heritage values of the Thompson St cribs as discussed in the Heritage Impact Assessment and Addendum prepared by New Zealand Heritage Properties Ltd;
 - Recognition and status of existing protected heritage trees in the plan change area;
 - Potential effects on the Queenstown Cemetery as a result of the proposed Lakeview sub-zone.
4. **Heritage New Zealand's submission is:**

Please refer to the table attached as Appendix A
5. **The reasons for Heritage New Zealand's position are as follows:**

Please refer to the table attached as Appendix A
6. **Heritage New Zealand seeks the following decision from the local authority:**

Please refer to the table attached as Appendix A
7. **Heritage New Zealand wishes to be heard in support of our submission.**

Write to: Otago/Southland Area Office, Heritage New Zealand, PO Box 5467, DUNEDIN 9058
Visit: 4th Floor, Queens Building, 109 Princes Street, DUNEDIN; **Tel:** 03 477 9871; **Fax:** 03 477 3893
Email: infodeepsouth@heritage.org.nz **Web:** www.heritage.org.nz

Yours sincerely



pp

Bruce Chapman
Chief Executive

Address for service:

Jane O'Dea – Heritage Advisor Planning
Heritage New Zealand Otago & Southland Office
PO Box 5467
Dunedin 9058
jodea@heritage.org.nz
DDI: 03 470 2366

Attachments: Appendix A

Write to: Otago/Southland Area Office, Heritage New Zealand, PO Box 5467, DUNEDIN 9058
Visit: 4th Floor, Queens Building, 109 Princes Street, DUNEDIN; Tel: 03 477 9871; Fax: 03 477 3893
Email: infodeepsouth@heritage.org.nz **Web:** www.heritage.org.nz

Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

Strike eg. abc = delete text

Underline eg. abc = additional text

Provision/Issue	Support/Oppose	Comments	Relief Sought
Thompson St cribs	Neutral	<p>Heritage New Zealand notes that the Heritage Impact Assessment (HIA) accompanying the plan change request identifies the presence of heritage cribs, the best examples being located on Thompson St. The report notes that 'these should be retained where possible, or at least recorded prior to removal to the equivalent of a Level 4 from the Heritage New Zealand building archaeology guidelines (AGS1 Guidelines for investigation and recording of buildings).'</p> <p><i>'These cribs reflect an important period in Queenstown's development as a tourist destination. They represent the genesis of Queenstown's tourism industry where it was more nationally focussed with domestic tourism. These domestic tourists/families visited Queenstown and stayed in holiday houses and cribs. These cribs could be seen as a remnant of this activity. Their protection thus far has been afforded by the leasehold nature of the land thus represent a 'heritage complex'. This heritage complex in not protected under the current legislation however, under the terms of the QLDC District Plan such items could be considered to have heritage value . . .</i></p> <p><i>There is a large selection of characteristic cribs within the Freehold Block however the best example would be the two rows of cribs running from the corner along Thompson Street in front of the Lakeview development site (Figure 58 and Figure 59, Table 9). These features have been previously identified as significant heritage features not currently protected under any legislation (Cawte and Moyle 2013). The cribs most likely date from the</i></p>	<p>That the Council considers the following options in relation to the Thompson St cribs:</p> <ol style="list-style-type: none"> 1. Inclusion of one or more of the cribs in the District Plan Inventory of Protected Features as a representative example from an important period of Queenstown's development, or; 2. Facilitate relocation of the cribs.

Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

		<p><i>mid-twentieth century and are characteristic of the emergence of Queenstown as a holiday destination. They allow visitors to interpret Queenstown's more recent past and their loss would mean a loss of character and historical understanding of the emergence of Queenstown as a holiday destination. They represent the most significant visual change of the block from primary industry use with minimal permanent occupation to an extensive and almost instant full time human occupation. Furthermore, they also represent visually the change of holiday behaviour from the 1940s to 1960s when 'holidaymakers' were primarily locals with family cribs to the 2000's where hotels, motels and backpackers are the accommodation of choice for foreign 'holidaymakers' (McClure 2012; Adamson 2008). In isolation or in an alternative environment, the character of these cribs diminishes however some form of recognition of their value should be considered.</i></p> <p>Heritage New Zealand notes that the Assessment of Environmental Effects states that the Thompson St cribs are in the process of being recorded as recommended in the Heritage Impact Assessment. Whilst Heritage New Zealand supports this recording if the removal of the cribs must occur; given their identified heritage significance in their current location, Heritage New Zealand would encourage the Council to consider options for the retention of a small number of the Thompson St cribs as representative examples of this period of Queenstown's development from domestic tourism based into a major international tourist destination.</p> <p>If retention is not possible Heritage New Zealand encourages the</p>	
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Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

Queenstown Cemetery	Neutral	<p>Council to facilitate the relocation of the cribs in order to avoid their demolition.</p> <p>Figure 3 Lakeview sub-zone Height Limit Plan provides the opportunity for increased building height (up to 12m) on land adjacent to the Queenstown Cemetery. The plan change also allows for greater site coverage.</p> <p>It is noted that part of the land adjoining the cemetery is designated as a holiday park and the AEE states that the existing designation will not change. It is recognised that this land may not be developed as densely as the adjoining privately owned land.</p> <p>Whilst the cemetery is recognised in the Inventory of Protected Features as a Category 2 heritage item, the heritage rules are not able to influence the form of development on adjoining sites.</p> <p>The Queenstown Height Study included in the application notes that:</p> <p><i>‘Opportunity for increased height is also recognised in the Brecon Street area, but the potential increase is limited by Queenstown cemetery and the prominence of the area in important view shafts and vistas . . . Crucial to this study are the heritage values of the cemetery, which include the gravestones and monuments and the stories they have to tell about the history of the town, but also the physical setting high on the lake beach terrace with views out to the mountains and the town.’</i></p>	<p>That the proposed provisions incorporate reference to the importance of the setting and surroundings of Queenstown Cemetery and include appropriate provisions for maintaining the quality of the cemetery’s setting and relationship to its wider context. Such provisions could include additional height restrictions/guidelines</p> <p>Such provisions should be based on professional advice, for example from a landscape architect or urban designer.</p>
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Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:
 Strike eg. ~~abc~~ = delete text
 Underline eg. abc = additional text

		<p>It is not particularly clear how the issues identified in the report have been addressed in the proposed plan change provisions.</p> <p>The effects of adjoining development on the setting of the cemetery should be taken into consideration as part of the plan change. It is important to ensure that the cemetery is not marginalised by overly dominant buildings and lack of connection to the wider zone.</p> <p>This will be of particular concern if Cemetery Rd is stopped in the future and this land becomes available for development.</p>	
Heritage Trees	Neutral	<p>The HIA identifies two groups of heritage trees which benefit from protection by virtue of their recognition in the District Plan Inventory of Protected Features (references 198 & 214). The heritage significance of these trees is outlined in the HIA as follows:</p> <p><u>'8.2.1 Reference Number 214, QLDC District Plan</u> <i>Ref. No. 214 (QLDC District Plan) is comprised of several protected trees within the rezoning area, Block XX, Section 3 (Figure 56, Table 7). The group of trees includes two mature wellingtonia trees (Sequoiadendron giganteum), six oaks (Quercus robur), and four cedars (Cedrus deodara). These are almost certainly related to the McConnachie and Rowell's use and ownership of the site for their arborist business and their commitment to beautifying Queenstown with trees. Continued protection under the QLDC District Plan is important. Not only are they remnants of early town planning to create an</i></p>	<p>That sub-paragraph 11 of the 'Explanation and Principal Reasons for Adoption' section associated with 'Objective 2 – Amenity' be expanded as follows:</p> <p><i>The town centres of Queenstown and Arrowtown contain many of the identified heritage buildings and structures of the District. <u>These areas also contain significant heritage trees which provide a visual reminder of attempts by the District's early settlers to enhance and beautify public spaces.</u> The policy in respect of these complements the District wide heritage policies regarding protection of heritage items by encouraging not only the retention of buildings and structures, <u>and heritage trees but also those more basic elements and characteristics of the built form of the town centres, such as road layout and width, site width, service lanes and pedestrian</u></i></p>

Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:
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	<p><i>aesthetically pleasing treed environment within the town centre but they also provide the easiest form of interpretation for the public. Their large size is instantly identifiable as 'old age' and being there a 'long time', meaning the public can understand the time depth of Queenstown's existence.</i></p> <p>8.2.2 Reference Number 198, QLDC District Plan <i>Ref. No. 198 (QLDC District Plan) is four protected mature cedars (Cedrus deodara) in James Clouston Memorial Recreation Reserve within the rezoning area, Block XXXII (Figure 57, Table 8). The trees run alongside Man Street and Hay Street. Their planting is likely to be related to the early establishment and use of the block as a recreation reserve for the people of Queenstown. The continued protection of these trees under the QLDC District Plan (in conjunction with those above) is important as discussed above in Section 8.2.1.</i></p> <p><i>... the extant survey emphasises a high level of significance of the existing protected trees. These trees are not only the lone visual remnants of the original and primary purpose of the two blocks as public reserves, but also the 'arbormania' that swept through the town and the importance the citizens placed on having an aesthetically pleasing green town. In heritage terms, these large trees also provide the easiest form of interpretation for the public. A large tree is quickly identifiable as being of 'old age' and being there a 'long time'. It is important that all the trees currently protected under the district plan should continue to enjoy the protection for future generations . . . The heritage trees should be considered the most important lasting remnant of the use of the blocks and be kept under district plan</i></p>	<p><i>linkages.</i></p> <p>And that section 10.2.4 Objective 2, Implementation Methods (i)(b) be expanded as follows:</p> <p><i>Protection and recognition of historic buildings and precincts and <u>significant heritage trees</u> by way of Objectives, Policies and Rules and inclusion of assessment matters in the District Plan.</i></p> <p>And that the second paragraph of the 'Explanation and Principal Reasons for Adoption' section of 10.2.4 Objective 2 be expanded as follows:</p> <p><i>While much of the built form of the town centre is recent, there are still a number of important historical elements including narrow streets, small frontage sites, low scale of development and <u>façade continuity</u>. and <u>a number of historic buildings and significant heritage trees.</u></i></p> <p>And that section 10.2.4 Objective 3 Policy 3.2 be expanded as follows:</p> <p><i>3.2 Achieve an urban environment and built form that responds to the site's location and creates an attractive, vibrant and liveable environment that <u>retains tangible connections with the past and is well connected with the town centre.</u></i></p> <p>And that section 10.2.5 (xvii) is expanded as follows:</p>
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Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

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		<p><i>protection</i>.</p> <p>Given the identified significance of the trees as a tangible reminder of the use of this area as a recreation reserve for the people of Queenstown; and the beautification initiatives of the early residents, Heritage New Zealand considers that the protected heritage trees deserve explicit recognition in the provisions of the proposed plan change. It is acknowledged that Policy 2.8 seeks to recognise and enhance heritage characteristics, however Heritage New Zealand considers the Plan would be strengthened by direct reference to heritage trees in the supporting text of this section.</p>	<p><i>Protection and preservation of important historic buildings and heritage trees which contribute to the identity of the town and which help to define its cultural tradition.</i></p>
Archaeology	Neutral	<p>The HIA submitted as part of the plan change request notes the likelihood of archaeological remains being present in certain areas covered by the plan change. Any development will need to comply with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. In addition, Heritage New Zealand is comfortable that the District Plan's earthworks provisions will provide for adequate consideration of archaeological resources as part of future development proposals.</p>	None

Craig Stobo
77 Shelly Beach Rd
St Marys Bay
Auckland 1011
10 October 2014

021 733751
09 3766841
stobo@xtra.co.nz

The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
Queenstown

Dear Sir,

Re: Submission on a publicly notified Plan Change-Plan Change 50

I/We could not gain an advantage in trade competition through this submission;
I/We are directly affected by an effect of the subject matter of the submission

The following submission relates to the Council's proposed Plan Change 50. We are ratepayers at 28 Isle St and therefore fall within the proposed Isle St sub zone.

Introduction

As per our earlier correspondence we have supported Plan Change 50 subject to more details on the proposed changes in the Isle St zone. However we now note that Plan Change 50 directly contravenes the QLD Management Strategy 2007 principle 2, strategy 2 of "no further expansion beyond the current zone boundaries". It is disconcerting to see that clear agreed consensual strategy challenged after only seven years.

Furthermore we find the rationale for extending the Town Centre zone to be ill-founded. The rezoning drivers from the McDermott Miller report seem to be
"-growth in the Queenstown town centre is constrained"-
-avoid a reduction in range of quality and products on offer..to visitors without vehicles"
-increase the range and quality of products on offer to assist growth"

This doesn't address the economics of the best use of the town centre land. CBD land is increasingly expensive and rental costs for businesses servicing local residents are high. Landlords will want to get the highest and best value use of their land. Retail including bulk retail will inevitably continue shift to larger cheaper sites such as Gorge Rd and Remarkables Park (the zoning of which has been approved by Council!!) where there is room to expand. The Queenstown town centre will increasingly be servicing tourists who have different spending profiles. The Plan Change does not acknowledge that normal commercial services businesses and retail businesses servicing residential needs will inevitably shift to cheaper sites requiring transport solutions, while tourism businesses are unlikely to shift away due to the features of the lake and its infrastructure/gondola etc. The nature of the businesses in the cbd are changing and should be seen as complementary. Perversely by extending the Town Centre may even mean that in the short term current cbd businesses will shift to the cheaper Isle St sub zone leaving the core cbd vacant.

Lakeview site specifics

1. We have no comments on the plan change for the convention centre, but we do want businesses (who will benefit) to be rated to pay for it not residents, and we do not support a location of a casino to the site.

2. We do not support the change to allow buildings up to 26m high up against the Ben Lomond Reserve. It would be visually disastrous.

3. We want confirmation that the Clouston Reserve at the corner of Man and Hay Sts will remain a reserve.

Isle St sub zone specifics.

1. We note that the proposed mixed use is intended to be of a "high quality", but there is very little explanation of what this means, and whether existing ratepayers have to change to this "standard". Please explain.

2. We note that the new rules inexplicably permit a height of 12m above the ground level for "everyone", but then 15.5m for anyone on the Isle and Man corner if they have 2000sq m. Why does the latter have a different application? Please explain.

3. Why no parking in front yards?. Does that apply to new buildings or existing buildings? Does it apply to parking in back yards or side yards? Please explain.

4. Please explain why there is no recession plane restrictions for the north/north east aspects of sites?

5. We wish to have any bars wishing to operate after 2200hrs to apply for this in a notified basis. We do not support non-notification.

6. The height and noise changes on the Beach St zone will affect us. Please explain how the changes have been managed to limit impact on us.

I do wish to be heard in support of my submission.

Regards

Craig Stobo

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Publicly Notified Plan Change
50

AND

IN THE MATTER of a Submission by Skyline
Enterprises Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QLDC
18 OCT 2014
QUEENSTOWN

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Skyline Enterprises Limited

PHONE NUMBER: 03 441 0377 (work)

EMAIL ADDRESSES: Jeff.Staniland@skyline.co.nz

POSTAL ADDRESS: Skyline Enterprises Limited
P O Box 17
Queenstown 9348

PLAN CHANGE to which this submission relates to: Plan Change 50.

We **do not** gain an advantage in trade competition through this submission.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

All of Plan Change 50.

OUR SUBMISSION IS: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views):

Skyline Enterprises Limited ("SEL") supports the entire Plan Change 50 ("PC 50") provisions as proposed by the Council.

SEL is a significant commercial player within the Queenstown Lakes District and further afield (both nationally and internationally).

SEL was established in 1966 and has become a major tourism operator in New Zealand. Its success has been largely built on the strength of its gondola and restaurant businesses in both Queenstown and Rotorua. Both operations have become iconic New Zealand attractions.

SEL owns a number of commercial buildings within central Queenstown. Such buildings house a significant number of tenants, ranging from hospitality, accommodation, retail and offices. SEL also owns the Blue Peaks Lodge in Queenstown. SEL has also acquired the Totally Tourism group of companies.

Due to its significant commercial investments, Skyline has a clear interest in seeking to promote central Queenstown as the prime commercial hub of the greater Queenstown Lakes District.

QLDC
10 OCT 2014

SEL agrees with the following statement within the PC 50 documentation:

The Queenstown town centre is also the administrative centre of the District, containing the headquarters of the Queenstown Lakes District Council, the District Court, Queenstown Police Station, primary, secondary and tertiary education schools and a range of other central and local government activities and agencies. It is also the commercial centre of the District where the majority of professional services (legal, accounting, insurance, etc) are located, as well as most of the District's commercial and retail businesses. It is the largest centre of employment in the District. It is therefore an important centre for the local residents of Queenstown and its surrounds, and the distinctive feature of Queenstown is its walkability, both for visitors and residents.¹

SEL also agrees that the over supply of commercially zoned land in the Frankton area, combined with the Queenstown Town Centre Zone ("QTCZ") being at or near capacity in terms of development potential, means that the central business area in Queenstown is at risk in terms of losing its status as the commercial and administrative core of the Wakatipu Basin.

Long term, the Queenstown area as a whole will continue to grow. It is appropriate for the Council at this point in time to explore the suitable expansion of the QTCZ so as to cater for future long term growth, and importantly, in SEL's view, a direct benefit to enhancing the economic and social well being of not only Queenstown's central business area, but the Wakatipu Basin as a whole. Providing further commercially zoned land with a mixed use element will act as a catalyst for retaining businesses in central Queenstown as opposed to relocation to Frankton.

The primary elements of PC 50 are the Lakeview and Isle Street Sub-Zones. SEL considers that these sub-zones will provide a logical framing of the existing QTCZ.

SEL considers the planning and urban design framework for the Lakeview Sub-Zone will create an excellent mixed use area, befitting this important location. Activities such as commercial, visitor accommodation, commercial recreation, community facilities and a convention centre are appropriate for this location.

SEL also considers that the Isle Street Sub-Zone will perform an important role by housing a range of activities as well, but also linking the existing QTCZ to the Lakeview Sub-Zone.

PC 50 proposes to significantly increase the building potential within the subject land, notably increasing building height limits. SEL considers that the location of the Lakeview Sub-Zone and Isle Street Sub-Zone at roughly the base of the Ben Lomond Reserve provides an excellent opportunity to allow higher built form to be absorbed into this setting, without creating adverse effects.

PC 50 provides for the establishment of a convention centre within the Lakeview Sub-Zone. SEL has previously expressed support for a Council initiated convention in this location for the following reasons:

- Central Queenstown provides an environment which is vibrant, colourful and interesting to both locals and visitors due to the historic settlement pattern, built form and importantly, the location next to Queenstown Bay.
- Persons attending conference facilities in central Queenstown will benefit from the easily accessible and vast array of cafes, restaurants, bars and retail outlets which cater for a range of different clientele requirements.
- In close proximity to central Queenstown are a number of large hotels and other accommodation providers. The location of such visitor accommodation facilities will

¹ Section 32 Evaluation Report – Page (i)

10 OCT 2014
QUEENSTOWN

increase the likelihood of persons walking to and from a possible convention centre as opposed to using small vehicles or coaches.

- A range of central Queenstown businesses (and further afield) will directly benefit from the construction and operation of a convention centre in central Queenstown.
- Central Queenstown already has an infrastructure base which can be designed and managed to handle the possible conference centre.
- Central Queenstown is a transportation hub for businesses that have a strong downtown presence but whose activities and operations are carried out elsewhere.

Overall, SEL believes the development of a conference centre within central Queenstown will only help to strengthen the commercial, social and civic role of this urban setting in the context of the Wakatipu Basin.

Overall, through the rezoning as proposed via PC 50, development and associated activities can be undertaken in a controlled and appropriate manner, which in turn will benefit the long term goal of protecting and enhancing the central commercial area of Queenstown.

WE SEEK THE FOLLOWING from the local authority (give precise details):

That PC 50 be approved in its entirety.

We **do** wish to be heard in support of my submission

We **will** consider presenting a joint case with others presenting similar submissions.


 Signature R.J. Standish
 To be signed for and on behalf of a submitter

10th day of October 2014

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Nigel Brown

Phone Numbers: Work Home 03 4429690 Mobile 027 2220681

Email Address: nigel.brown@sothebysrealty.com

Postal Address: P.O.Box 622 Queenstown

Post Code:

PLAN CHANGE to which this submission relates to:

Plan Change 50 Queenstown Town Centre Zone Extension

I gain an advantage in trade competition through this submission.

*I AM

checkbox

** directly affected by an effect of the subject matter of the submission:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Relates to Isle Street sub zone. Specifically the block bounded by Hay, Isle, Brecon and Man Streets.

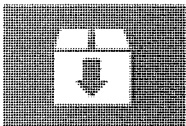
Objecting to car parking provisions.

Objecting to proposed height limits.

Objecting to site coverage.

Objecting to change of zoning.

QIDC 18 OCT 2014 QUEENSTOWN



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

P: 441 0499 E: psubmission@qldc.govt.nz www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views)

Car Parking- The proposed plan change does not allow enough for on site car parking. There is already a problem with lack of parking in the area and the proposed number of parks required will not ease this problem. I understand the reasoning is people staying short term in the area will bus direct from the airport, this will not happen as any accommodation will need independent travellers to maintain their occupancy.

Height- The proposed height limits are totally out of scale for the area especially the 15.5 metres on sites over 2000 square metres. This will lead to significant shading of adjoining properties and Man St itself. The 12 metre proposal on the individual sites is once again too high. The current town centre works because it is mainly flat ground. Once you take into account the sloping sites in the Isle St block the scale of the buildings will be overbearing.

Site Coverage- The proposed site coverage of 70% is far too intensive, this will lead to minimum setbacks between properties. This will basically take away any views of Queenstown Bay and the downtown area from any properties without a frontage on to Man St. The Isle St block is one of the few areas in town which have great views and are within easy walking distance of the town centre.

I seek the following from the local authority (give precise details)

Car Parking- Residential use of any buildings should follow the current high density rules for the block. For non residential use onsite carparking should be required for staff and customers.

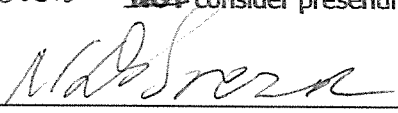
Height- Retain the current high density height limits and rules for the entire block. Alternatively set a 5 metre height restriction on the Man St rear boundaries and allow them a horizontal plane towards Man St to a maximum of 12 metres. For the Lakeview site with frontage to Isle and Hay St there should be a generous setback of say 50 metres or a 7 metre height restriction within 50 metres of the street boundary.

Site coverage- I would like to see a maximum site coverage of 55% which would give more space between the buildings and perhaps encourage lanes and open spaces. The amalgamation of 2000 square metre sites should be a non complying activity as this would mean amalgamating four sites from Isle to Man St and the bulk and scale of this would be overpowering using the proposed heights and rules.

Rates- Any residential use property should be rated on the basis of high density zoning, not town centre.

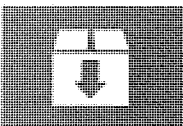
I wish to be heard in support of my submission.

I would ~~NOT~~ consider presenting a joint case with others presenting similar submissions.


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

10/10/14
Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

Submission on Plan Change 50: Queenstown Town Centre Zone Extension

Clause 6 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of submitter: John Thompson, c/o Maree Baker-Galloway/Warwick Goldsmith

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal Address: PO Box 201, Queenstown 9348

1. This is a submission on Plan Change 50: Queenstown Town Centre Zone Extension ("Plan Change").
2. I will not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that my submission relates to are: The entire Plan Change.
4. With the exception of the provisions noted below, I support the Plan Change, as it allows for the expansion of the Queenstown Town Centre, in a way that will provide for high quality mixed use retail, commercial and high density residential developments. .
5. I seek the following decision from the local authority: That the Plan Change be approved, subject to the changes sought below

Provision	Support / Oppose	Reason	Decision Sought
Maximum coverage in site standards – Isle Street Sub-Zone (10.6.5.1.i.e)	Oppose	The maximum coverage in site standards is proposed to be 70% in Isle Street Sub-Zone however this is less than some other areas of the town centre, including new Lake View Sub Zone (80%).	Increase maximum site coverage for the Isle Street Sub-Zone to 80%, and any consequential changes

Acoustic insulation for residential and visitor accommodation activities – Isle Street Sub-Zone (10.6.5.1.vii.e and 10.6.5.1.xvi)	Oppose	The proposed requirement is overly prescriptive. The costs and benefits have not been evaluated. The same restrictions are not imposed throughout the Town Centre Zone.	Delete provisions, and any consequential changes
Noise arising from premises licenced for sale of liquor– Isle Street Sub-Zone (10.6.5.1.xv)	Oppose	In the Isle Street Sub-Zone noise from the premises licenced for sale of liquor is restricted to certain levels, between 10pm and 8am. In the adjacent zone levels are not set, but instead Council may impose conditions on noise, between the hours of 11pm and 7am. The different treatment for the Isle Street Sub-Zone has not been justified.	Amend to standard Town Centre provisions for noise arising from premises licenced for sale of liquor and any consequential changes
Parking requirements (10.6.5.1.iv.f and 14.2.4.1 Table 1)	Oppose	In chapter 10 and chapter 14 (transport) there are specific provisions for parking requirements proposed. These will encourage use of cars and cannot be justified given the already congested town centre roading network that does not cope with current levels of traffic. Furthermore, the same requirements are not imposed on the adjacent Lakeview Sub-Zone – several activities in that zone are proposed to have no minimum parking requirements. There is a parking building just a quarter of a block down Man St from the Isle Street Sub-Zone.	Delete minimum parking requirements and restrictions in the Isle Street Sub-Zone and any consequential changes

Minimum setback from other site boundaries of 1.5m - Isle Street Sub-Zone (10.6.5.1.iv.g)	Oppose	The Isle Street Sub-Zone has minimum setback from side boundaries of 1.5m, (10.6.5.1.g) whereas Town Centre, Transition Sub-Zone and Lakeview Sub-Zone have no such restriction. This cannot be justified.	Delete provisions and any consequential changes
Recession planes Isle Street Sub-Zone (10.6.5.1.xi.i)	Oppose	The recession planes internal boundaries for the Isle Street Sub-Zone appear to be different than the Town Centre, and Lakeview Sub-Zone, without justification. The same provisions should apply.	Delete recession plane requirements for internal boundaries in the Isle Street Sub-Zone and any consequential changes
Maximum zone standard height of 15.5m – Isle Street Sub-Zone (10.6.5.2.i.a)	Oppose	Maximum controlled height is 12m, except in Isle St Sub-Zone where a site that is greater than 2000m ² , and that has frontage on both Man and Isle St, has a maximum zone standard height of 15.5m The requirement to have frontage on both Man and Isle Street to meet this standard is unjustified.	Delete requirement that a site have frontage on both Man and Isle Street, to meet this zone standard and any consequential changes
Maximum retail space is 400m ² per tenancy in the Isle Street Sub-Zone (10.6.5.2.iv)	Oppose	Breach of this standard makes an activity non-complying. Such a stringent status is not justified.	Delete provision and any consequential changes

<p>Assessment Matters: 10.10.2.iii.a, b, c, e, 10.10.2.iv 10.10.2.vii.a 10.10.2.viii.a,b,d,g 10.10.2.xiii.a,d, 10.10.2.xvi.a,c,g, 10.10.2.xvii.a,b,c 10.10.2.xvii.a,b,c,e 10.10.2.xviii.a,b,e,f,</p>	<p>Oppose</p>	<p>There is a sub set of Assessment Matters that are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time. The assessment matters of concern require that a building be designed so that it fits with its surroundings. This is not appropriate given the surroundings for the Isle Street Sub-Zone are single storey old houses, in a zone that contemplates new 12m plus tall buildings for mixed commercial use. The Assessment Matters will hamper the sensible transition of this zone.</p>	<p>Exclude the identified assessment matters for activities within the Isle Street Sub-Zone, where they refer to or relate to adjacent and nearby buildings, streetscape and general location.</p> <p>And any consequential changes</p>
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6. A further ground for the submission points outlined in the above table is that the benefits and costs of the effects of the provisions referred to above in respect of the Isle Street Sub-Zone have not been appropriately assessed or quantified in accordance with section 32, nor have they been assessed with regards to their suitability for giving effect to the relevant policies.
7. I wish to be heard in support of my submission.
8. I will consider presenting a joint case with others presenting similar submissions.



.....
John Thompson
By its duly authorised agents
ANDERSON LLOYD LAWYERS
Per: Maree Baker-Galloway

Address for service of submitter:

Anderson Lloyd

PO Box 201

QUEENSTOWN 9348

Tel 03 450 0700

Fax 03 450 0799

Contact Person: Maree Baker-Galloway

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: TIM McGEORGE

Phone Numbers: Work Home Mobile 0274326732

Email Address: mcgeorge@xtra.co.nz

Postal Address: PO Box 678 QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50

QLDC 10 OCT 2014

I. COULD NOT gain an advantage in trade competition through this submission.

*I. AM ** directly affected by an effect of the subject matter of the submission: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission. ** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The zoning of adjoining land between lake & Thomson St and Main St.



Queenstown Lakes District Council Private Bag 50072, Queenstown 9348 Gorge Road, Queenstown 9300

P: 441 0499 E: pcsubmission@qldc.govt.nz www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I wish to have the proposed provisions altered to include the block of land bound by Lake St, Mann St, Thomson St and Brunswick St. on 3 sides

The present proposal has me surrounded at 48 and 52 Mann St by the new commercial zoning. It makes no sense to me to ~~be~~ commercial as have a piece of high density residential surrounded by commercial.

I seek the following from the local authority (give precise details)

As above.

Q1110
14 OCT 2014

I Do wish to be heard in support of my submission.

I will ~~not~~ consider presenting a joint case with others presenting similar submissions.

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

Date

10/10/2014

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: psubmission@qldc.govt.nz
www.qldc.govt.nz

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Publicly Notified Plan Change
50

AND

IN THE MATTER of a Submission by The Dairy
Guesthouse 2003 Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

GTODD law
LAWYERS & NOTARY PUBLIC

GTODD LAW
Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: The Dairy Guesthouse 2003 Limited
PHONE NUMBER: 03 441 2743 (work)
EMAIL ADDRESSES graeme@gtoddlaw.com

POSTAL ADDRESS: The Dairy Guesthouse 2003 Limited
C/- GTODD LAW
P O Box 124
QUEENSTOWN 9300

PLAN CHANGE to which this submission relates to: Plan Change 50 (Queenstown Town Centre Zone Extension)

I do not gain an advantage in trade competition through this submission.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The whole of Plan Change 50, and more specifically the matters set out in this submission.

MY SUBMISSION IS:

The submitter is the registered proprietor of the multi award winning visitor accommodation complex located at:

- 10 Isle Street, being legally described as Section 8 Blk XII Town of Queenstown. This property is 405m² in area; and
- 21 Brecon Street, being legally described as Section 9 Blk XII Town of Queenstown. This property is 405m² in area.

The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.

The Isle Street Sub-Zone, whilst not given the same focus or detail of assessment as the Lakeview Sub-Zone within the Plan Change documentation, is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site. Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the Queenstown Town Centre Zone and cannot be justified or warranted as forming any part of the Queenstown Town Centre Zone.

Plan Change 50 states that the Isle Street Sub-Zone provides for the expansion of the Queenstown Town Centre Zone by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities

along Brecon Street. This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.¹

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the correct approach. A mixed use approach should allow this area to evolve over time to support the existing Queenstown Town Centre Zone.

However, the proposed building development controls for the Isle Street Sub-Zone are inappropriate and will create significant tension for a mixed use area. Based on this view, the submitter has the following issues with the planning provisions proposed for the Isle Street-Sub-Zone.

The primary building development controls within the Isle Street Sub-Zone which are considered to require further assessment are the proposed building height limit and building setbacks (both from the road and internal boundaries).

In relation to the building height limit, proposed Rules 10.6.5.1(xi)(e),(f) and (i) state the following:

- (e) *In the Isle Street sub-zone, the maximum building height shall be 12m above ground level.*
- (f) *In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.*
- (i) *For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.*

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, particularly properties that front onto Isle Street. In some instances, properties located adjacent to Man Street have been excavated in order to accommodate buildings. If the 'original ground level' is used for such properties, then potentially buildings much higher than 12m could occur when the original ground level is considered as the base point for measuring height. If the 2m roof bonus is used, buildings could be greater than 14m in height from the original ground levels.

For this reason the submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.

The submitter further believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to achieve 12m in height due to the

¹ Section 32 Evaluation Report – Page 10

proposed recession planes. Further, the proposed 2m roof bonus will become redundant for many sites.

The submitter understands the reasoning behind the use of height recession planes. Natural light and the maintenance of some views achieved by such are important. However, the submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes 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 as a result of the proposed rule. The submitter believes this is not an optimal, let alone good, design outcome.

Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub-Zone. These rules state:

- (e) *In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 metres.*
- (f) *In the Isle Street sub-zone there shall be no parking of vehicles in front yards.*
- (g) *In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres.*

The submitter believes that there should be the ability to park vehicles within the road boundary setback. Without such, existing parking pressure in the area will be exacerbated.

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 will create small narrow tunnels between sites, which will most likely end up as dead or redundant spaces. 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 proposed.

The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone. Consideration also needs to be given to potentially providing for a service lane to run through the two blocks (in a central manner).

The submitter believes that the proposed Lakeview Sub-Zone has been subject to a rigorous assessment from an architectural and urban design perspective. Whilst the Clinton Bird Urban Design Peer review addresses the Lakeview Sub-Zone in an effective manner, the actual assessment of the Isle Street Sub-Zone provisions is inadequate and minimal at best.

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning 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 in this area.

Lastly, the submitter believes that the Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub-Zone.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that PC 50 be declined in its entirety, unless and until the specific issues identified in this submission are addressed in relation to the proposed Isle Street Sub-Zone and are properly dealt with in terms of amendments to the proposed provisions of the Plan Change.

I **do** wish to be heard in support of my submission.

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

*as solicitor and duly
authorised agent of
THE DMB CONSULTANTS
LIMITED*

10th day of October 2014

Signature
To be signed for and on behalf of a submitter

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Publicly Notified Plan Change
50

AND

IN THE MATTER of a Submission by Man Street
Properties Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

GTODD law
LAWYERS & NOTARY PUBLIC

GTODD LAW
Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Man Street Properties Limited

PHONE NUMBER: 03 441 2743 (work)

EMAIL ADDRESSES: Graeme@gtoddlaw.com

POSTAL ADDRESS: Man Street Properties Limited
C/- Gtodd Law
P O Box 124
Queenstown 9300

PLAN CHANGE to which this submission relates to: Plan Change 50 (Queenstown Town Centre Zone Extension)

I do not gain an advantage in trade competition through this submission.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The whole of Plan Change 50, and more specifically the matters set out in this submission.

MY SUBMISSION IS:

The submitter is the registered proprietor of the podium level that exists on top of the underground Man Street car parking building. This site is 3961m² in area and legally described as Lot 1 Deposited Plan 399240.

The submitter agrees that due to a shortage of commercial zoned land, the rezoning proposal put forward as part of Plan Change 50 is required and is a logical extension of the Queenstown Town Centre Zone ("QTCZ").

However, the submitter opposes Plan Change 50 in its entirety, unless the Council agrees incorporate into the Plan Change provisions to address a number of existing District Plan rules that relate to the submitter's property. Such rules deal with building height, coverage and setbacks, and restrict the optimum development of the submitter's property.

Further, if these matters are not addressed and the balance of the Plan Change 50 provisions are confirmed such will result in development that will impact adversely on the submitter's site.

The submitter's property is contained within QTCZ and specifically within the Town Centre Transitional Sub-Zone ("TCTZ").

Rule 10.6.5.2(i)(a) (bullet point 6) of the District Plan states the following in relation to the applicable building height limit for the site:

In the Town Centre Transitional sub-zone the maximum building height shall be 8m above ground level, provided that in addition any part of a building may extend up to the maximum permitted height at the nearest point of the sub-zone internal boundary.

Plan Change 50 seeks to rezone a significant amount of land to the north of QTCZ and the submitters land. Together with this rezoning, proposed building height limits will be significantly increased when compared to the current building height limits (either 7m or 8m).

Within the proposed Lakeview Sub-Zone, the proposed height limits will range from 4.5m to 26m, with the majority of this sub-zone providing for a 12m height limit. Within the proposed Isle Street Sub-Zone, the proposed height limit is 12m (with recession planes). A bonus 2m roof allowance is also provided for in both sub-zones.

In the submitters view, it is appropriate to deal with the lower height limit (8m) within the TCTZ within the context of Plan Change 50. This view is formed on the basis that if the Council is proposing to considerably increase building heights on the land to the north of Man Street, the overall building height equation that includes the TCTZ should be addressed at the same time.

With the possibility of significantly increased building heights on land located to the north of Man and Thompson Streets, combined with the 12 metre building height limit for the majority of the existing QTCZ, the TCTZ will have a considerably lower building height limit than the majority of the surrounding land. This is illogical and inconsistent in a planning sense.

The height limit for the submitter's site is determined from the original ground level, not the podium level. This original ground level presents a range of negative issues when seeking to develop the site from an architectural and functional perspective.

Prior to the development of the Man Street car parking building, the original ground level on the site was significantly varied. The central portion was largely flat, whilst the north-east and south-west corners of the site presented steep banks that dropped down in the direction of Man Street.

Dealing with the original ground level means that built form either needs to be undulating or sloping in shape in order to comply with the applicable building height limit, or dispensations from the building height limits will need to be sought.

The submitter now seeks amendments to the existing building height limit for its property as follows.

Rather than determining the building height limit from the original ground level, the submitter submits the height limit should be determined from the level of the podium. The podium level is 327.1m. This approach provides for a more efficient building style for the site, as opposed to dealing with the highly varied original topography.

Further to the above, the submitter believes that a 12 metre building height limit from 327.1m is appropriate for two areas of the site, being referenced as Zones A and B (maximum height being 339.1m). Zones A and B are two roughly square areas. This recommended height limit is less than what is proposed within the Isle Street Sub-Zones in terms of Plan Change 50.

In combination with the increased building height limit, the submitter also suggests two other areas within the site (being Zones C and D) where built form can be constructed to a lower building height, being four metres above the podium (maximum height 331.1m).

Zone C backs onto the existing building located off Shotover Street, which roughly sits between 3 metres to 4 metres above the podium level. Zone D sits to the south of the existing vehicle ramp into the building.

The proposed height limits outlined above are illustrated on the attached plans compiled by Aurum Survey Consultants Limited.

The submitter also requests that the existing maximum building coverage of 70% that applies to the TCTZ be increased to 80%. The latter coverage limit is consistent with the majority of the QTCZ.

Finally, the submitter believes that a 4.5 metre minimum building setback from Man Street for its site is excessive when compared to the potential 1.5 metre maximum building setback that is being promoted within the Isle Street Sub-Zone that will adjoin Man Street. In this regard, the submitter seeks a minimum building setback of 3 metres from Man Street.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that Plan Change 50 is declined unless the TCTZ is amended to incorporate the matters raised herein.

I **do** wish to be heard in support of my submission.

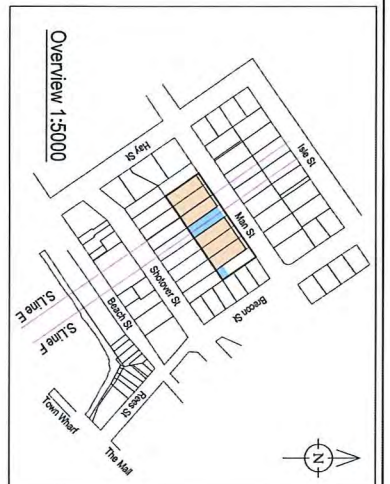
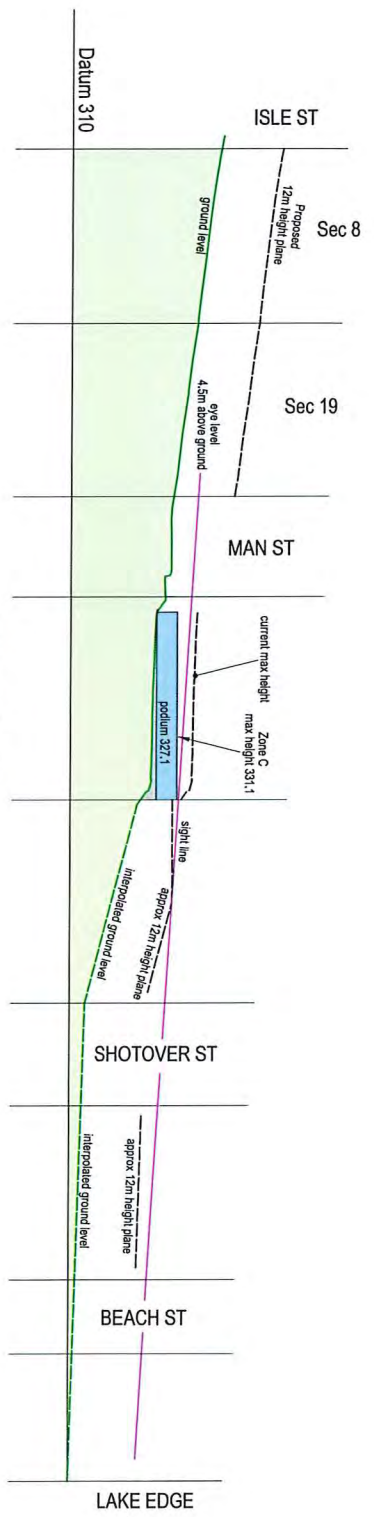
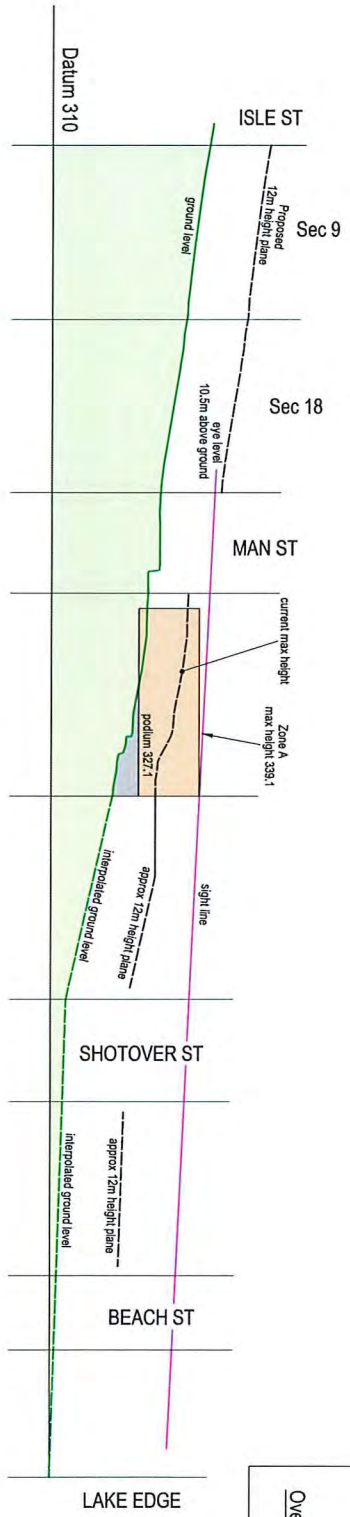
I **will** consider presenting a joint case with others presenting similar submissions.

*as solicitor and duly
authorised agent of
Man Street Properties Limited*

10th day of October 2014

Signature

To be signed for and on behalf of a submitter



NOTES:
- Ground levels are modelled from existing topographical information.

REV.	DATE	REVISION DETAILS	BY:
A	14-01-11	Initial release	BAM
B	14-01-11	Minor amendments	BAM
C	14-01-11	Minor amendments	BAM
D	14-01-11	Height of	BAM

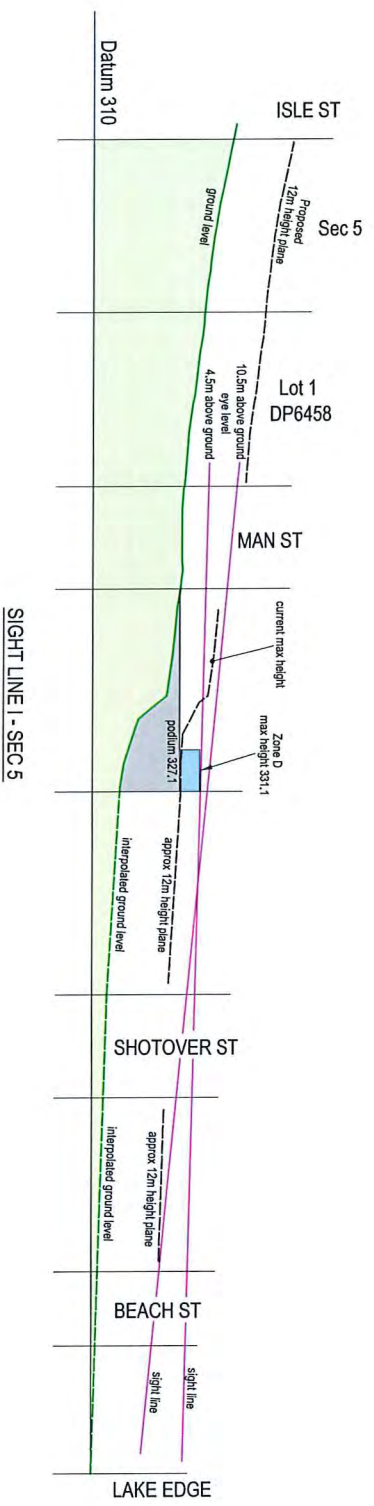
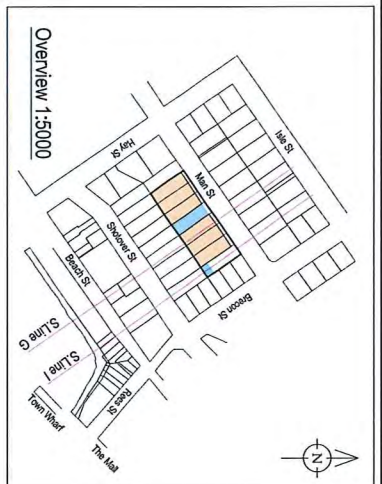
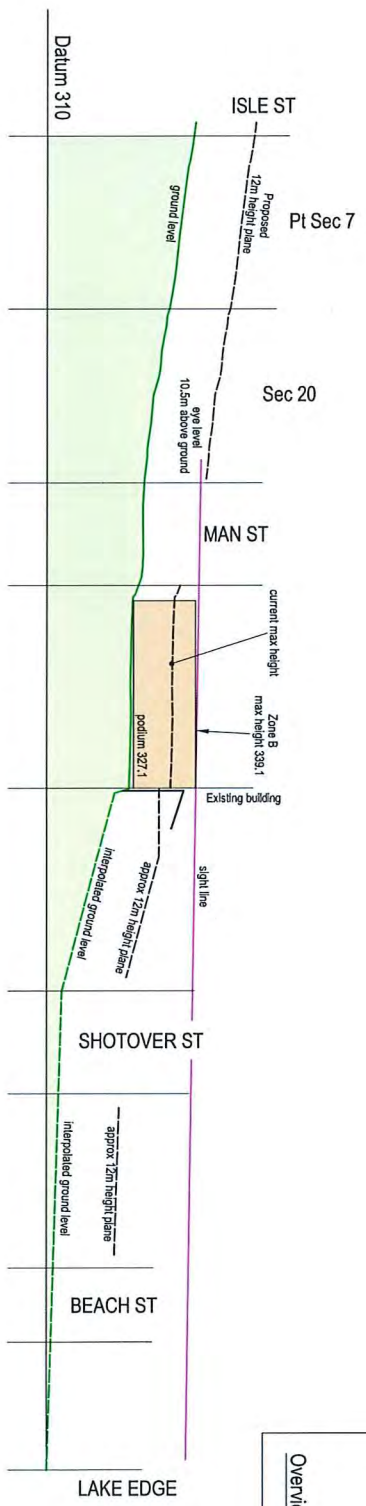
WARNING NOTE: Prepared for Man of Properties Ltd from existing records for the purpose of a sight line analysis. It should not be used by the client company for any other purpose.

SIGHT LINE ANALYSIS
MAN STREET CAR PARK SITE

DATE: 10 Oct 2014
Scale 1:1000
Original Plan AS
DRAWING & ISSUE No. 2140-32R-1D



PO Box 2483
Wakapuia 5346
Ph 03 442 3466
Fax 03 442 3469
Email admin@pec.co.nz



NOTES:
- Ground levels are modelled from existing topographical information.

REV	DATE	REVISION DETAILS	BY
A	14-01-11	Initial release	BAM
B	24-01-11	Minor amendments	BAM
C	24-01-11	Ramp amendment	BAM
D	14-01-11	Height adj	BAM

WARNING NOTE:
This plan has been prepared for Man St Proprietary Ltd from existing records for the purpose of a sight line analysis. It should not be used by the client company for any other purpose.

TITLE:
**SIGHT LINE ANALYSIS
MAN STREET CAR PARK SITE**

DATE: 10 Oct 2014
BY: Bruce McLeod

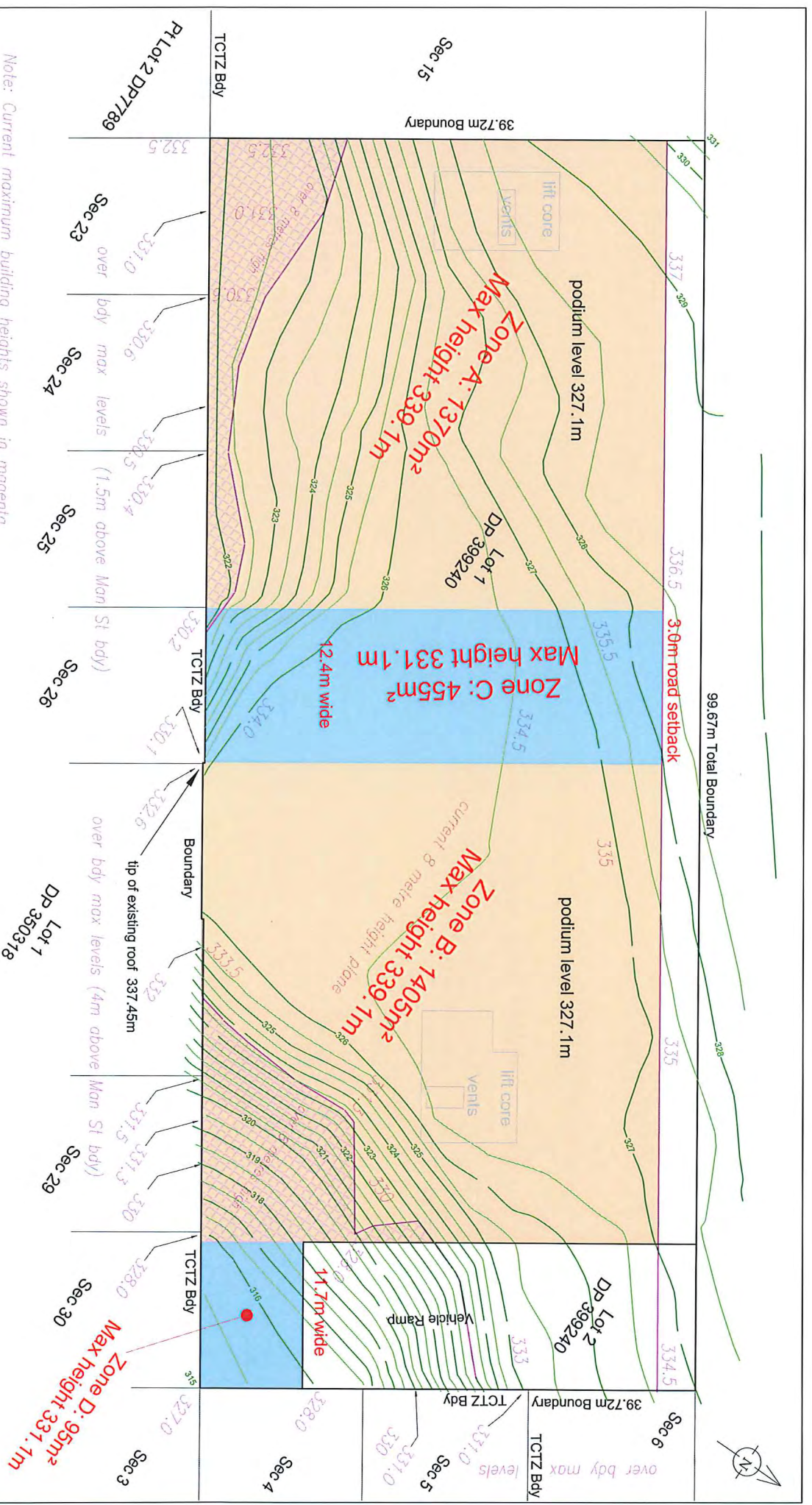
Scale: 1:1000
Original Plan A3

DRAWING & ISSUE No:
2140-32R-2D

AURUM SURVEY

P.O. Box 2493
Parramatta 2150
N.S.W.
Ph: 02 9639 9200
Fax: 02 9639 9201
Email: admin@aured.com.au

Note: Current maximum building heights shown in magenta
 Contours are an estimate of original ground levels



MAN ST CAR PARK HEIGHT LIMIT REVIEW

Man St Car Park Building
 Upper Level Development
 Queenstown

ISSUE DATE	ISSUE	PREPARED BY	STATUS
27 Aug 2014	A - Original Issue	Scale 1:1500 @ A1	Approved
17 Feb 2014	B - Minor amendments	Drawing 2/2014	Approved
10 Dec 2014	C - Revisions	2/140-31-1E	Approved



**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Publicly Notified Plan Change
50

AND

IN THE MATTER of a Submission by Any Old Fish
Company Holdings Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



GTODD LAW
Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Any Old Fish Company Holdings Limited

PHONE NUMBER: 03 441 2743 (work)

EMAIL ADDRESSES graeme@gtoddlaw.com

POSTAL ADDRESS: Any Old Fish Company Holdings Limited
C/- GTODD LAW
P O Box 124
QUEENSTOWN 9300

PLAN CHANGE to which this submission relates to: Plan Change 50 (Queenstown Town Centre Zone Extension)

I do not gain an advantage in trade competition through this submission.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The whole of Plan Change 50, and more specifically the matters set out in this submission.

MY SUBMISSION IS:

The submitter is the registered proprietor of the residential property located at 37 Man Street, being legally described as Part Section 16 Block XI Town of Queenstown. This property is 533m² in area.

The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.

The Isle Street Sub-Zone, whilst not given the same focus or detail of assessment as the Lakeview Sub-Zone within the Plan Change documentation, is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site. Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the Queenstown Town Centre Zone and cannot be justified or warranted as forming any part of the Queenstown Town Centre Zone.

Plan Change 50 states that the Isle Street Sub-Zone provides for the expansion of the Queenstown Town Centre Zone by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities

along Brecon Street. This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.¹

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the correct approach. A mixed use approach should allow this area to evolve over time to support the existing Queenstown Town Centre Zone.

However, the proposed building development controls for the Isle Street Sub-Zone are inappropriate and will create significant “tension” for a mixed use area. Based on this view, the submitter has the following issues with the planning provisions proposed for the Isle Street-Sub-Zone.

The primary building development controls within the Isle Street Sub-Zone which are considered to require further assessment are the proposed building height limit and building setbacks (both from the road and internal boundaries).

In relation to the building height limit, proposed Rules 10.6.5.1(xi)(e),(f) and (i) state the following:

- (e) *In the Isle Street sub-zone, the maximum building height shall be 12m above ground level.*
- (f) *In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the uppermost floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.*
- (i) *For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.*

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, particularly properties that front onto Isle Street. In some instances, properties located adjacent to Man Street have been excavated in order to accommodate buildings. If the ‘original ground level’ is used for such properties, then potentially buildings much higher than 12m could occur when the original ground level is considered as the base point for measuring height. If the 2m roof bonus is used, buildings could be greater than 14m in height from the original ground levels.

For this reason the submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.

The submitter further believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to achieve 12m in height due to the

¹ Section 32 Evaluation Report – Page 10

proposed recession planes. Further, the proposed 2m roof bonus will become redundant for many sites.

The submitter understands the reasoning behind the use of height recession planes. Natural light and the maintenance of some views achieved by such are important. However, the submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes 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 as a result of the proposed rule. The submitter believes this is not an optimal, let alone good, design outcome.

Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub-Zone. These rules state:

- (e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 metres.*
- (f) In the Isle Street sub-zone there shall be no parking of vehicles in front yards.*
- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres.*

The submitter believes that there should be the ability to park vehicles within the road boundary setback. Without such, existing parking pressure in the area will be exacerbated.

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 will create small narrow tunnels between sites, which will most likely end up as dead or redundant spaces. 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 proposed.

The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone. Consideration also needs to be given to potentially providing for a service lane to run through the two blocks (in a central manner).

The submitter believes that the proposed Lakeview Sub-Zone has been subject to a rigorous assessment from an architectural and urban design perspective. Whilst the Clinton Bird Urban Design Peer review addresses the Lakeview Sub-Zone in an effective manner, the actual assessment of the Isle Street Sub-Zone provisions is inadequate and minimal at best.

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning 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 in this area.

Lastly, the submitter believes that the Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub-Zone.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that PC 50 be declined in its entirety, unless and until the specific issues identified in this submission are addressed in relation to the proposed Isle Street Sub-Zone and are properly dealt with in terms of amendments to the proposed provisions of the Plan Change.

I **do** wish to be heard in support of my submission.

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

*as solicitor and
duly authorized agent
of my client First
Community Investments Limited*

10th day of October 2014

Signature

To be signed for and on behalf of a submitter

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN



Clause 6 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: Doug & Betty Brown

Phone Numbers: Work _____ Home 442 8367 Mobile _____

Email Address: bettybrown@extra.co.nz

Postal Address: 62 Ballarat St. Post Code: 9300
Queenstown

PLAN CHANGE to which this submission relates to:

Plan change 50 Queenstown Town Centre Zone Extension

~~I~~ gain an advantage in trade competition through this submission.

~~*I~~ ~~**~~ directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; ~~and~~
(b) ~~does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Projected height + bulk provisions would create a concrete jungle massive transport + carparking problems



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

- ① Amend provisions to leave Isle/Man St blocks as they are.
- ② Lakeview site to retain the green area used as childrens playground on our Hay & Man Sts.
- ③ Balance of Lakeview site to be High Density Residential zoning similar to Isle/Man St. blocks
- ④ Oppose Plan 50 being extension of C. B. D.

I seek the following from the local authority (give precise details)

As above

I wish to be heard in support of my submission.

I **NOT** consider presenting a joint case with others presenting similar submissions.

Dr. Brown *P. Brown*

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

10/10/2014
Date

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



QLDC
10 OCT 2014
QUEENSTOWN

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Allan Huntington

Phone Numbers: Work 409 8318 Home _____ Mobile 027 229 6056

Email Address: architec@queenstown.co.nz

Postal Address: 126 Slopehill Road Post Code: _____
RD 1
Queenstown

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50: TOWN CENTRE ZONE EXTENSION

I COULD NOT gain an advantage in trade competition through this submission.

*I AM NOT ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

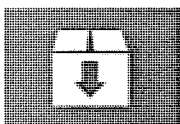
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Rezoning the existing High Density Residential zoning to Town Centre zone

and

The provision of Convention Centres as a controlled activity.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

10 OCT 2014

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the extension of the Town Centre Zone into the existing High Density Residential and I oppose the provision of Convention Centres as a controlled activity.

My submission and reasons for my views are on the attached five pages.

I seek the following from the local authority (give precise details)

1. Lake view to remain as high density Residential zoning
2. Withdraw the change to Town Centre Zone
3. Withdraw the provision for Convention Centres on Lakeview
4. Modify the increases in height of the existing High Density Land to 10m plus a roof form bonus of 2.0m.

I DO wish to be heard in support of my submission.

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

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

Date

10-10-2014

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



SUBMISSION**PLAN CHANGE 50 : QUEENSTOWN TOWN CENTRE EXTENSION**

Allan Huntington

SUMMARY

Queenstown does not require an expansion of the Town Centre into the Lakeview land. There is sufficient capacity within the zone and areas. Plan Change 50 emphasis on commercial and visitor accommodation development is at the detriment of providing High Density zoned land close to town as per the District Plan objectives and policies.

What Queenstown requires is a larger resident population. The Lakeview land should be used entirely for residential and incorporate 500-600 residences and an increased residential population of 1500-1800 persons. An increased population would assist in the Town Centres vitality and economy.

GENERAL

1. While the main text of this submission relates to the Lake View (camp ground site) but the issues identified can be read across the other sub zones
2. QLDCs analysis of Town Centre Capacity or retail drift to Frankton is very narrow. The analysis is based on potential square metre areas available rather than what tourists or residents require and enjoy. There is no analysis what draws tourists to an area or town and there is no allowance for Queenstown's uniqueness.
3. The scope of Plan Change 50 is very broad and there has been little time as a submitter for a detailed examination of what has been proposed.

DISPERSION OF TOURIST ACTIVITIES TO FRANKTON

4. Frankton is now the hub for residents and Queenstown is the centre for tourists. For good or bad this is the direction our community took some time ago and creating more commercially zoned land in Queenstown will not alter this outcome. This issues were defined over a decade ago with the development of Remarkables Park, the location of the Events Centre and Aquatic Centre as well as the large adjacent residential subdivisions.
5. The concern that Franktons success will diminish Queenstown potential is unfounded. Tourists love downtown Queenstown for its vitality, uniqueness, its compact form and closeness to Lake Wakatipu and the surrounding grandeur of our mountains and lake.
6. Frankton does not have the same appeal and its structure and nature are similar to most urban areas around the world and has little interest for tourists, Tourists will gravitate to Queenstown over Frankton.
7. What would make a difference is a lift in permanent residents living in Queenstown. Lakeview and the surrounding streets have the potential to increase the resident population of Queenstown. A higher permanent residential population will add vitality, resilience and economy of the Town Centre as well as tackling environmental issues of expansion into rural areas and transportation

IS QUEENSTOWN TOWN CENTRE AT CAPACITY?

8. While the centre of Queenstown has a vibrant business heart the peripheral lower Shotover Beach \Streets, Church and Earl Streets have low foot traffic and high turn over of tenancies. Some of these older areas are looking run down and in need of rejuvenation.
9. QLDCs analysis relating to retail floor space development is too narrow. Other methods would be to compare with other resorts on the density / pedestrian counts of tourists to available retail space. Certainly Queenstown is only crowded occasionally and there are areas of the Town Centre which could have a higher foot traffic and absorb a substantial increase in activity .
10. Plan Change 50s expansion to Lakeview will dilute the Town Centre and weaken the existing retail . There is a high risk that Lakeview will slow the rejuvenation and vibrancy of the existing Town Centre.
11. I would question the viability of retail outside the existing town centre and its success. The existing Town centre has a uniqueness that is a mix of new and old and is compact and vital. The Lakeview land development and convention centre is geographically isolated from the down town by distance, height and a main traffic thoroughfare and is it will be difficult to draw people to Lakeview.
12. The QLDC analysis indicates that developers/land owners are not proposing future development in the Town Centre. The developers negative position is quite understandable as we are still suffering the effects of the GFC and the high NZ dollar with reduced tourist spending With improvement in these negative factors we would see a rise in confidence and significant rejuvenation and expansion of commercial floor area within the existing Town Centre it self. No correlation has been made between developers intentions and the cyclical nature of development activity. A very narrow snapshot has been taken.
13. QLDCs concerns that Queenstown Town Centre is at capacity are unfounded. There are still substantial redevelopment opportunities within lower Beach Street and Shotover Street as well as new commercial areas such as the Henry Street precinct. Potentially Brecon and Hay Streets could also be considered along with Gorge Road /Robins Road as another area for long term growth.
14. The Lakeview commercial expansion and Plane Change 50 is an example of more is less.

HOT POOLS & OTHER COMMERCIAL DEVELOPMENT

15. The land proposed for the hot pools is a premium location and if it is to be used for hotpools or other commercial development it should attract a premium price. Restricting a building height to 4.5m maximum curtails the potential of the site and may curtail the benefit to the community of the possible value/sale price it may have. Keeping the height consistent with adjacent land would maintain a higher value and premium for what is a community asset
16. An alternate location for a hot pool development would be at One Mile Creek. It has a lovely natural setting and it would be fantastic if the hydro electric plant could be reinstated to provide a renewable energy source for pool water heating.

CONVENTION CENTRE

The council should not proceed with the proposed convention centre on the Lake view site for the following reasons

17. The Howarth HTL report projects 70,000 to 100,000 in attendee days/bednights. Queenstown is verging on 3,000,000 bed nights . The Howarth HTL projections are an underwhelming increase in visitor numbers for the substantial establishment expense, risk and ongoing cost of a new conference centre
18. Queenstown has naturally increased its bed nights by approximately 100,000 over the period of consultation on the convention centre. To put into context the Winter games brought 37,786 international and 11,200 domestic bed nights to the region. A total of approximately 49,000 bed nights (ODT 12 Dec 2013). The Hills NZ Open Golf generated 34,000 bednights (ODT 24 March 2012). These two events generate more bed nights than an entire annual operation of the proposed conference centre .
19. The proposed Convention Centre location is on the prime land with the best views to Lake Wakatipu. A conference facility is generally inward looking and requires a lot of carparks. This is not the best use of the proposed site.
20. Utilising the large tract of land for a conference centre and other commercial activity loses many opportunities for high density housing close to the town centre, elderly care facilities , affordable housing and recreation amenities .
21. A Conference Centre is best built elsewhere and the land left for High Density residential that would be able to enjoy the sunniest part of the site and outstanding outlook.
22. It also seems unusual that the downtown business community will be paying for a Convention Centre when Plan Change 50 is creating a subzone of competing retail associated directly with the Convention Centre.
23. A Conference Centre is not relevant to the Lakeview site and should be located closer to the Town Centre on the Boundary Road carpark or the Ballarat carpark area. These locations would be more suited and allow any economic benefit to be directly associated with the existing town centre businesses .
24. Using the Lakeview land for a convention centre losses many opportunities for our community to grow in a meaning full way with good urban design , a tightly focussed commercial centre, addressing environmental issues, and housing opportunities for all.

HEIGHT

25. I am in agreement with a height increase for high density residential development on the the Lakeview site but I would propose a 10m maximum with a 2.0m roof form bonus. Residential activity does not require the 4.5m lower stud height that a commercial building may require. A 10m height would be sufficient for a three storey construction on flattish land

RESIDENTIAL

26. There is enormous opportunity to develop Lakeview and adjacent land for residential purposes. Lakeview is centrally located, flat and easy to develop for residential purposes. Lakeview land should be used for Queenstown's expanding population growth not for commercial interests and visitor accommodation.
27. With an increase in maximum height to three stories there is potential for 500-600 residential units or 1500-1800 residents. This number of people will have a profound influence on the vitality and maintenance of Queenstown as the principal centre for the region. The economic impact of this number of residents adjacent the Town Centre would be substantial. Along with the positive environmental outcomes of reduced traffic and extending subdivision further in rural areas.
28. There are few restrictions proposed on commercial activities in the Lakeview sub zone. Not to be too prudish but there are no restrictions on Casino or sex worker activities that may find their way onto Lakeview. Possibly there could be a Casino village complete with its own in house accommodation and retail.
29. The Convention centre, commercial and visitor accommodation on Lakeview diminish the opportunities for suitable long term residential population. The noise, traffic, smell and after hours revelry and Queenstown's late night hospitality and party atmosphere is not suitable for a well balanced mix of residential population. Requiring owners to close up residences and put on the ventilation system, as proposed in Plan Change 50 is not an appropriate method for resolving these negative affects. It may be suitable for visitor accommodation but High Density living needs to extend living areas to decks and other outdoor living spaces and not be cooped up inside.
30. It is clearly identified in the District Plan that High Density land is used to maintain a large core of residents close to town and that High density land is in scarce supply in Queenstown. Plan Change 50 rezoning High Density land to commercial diminishes the potential of Lakeview for residential use. A much higher level of good quality residential development on Lakeview would assist the vitality of the Queenstown Town Centre and address some of the issues with drift to Frankton.

CHANGES TO PLANE CHANGE 50

I seek the following changes to Plan Change 50:

31. Lake view to remain as high density Residential zoning
32. Withdraw the change to Town Centre Zone
33. Withdraw the provision for Convention Centres on Lakeview
34. Modify the increases in height of the existing High Density Land to 10m plus a roof form bonus of 2.0m.

CONCLUSION

QLDCs concerns of Queenstown may lose its primacy as the key tourist centre and the capacity of Queenstown Town Centre ability to grow are unfounded and there is no need to extend the Town Centre to Lakeview and other residential land.

Plan Change 50 is too narrowly focused on the presumption that tourists will drift to Frankton as there will be larger area of retail. Queenstown has a natural draw to tourists and the success of the Town Centre depends on the quality, uniqueness and vitality of its commercial area not on how much floor area is available for shops. Plan Change 50 has not considered this.

Queenstown needs to maintain and grow its permanent residential population. The Lakeview site and adjacent land is well suited for this. High Density land so close to town is rare and strategic for Queenstown's residential and associated environmental and economic considerations. The existing District Plan policies and objectives are to maintain and expand high density residential opportunities close to town. Plan Change 50 reduces these opportunities.

Lakeview land and surrounds should remain zoned High Density Residential and be developed as an example of a town addressing the issues of growth and the environment and the proposed Plan Change 50 does not meet this challenge.

Regards
Allan Huntington

To

To – Queenstown Lakes District Council

Browns Boutique Hotel – Gillian & Donald McDonald

Tel: 441 2050 Home 441 2050 Mobile 0274 772 309

Email – stay@brownshotel.co.nz

Address – P O Box 1848 – 26 Isle Street
Queenstown 9300

This Submission relates to - Plan Change 50

Queenstown town centre is the iconic heart of the district a beautiful town surrounded by a dramatic landscape and a lively town centre.

I doubt risk of commercial growth at Frankton will affect the 61% of international visitors (and even NZers) who prefer to stay in the town.

There is a much larger risk that they are “turned off” by such large scale development in central Queenstown to the financial detriment of the town and find alternative beautiful places to stay.

Many of our guests comment that they did not realize Queenstown would be so BIG – voiced in a negative way. Some guests only stay for 1 night and stay longer nights in Te Anau and Wanaka. This is counter to what we want to happen.

Specifically our submission relates to:

Isle Street Sub Zone – specifically the block bounded by Hay, Isle, Brecon and Man Streets.

Object to - proposed height restrictions

Objecting to – Site coverage

Objecting to - the amalgamation of small sites

Objecting to - car parking provisions

Objecting to – Rating same as Town Centre

Our Submission is -

Height Limits

The proposed height limits are out of scale for this area.

The 15.5 metres on sites with dual frontage over 2000 metres will create a “big box” effect and is inappropriate for this zone with its sloping sections.

This will create significant shading of adjoining properties.

The 12 metre proposal on smaller sites is also too high.

The town centre high limits works because buildings are on flat land. Imposing these heights on the higher contours of the Isle Street Sub Zone buildings block views and reduce property values & business viability of affected property owners in this zone.

Site coverage

The proposed site coverage of 70% is too intensive. This will lead to minimum set backs between properties. It will take away the views of Queenstown Bay and the downtown area from any properties without a frontage to Man Street.

It will also mean there is no space for onsite parking.

Amalgamation of small sites

The proposal to allow the amalgamation of 2000 metre sites (4 existing sites) should not be allowed. Buildings of this scale will dwarf the area and the CBD.

Car Parking Provisions

The proposed plan change does not allow for enough onsite car parking.

There is a lack of street parking in down town Queenstown and local people and visitors are parking along the outer perimeters. Hay, Man, Isle & Brecon Streets are very congested.

It is incorrect to assume that visitors staying in town will not need cars. All our guests are independent travellers and 70% of them have cars. We have parking for 50% of our guest rooms and that is not enough.

We seek the following from the local Authority -

Height Limits

Retain the current high density limites and rules for the Isle Street Sub Zone.

Given the sloping contours, alternatively a 5 metre height restriction on the Man Street rear boundaries and allow them a horizontal plane towards Man Street to a maximum of 12 metres.

For the Lakeview site with frontage to Isle and Hay Street a generous set back of 50 metres or a 7 metre height restriction within 50 metres of the street frontage.

Site Coverage

Rather than have separate standards for residential and non-residential as is currently the case, we think the maximum site coverage for all should be 55% .

This would allow room for some onsite parking, and encourage open areas and lanes between buildings and create a continuation of the “village feel” in Arrowtown and areas of the Queenstown CBD.

Amalgamation of Small Sites

The amalgamation of 2000 metre sites should not be allowed.

Car Parking

Current high density rules should apply to residential use of any building.

All new commercial accommodation builds should have underground parking if there is not sufficient space for outside parking.

Onsite parking for retail should be required for staff and customers.

Rates

The existing rates for Isle /Man Streets should be retained. The higher town centre rates would be a financial burden on existing businesses in the zone.

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To Queenstown-Lakes District Council

Name: IHG Queenstown Ltd and Carter Queenstown Ltd

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan.

IHG Queenstown Ltd and Carter Queenstown Ltd (IHG) could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that IHG's submission relates to are:

1.1 The Plan Change in its entirety.

2. IHG's submission is:

2.1 IHG supports the plan change, including:

- the need for additional town centre zoned land,
- the rezoning of the land bound by Lake Esplanade, Lake Street, Man Street and Hay Street to Queenstown Town Centre Zone;
- subject to the relief set out in this submission.

2.2 Notwithstanding IHG's general support of the plan change, it raises some points of detail in Proposed Plan Change 50 that it wishes to see remedied through the plan change process.

Noise (Rule 10.6.5.2 (ii) (b), page 10-15)

2.3 The submitter seeks the removal of a specific noise rule for the block of land bound by Lake Esplanade, Lake Street, Man Street and Hay Street. Instead it seeks the application of the operative town centre-wide noise rule.

Reasons

2.4 The proposed plan change applies noise rule 10.6.5.2 (ii) (b), at page 10-15 to the the subject block. This is the same rule that also applies to the nearby Town Centre Transition Zone. This noise rule is 10dBA $L_{Aeq} (15 \text{ min})$ below the rest of the Town Centre zone during both day-time and night-time.

- 2.5 The reason for this appears to be based upon mitigation of noise effects upon the residential area on the opposite side of Lake Street. However this rule does not apply to other fringe areas of the Queenstown town centre, and is considered to be unnecessary.

Verandahs (Rule 10.6.5.1 (vi), page 10-6)

- 2.6 The submitter seeks deletion of Rule 10.6.5.1 (vi) which requires the provision of a veranda along the Hay Street frontage of its land.

Reasons

- 2.7 The operative plan includes a rule requiring the provision of a veranda along the frontage of Hay Street when any building on that frontage is 'erected, reconstructed or altered'. The Plan Change amends the rule to refer to the streets between which the rule applies; to between Beach Street and Man Street (previously the reference was simply to Hay Street).
- 2.8 Prior to Plan Change 50, the only land affected by this veranda rule is the land on the eastern side of Hay Street, as prior to notification, the submitters land along the western side of Hay Street was included in the High Density Residential Zone.
- 2.9 This rule now affects the submitters land; a distance of approximately 70m, of which 30m of this frontage is currently a very steep section of unformed legal road which comprises a series of winding footpath and steps.
- 2.10 Whilst the submitter accepts that pedestrian weather protection is appropriate in a town centre environment, the scope of this proposed rule would involve a substantial structure that may not necessarily provide any practical benefit.
- 2.11 The operative plan already requires that Controlled Activity consent is sought in respect of verandas within the Town Centre Zone, which enables amongst other things consideration of design, appearance, materials and impacts upon and relationship to other verandas (10.6.3.2 (ii)).

3.0 I seek the following decision from the local authority:

1. *The inclusion of the land bound by Lake Esplanade, Lake Street, Man Street and Hay Street within the Queenstown Town Centre Zone, with provisions as set out in Plan Change 50 as notified (amended in accordance with this submission)*
2. *The removal of a specific noise rule for this block of land, and, instead the application of the operative town centre-wide noise rule for this block of land*
3. *The deletion of Rule 10.6.5.1 (vi) which requires the provision of a veranda along the Hay Street frontage of its land.*

4. *Any other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.*

4.0 I wish to be heard in support of my submission.

5.0 I would not consider presenting a joint submission, as this submission contains matters specific to the submitter



John Edmonds

(authorised to sign on behalf of submitter)

10 October 2014

Address for Service of Submitter:

IHG Queenstown Ltd and Carter Queenstown Ltd
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **Watertight Investments Ltd**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. Watertight (Watertight) could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that Watertight Investment Ltd's submission relates to are:

1.1 The Plan Change in its entirety.

2. Watertight's submission is:

2.1 Watertight is the owner of land at 50, 52 and 54 Camp Street. The combined land area of these sites totals approximately 1500m².

2.2 Watertight supports the intention to rezone 50 to 54 Camp Street Town Centre Zone. It is considered this is a rational extension of the town centre, with the area being located near the existing town centre, transport routes, public car parking, and in an area where commercial activities have already established. In particular, it is noted that extending the town centre to this land is consistent with the 2009 Queenstown Town Centre Strategy and the consultation material produced by Council as part of the District Plan review in 2012.

2.3 Watertight does however have concerns about some of the rules proposed in the Isle Street subzone under Plan Change 50. With respect to building height controls, the need for a recession plane control is questioned. In particular, it is considered that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms.

2.4 Further, there are some unclear matters with respect to the controls on height. It is questioned how easily and consistently the matter of what a 'northern boundary' will be interpreted with respect to the recession plane rule (it may, for example be more efficient to name the street boundaries to which this rule applies rather than refer to cardinal points). It is also unclear whether the rule applies for boundaries between sites held in common ownership (and it is submitted that this should not be the case). And it is unclear whether the roof bonus rule provides an exemption from the recession plane requirement, or only the overall 12 metre height limit.

2.5 It is also questioned how reasonable and practical the rule preventing the parking of cars within front yards within the Isle Street subzone is. There are and will continue to be many residential properties where this practice can reasonably be expected to continue in this subzone. And given sites in this subzone typically have quite narrow frontages and are relatively steeply sloping, it is not clear that this standard will prove practically achievable while allowing reasonable development of a site.

I seek the following decision from the local authority:

1. To confirm 50, 52 and 54 Camp Street as part of the Queenstown Town Centre Zone.
2. To remove or amend the internal boundary recession plan rule as it applies to the Isle Street subzone, so as to allow greater building height closer to boundaries, to clarify the rules and to exempt the rule's application from boundaries between sites held in common ownership.
3. To remove the rule that seeks to prevent car parking in front yards in the Isle Street subzone.
4. Any such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.

I wish to be heard in support of my submission and would consider presenting a joint case with other submitters.



(Signature of person authorised to sign on behalf of submitter)

10 October 2014

(Date)

Address for service of submitter:

Watertight Investments Ltd
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **Ngai Tahu Tourism Limited**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. Ngai Tahu Tourism Ltd (NTT) a subsidiary of Ngai Tahu Holdings Corporation Ltd. The submitter could not gain an advantage in trade competition through this submission.

1.0 The specific provisions of the proposal that NTT's submission relates to are:

1.1 The Plan Change in its entirety.

2.0 NTT's submission is:

2.1 NTT supports the plan change, subject to the relief set out in this submission.

2.2 NTT has an interest in leasing approximately 7,500m² of land located to the west of the intersection of Man and Thompson Streets, generally indicated as 'reserve' on Figure 2 of the 'Lakeview Sub-Zone Structure Plan' (page 10-17 of the proposed plan provisions). It is NTT's intention to establish a commercial hot pool facility on this land, together with associated spa treatment rooms and ancillary retail, service and administrative activities (the scope of which have not yet been determined). This submission refers to the land as the 'lease area'.

2.3 It is NTT's objective through this submission to ensure that the proposed plan provisions do not frustrate their ability to establish such facilities upon that land. If a lease were to be granted, the proposed rules as notified would restrict the ability of NTT to establish and operate a world class hot pool facility on the land and this submission seeks to remedy that.

2.4 The key aspects of this submission relate to the proposed rules on:

- Car-Parking;
- Protected Trees;
- Active Frontages;
- Building Height;
- Viewshafts; and
- Widening of Thompson Street

- 2.5 Together these rules create uncertainty as to the amount of land that would be available for use for a hot pool facility.
- 2.6 The relief sought is set out in italics. As a preliminary matter, the submitter seeks clarity over land status.

The 'Reserve' status over land within the Plan Change area

- 2.7 That area identified as the Lakeview Sub-Zone contains a combination of freehold and reserve land. The general split is freehold land over the western half of the sub-zone, and reserve land over the eastern half.
- 2.8 The Plan Change indicates the spatial reorganisation of these areas. As part of this reorganisation the 'lease area' is to change from freehold to reserve.
- 2.9 It is unclear through these provisions whether the 'reserve' will be vested and gazetted as a Reserve under the Reserves Act 1977. It is also unclear whether any land that is vested as a Reserve will also be designated in the District Plan as a Reserve. If so, the rules affecting that future designation remain uncertain.

The submitter seeks confirmation from the Council on the subsequent status of the land as a Reserve and in respect of any subsequent future Designations or Notices of Requirement and the rules that apply.

Car-Parking

- 2.10 The Plan Change provisions amend the car-parking rules at pages 14-14 to 14-17.
- 2.11 In most cases the plan change intends to exclude on-site parking requirements in the Lakeview sub-zone for commercial activities.
- 2.12 The introductory rule (14.2.4.1 (i)(a)) has been amended, although it appears inadvertently, to now require car-parking throughout all of the Town Centre zones.
- 2.13 The operative rule and proposed rules read as follows:

Operative District Plan Provisions:

(a) Activities in the Town Centre Zones, excluding the Town Centre Transition sub-zone, which shall be subject to the existing car parking requirements.

Proposed Plan Change 50 Provisions:

(a) Activities in the Town Centre Zones, (excluding the Town Centre Transition sub-zone and the Town Centre Lakeview sub-zone), which shall be subject to the existing car parking requirements.

2.14 This amendment appears to unintentionally require car-parking in the Town Centre zones, with the exception of the two mentioned sub-zones. A minor amendment needs to be made to reverse that.

(a) Activities in the Town Centre Zones, excluding the Town Centre Transition and Town Centre Lakeview sub-zones, which shall be subject to the existing car parking requirements.

2.15 With respect to the 'lease area', it is intended to establish and operate a commercial hot pools. This activity is most closely described as a 'Commercial Recreation Activity' within the District Plan.

2.16 Plan Change 50 generally excludes any on-site parking for commercial activities in the Lakeview sub-zone, with the exception of 'Commercial Recreation Activities', 'Convention Centres' and 'Visitor Accommodation'

2.17 In the case of 'Commercial Recreation Activities' the on-site parking requirement is proposed at '1 parking space per 5 people the facility is designed to accommodate'.

2.18 The Traffic Design Group Report (Appendix I to the AEE) suggests a maximum occupancy of 500 people, which would result in 100 on-site car-parking spaces being required for the 'lease area'.

2.19 Typically each carpark occupies about 30m² (including manoeuvring space), which would result in at least 3,000m² of the 'lease area' being required for parking. This would make the hot pools project entirely unfeasible.

2.20 It is noted that within the operative plan there is no parking category for 'Commercial Recreation Activities', the closest category being 'Commercial Activity' at 1 space per 25m².

2.21 The submitter acknowledges that the provision of parking is necessary, however the comparison with other hot pools (Mt Maunganui and Hanmer) is not appropriate as both of those comparison hot pools are destination hot pools, which result in specific vehicle trips. The proposed NTT hot pools would be associated with other activities and facilities and located close to existing forms of accommodation. Without any new hotels being constructed within the Lakeview Sub-Zone, there is almost 1,000 existing hotel rooms within a radius of 750m of the 'lease area'. The submitter already operates a fleet of mini-coaches and it would be intended to utilise these vehicles to provide a regular pick-up and drop-off service from the town centre to the hot pool facility.

2.22 Current market research undertaken by the submitter indicates that the busiest operating times for the hot pools would be during the early evening; generally when commuter parking demands are at their lowest for facilities such as the Man Street carpark.

- 2.23 In the case of Plan change 50, the TDG report acknowledges that there is likely to be “a significant proportion of hot pools custom could be generated from the immediate vicinity of the site, both within the Lakeview sub-zone and the wider local residential and visitor accommodation catchment..... there is potential for a significant proportion of hot pools customers to arrive on foot¹”. On this basis it would appear that a much lower on-site parking requirement would be necessary.
- 2.24 The TDG report also acknowledges that there would be likely to be “significant sharing of parking both out into the wider Queenstown parking environment (kerbside, plus say Man Street car park) and with other facilities / attractions within the Lakeview site (e.g. convention centre)”. Yet, even on the basis of likely shared parking, multi-purpose visits, pedestrian accessibility the recommendation is for 1 space per 5 guests. This 1:5 figure is consistent with Mt. Maunganui and Hanmer parking requirements set out in the TDG report, but should be amended in this case to reflect the unique circumstances set out in paragraph 2.21, 2.22 and 2.23 above.
- 2.25 It is noted that the Transport section of the District Plan does make limited provision for shared parking arrangements; but only in the case of residential or visitor accommodation activities. Given the acknowledgement by the TDG report that there is likely to be a ‘significant’ amount of shared parking – it is considered appropriate that such provision should be incorporated into the rules.

The submitter seeks:

- *That the requirement for Commercial Recreation Activities in the Lakeview Sub-Zone be deleted; or*
- *A substantial reduction in the on-site car-parking requirements.*

- *That in either case that there also be provision for car-parking requirements to be met by the use of shared off-site car-parking.*

- *The identification of a publically owned communal parking facility*

Protected Trees

- 2.26 The District Plan maps indicate a cluster of protected trees in the vicinity of the ‘lease area’.
- 2.27 The ‘Figure 2 – Lakeview Sub Zone Structure Plan’ suggests the possible location of these trees as a faintly drawn group of circles, both within the lease area, and also under the proposed ‘road’ and area described as a ‘square’.

¹ Traffic Design Group, Integrated Transportation Assessment Report, 12 August 2014, page 28, 6.2.4 Hot Pools

- 2.28 The Planning map (#35) signals the presence of this cluster of trees with a single notation of #214. The associated 'Inventory of Protected Features (page A3-16 of the operative district plan) more fully describes this notation as representing:
- 2 Wellingtonias
 - 6 Oaks
 - 4 Cedars
- 2.29 These trees are briefly discussed at pages 58 and 69 of Appendix G (NZ Heritage Properties Ltd report) to the Plan Change as being of significance.
- 2.30 The operative heritage trees rules require that any structures be located outside of the drip-line of such trees. In the case of mature trees such as these, it is likely that an arborist would require a greater separation. Previous reports have suggested that, for example, that one of the Wellingtonia trees have a 'root protection area' radius of 11.2m, while one of Cedars may have a RPA of up to 18m.
- 2.31 It would appear that a grouping of six Oak trees occur in the north-west corner of the proposed 'lease area' – and that probably one of the large Cedars (or at least its RPA) is also within the 'lease area'. The combined 'root protection area' of the Oak trees has been previously estimated at approximately 1,900m², while the Cedar has a 'rpa' of approximately 1,100m² (of which at least half would be within the 'lease area').
- 2.32 The actual area of land that needs to be set aside for tree protection has an overall effect on the amount of usable land

The submitter seeks that the location of the trees and the tree-root protection areas be more accurately defined through this plan change.

Active Frontages

- 2.33 The Structure Plan (Figure 2 at page 10-17) indicates a solid red line around most of the eastern and the entire northern boundary of the proposed 'lease area', which represents an 'active frontage area'. This is cross-referenced to proposed Rule 10.6.5.1 (xiv) at page 10-12.
- 2.34 This proposed rule is not entirely clear, however it may be interpreted to require that where any building is located along that 'active frontage' that such a building must be developed so that most of (80%) of the buildings frontage must be glazed and unobstructed. The rule also requires that any building along that frontage have a minimum depth of 8m, and that the building must have a minimum internal floor height of 4.5m. The height rules also separately provide for an additional (optional) 2m of building height that can be used for roof articulation purposes.
- 2.35 Any breach of this rule would require a Restricted Discretionary activity resource consent.

- 2.36 If a hot pool facility is developed on this land, then a building comprising reception, administration, and associated customer services areas will be required, although only along part of the northern or eastern frontage of the site. The location of existing protected trees would limit the ability to develop across the north-east part of the 'lease area'.
- 2.37 Additional structures will also be required for customer changing facilities, maintenance etc. The location of these structures has not been confirmed, but not necessarily along the frontages of the site.
- 2.38 If the intent is to vest the 'lease area' as a reserve, then in most cases it would be unusual for the development of an active retail frontage along two boundaries of a reserve.
- 2.39 The submitter considers that while the active frontage rule has merit within the other locations shown on the 'Figure 3 - Lakeview Sub-Zone Structure Plan', that such a requirement would not be appropriate, achievable nor desirable within the 'lease area'. The constraints that apply to this particular parcel of land, as a result of the protected trees, the associated root protection areas, and the street layout of the structure plan limit the ability of this land to provide the active frontages. The submitter seeks that the active frontage rules are deleted from this area, to enable an appropriate level of design flexibility.

The submitter seeks that the 'active frontage' areas shown on the Figure 2 Structure Plan, as they relate to the 'lease area' be deleted.

Building Height

- 2.40 Building height within the plan change area varies considerably.
- 2.41 The 'Figure 3 - Lakeview Sub-Zone Height Limit Plan' (page 10-18) indicates a 4.5m height limit for the 'lease area'.
- 2.42 At Page 27 of Appendix F to the AEE (the Urban Design Peer Review) the comment is made that the hot pools will be overlooked by taller buildings to the north, and therefore a 4.5m height limit is appropriate. The report also acknowledges the presence of protected trees in the vicinity.
- 2.43 However, the presence of these trees within the lease area, and other protected trees in close proximity will most likely restrict any views from these possible 'taller buildings to the north' from overlooking the 'lease area'.
- 2.44 The submitter considers that a 4.5m height limit is unnecessarily restrictive.

- 2.45 The height limit currently applying to any buildings within Recreation Reserves within the Town Centre Zone is 8m (refer page A1-20 of the District Plan)

The submitter seeks that the proposed PC50 rules for building height within the 'lease area' are consistent with the rules for Recreation Reserves, and amended to a maximum height of 8m.

Viewshafts

- 2.46 The Plan Changes introduces the concept of 'viewshafts' which are indicated on 'Figure 2 – Lakeview sub-zone Structure Plan', however they are not cross-referenced to any rule.
- 2.47 As a result the purpose of the viewshafts is unclear.
- 2.48 In some case they occupy areas on the Structure Plan that are shown as 'white', while in others they traverse areas that are indicated as 'reserve'.
- 2.49 In the case of the 'lease area' there are viewshafts along the eastern and western boundaries.
- 2.50 Where a viewshaft is indicated on a plan, then it must be supported by rules, that prevent or deter certain activities such as structures, planting of trees etc, while also enabling other activities. In this case there are none.
- 2.51 The end use of the viewshaft is an important consideration for the submitter, as that will impact upon the amenity and privacy of any hot pools that get developed. It is important that such viewshafts are limited to landscaping together with either pedestrian or cycle connections, but not for vehicular purposes.
- 2.52 The width of the western-most viewshaft is also a matter of concern for the submitter. This is indicated as being only 8m wide. Given the likely scale of adjacent development the submitter considers that a 20m wide viewshaft should be located along this boundary.
- 2.53 The submitter is also concerned that the viewshaft along the western boundary does not encroach upon the 'lease area', and seeks confirmation of its location. The submitter seeks amendment to proposed rule 10.6.5.1 (xiii), where it refers to the Structure Plan features having a potential 5m permitted variance, such that it does not apply to this viewshaft.

While the submitter supports the general principle of viewshafts, it considers that:

- *a policy and associated rule is necessary to implement an effective regime of viewshafts.*
- *neither viewshaft should be located within the proposed 'lease area'.*

- that the western viewshaft should be widened to the width of a 'primary viewshafts' which appears to be approximately 20m wide.
- that the use of the viewshafts should be limited to landscaping and either pedestrian or cycle use, but not vehicular usage.

Widening of Thompson Street

2.54 A further proposed rule creates uncertainty; Rule 10.6.5.1 (xiii) enables, at paragraph 3 of that rule, for an unspecified widening of Thompson/ Man Street realignment at any time.

The submitter seeks that the third paragraph of Rule 10.6.5.1 (xiii) either be deleted, or a more precise measurement of the scope of widening be provided.

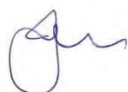
Summary

2.55 As outlined in this submission, the area land available for lease (subject to negotiation), which is described as the 'lease area' is impacted upon by a number of proposed rules. These include the land allocated to the 'protected trees', whether land is to be set aside for 'active frontages', the amount of land to be set aside for on-site car parking. Additionally, the proximity of buildings on adjoining land will also have an impact on those parts of the 'lease area that will be appropriate for development, as will any rules affecting the future widening of Thompson Street.

The submitter seeks such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.

3.0 I wish to be heard in support of my submission.

4.0 I would not consider presenting a joint submission, as this submission contains matters specific to the submitter



John Edmonds

(authorised to sign on behalf of submitter)

10 October 2014

Address for Service of Submitter:

Ngai Tahu Tourism Limited
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **Kelso Investments Ltd and Chengs Capital Investments Ltd**

1.1 This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan by Kelso Investments Ltd and Chengs Capital Investments Ltd (Kelso and Cheng).

1.2 Kelso and Cheng will not gain an advantage in trade competition through this submission.

2. The specific provisions of the proposal that Kelso and Chengs' submission relates to are:

2.1 The Plan Change in its entirety.

3. Kelso and Cheng's submission is:

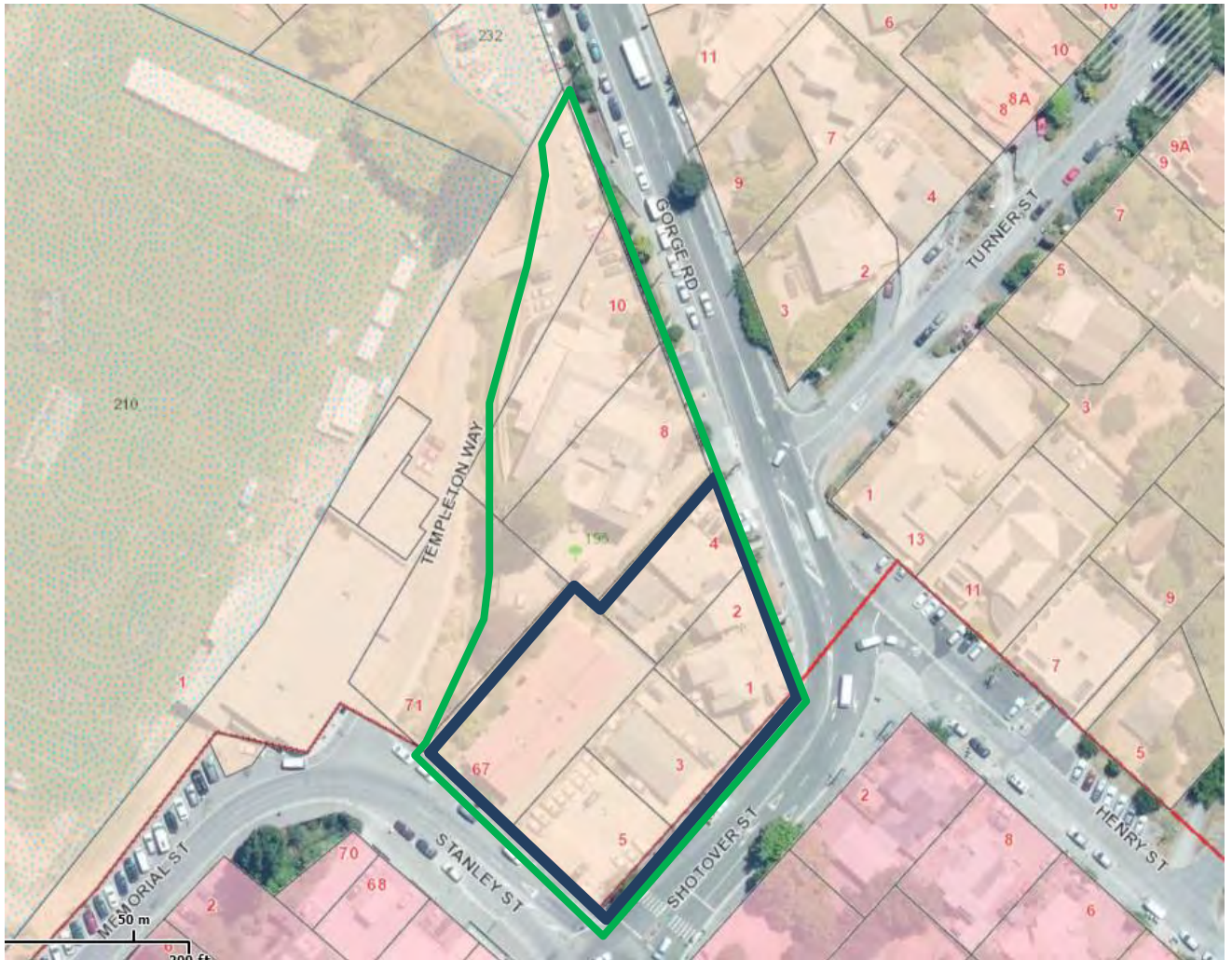
3.1 Kelso and Cheng generally support the case set out in Plan Change 50 that there is a need to extend Queenstown's Town Centre Zoning (although the submitter is not necessarily convinced that scale of the extension proposed under Plan Change 50 is justifiable).

3.2 Kelso and Cheng conditionally support Plan Change 50, subject to the relief set out in this submission being granted.

3.3 Kelso and Cheng own five contiguous parcels of land, bordered by Stanley Street, Gorge Road and Shotover Street. These lots are:

- 1, 3 and 5 Shotover Street;
- 67 Stanley Street (with the exception of one unit); and
- 2 and 4 Gorge Road

3.4 These sites are outlined in blue in the image below:



- 3.5 The lots owned by the submitters are currently covered by a mix of ageing buildings, used for commercial visitor accommodation, offices and residential purposes, and commercial car parking. The land to the north is owned by Queenstown District Council and is used as Council offices, and further to the north of those offices is situated a public car park again owned by the Council.
- 3.6 When combined with the Council offices, the sites form a block of land naturally bounded by Shotover Street, Stanley Street, Templeton Way, Gorge Road, the Memorial Centre, Horne Creek and a Council reserve to the north (as outlined in green in the image above).
- 3.7 The submitters' sites are currently zoned High Density Residential Sub Zone A. It is submitted that this zoning does not reflect the historical or existing character of the sites and the surrounding land uses. Nor does this zoning represent the optimal future use of the sites. The submitter wishes to develop their properties in the near future, and an appropriate zoning would incentivise such development, improving the amenity of the sites and their surrounds.

- 3.8 Plan Change 50 proposes significant extensions of Town Centre Zoning to the northwest of the current Town Centre Zone. The majority of the proposed extension has only recently been contemplated by Council. By contrast, the 2009 Queenstown Town Centre Strategy and the 2012 District Plan Review consultation material indicated that the areas being contemplated by Council for extension of the town centre were primarily along Gorge Road (including the sites subject to this submission) and along Brecon Street (between Man Street and the Skyline Gondola base building).
- 3.9 It is submitted that the sites owned by these submitters, along with neighbouring properties owned by Queenstown Lakes District Council outlined in green in the image above, present a more logical and natural extension of the Town Centre Zone than much of what is proposed by Plan Change 50. The sites are located within immediate proximity of the existing Town Centre Zone. The sites already reflect a town centre character (as acknowledged in Council's 2009 Queenstown Town Centre Strategy) with typical town centre uses having been historically established on some of the sites. The amenity and character of the surrounding land uses would be compatible with the change in zoning sought by this submission. Reticulated services are already available and the sites are on existing transport routes and close to public car parking.
- 3.10 Further, and importantly, topography favours this change in zoning, supporting the logic of an extension of the Town Centre in this direction. There is no notable change in elevation between this area and the balance of the town centre, meaning pedestrians will easily travel between these and other town centre sites. In fact the area is already traversed by pedestrian routes between the town centre, Council offices, Library, Memorial Centre, retail activities and the public car parking on Gorge Road.
- 3.11 By contrast, the submitter has reservations about the suitability and practicality of much of the proposed new Town Centre zoning outlined in Plan Change 50.
- 3.12 The rezoning of the sites sought by this submission would be consistent with the settled objectives and policies of the Queenstown Lakes District Plan and would achieve the purpose of the Resource Management Act.
- 3.13 In applying the Town Centre Zone to the submitter's land, no amendments to the Town Centre provisions in the existing District Plan are required or sought.

4. I seek the following decision from the local authority:

- 4.1 Rezone to Queenstown Town Centre Zone:
- the area bound by Shotover Street, Stanley Street, Gorge Road, Horne Creek and District Plan Designation 232 (as outlined in green in the image in this submission); or alternatively,

- the area (outlined in blue in the image in this submission), being land owned or substantially owned by the submitter.
- 4.2 Any such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.
- 4.3 That if the relief sought in points (1) or (2) are not granted, the plan change should be declined in its entirety.

I wish to be heard in support of my submission and would consider presenting a joint case with other submitters.



(Signature of person authorised to sign on behalf of submitter)

10 October 2014
(Date)

Address for service of submitter:

Kelso Investments Ltd and Chengs Capital Investments Ltd
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: dan@jea.co.nz
Contact person: Dan Wells

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **C Hockey**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. C Hockey (Hockey) could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that Hockey's submission relates to are:

1.1 The Plan Change in its entirety.

2. Hockey's submission is:

2.1 Hockey is the owner of land at 4 and 8 Isle Street, and has an interest in 2 Isle Street. The combined land area of these sites totals 1700m². Hockey has business interests in providing backpacker accommodation on these and other sites and may wish to further develop the land for those purposes in the future.

2.2 Hockey supports the intention to rezone 2 to 8 Isle Street Town Centre Zone. It is considered this is a rational extension of the town centre, with the area being located near the existing town centre, transport routes, public car parking, and in an area where commercial activities have already established. In particular, it is noted that extending the town centre to this land is consistent with the 2009 Queenstown Town Centre Strategy and the consultation material produced by Council as part of the District Plan review in 2012.

2.3 Hockey does however have concerns about some of the rules proposed in the Isle Street subzone under Plan Change 50. With respect to building height controls, the need for a recession plane control is questioned. In particular, it is considered that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms.

2.4 Further, there are some unclear matters with respect to the controls on height. It is questioned how easily and consistently the matter of what a 'northern boundary' will be interpreted with respect to the recession plane rule (it may, for example be more efficient to name the street boundaries to which this rule applies rather than refer to cardinal points). It is also unclear whether the rule applies for boundaries between sites held in common ownership (and it is submitted that this should not be

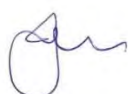
the case). And it is unclear whether the roof bonus rule provides an exemption from the recession plane requirement, or only the overall 12 metre height limit.

- 2.5 It is also questioned how reasonable and practical the rule preventing the parking of cars within front yards within the Isle Street subzone is. There are and will continue to be many residential properties where this practice can reasonably be expected to continue in this subzone. And given sites in this subzone typically have quite narrow frontages and are relatively steeply sloping, it is not clear that this standard will prove practically achievable while allowing reasonable development of a site.

I seek the following decision from the local authority:

1. To confirm 2, 4 and 8 Isle Street as part of the Queenstown Town Centre Zone.
2. To remove or amend the internal boundary recession plan rule as it applies to the Isle Street subzone, so as to allow greater building height closer to boundaries, to clarify the rules and to exempt the rule's application from boundaries between sites held in common ownership.
3. To remove the rule that seeks to prevent car parking in front yards in the Isle Street subzone.
4. Any such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.

I wish to be heard in support of my submission and would consider presenting a joint case with other submitters.



(Signature of person authorised to sign on behalf of submitter)

10 October 2014
(Date)

Address for service of submitter:

C Hockey
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009

Email: john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name **HW Holdings NZ Limited**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. HW Holdings NZ Ltd (HW) could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that HW's submission relates to are:

1.1 The Plan Change in its entirety.

2. HW's submission is:

2.1 HW supports the plan change, including the need to identify additional town centre zoned land, subject to the relief set out in this submission

2.2 HW owns 9 contiguous titles of land located to the west of the Lakeview camp ground. This block of land comprises a total of 4,530m²; creating an almost rectangular block of land that generally measures 50m x 80m. This land all has frontage to Thomson Street. There are three adjacent separately owned titles (1,542m²) that complete this block through as far as Glasgow Street.

2.3 All of this land, including the three adjacent titles, are slightly elevated above Thompson Street, at the same contour level as the Lakeview campground to the east, and enjoys the same expansive views to the south over the top of the St. Moritz, Peppers Beacon, and Rydges Hotels to Lake Wakatipu and the mountains beyond.



Figure 1 – Location of Submitters land

- 2.4 These sites all climb steeply at their rear or northern boundaries to the adjoining Council owned block of land that is referred to as the 'Lynch block'.
- 2.5 The submitters land is vacant, having been cleared of all buildings by the previous owner, in anticipation of a previously approved hotel development.
- 2.6 All of this land (including the three adjoining titles) is otherwise included in sub-zone A of the High Density Residential zone.
- 2.7 The submitter supports the inclusion of the land within the Town Centre zone; however there are concerns that the land may be significantly impacted upon by the way in which development occurs on the Council's adjacent Lakeview land.
- 2.8 The Lakeview Sub-Zone is based upon a Structure Plan (Figures 2 and 3 of the Proposed Plan Change provisions), which include an indicative roading layout and a series of viewshafts.
- 2.9 The roading layout indicates that a new road will enter the Lakeview Sub-Zone off Man Street and terminate in a 'market square' area.
- 2.10 It is understood that the proposed convention centre might be located around the western edge of that 'market square' and that a range of other residential, visitor accommodation, retail and tourism activities will also face on to that public space (ie. proposed 'active frontage' rule); resulting in a shared-space plaza. Development within this area will all tend to be focused to the north and east. This is the area where the 'active frontage' rule applies.

- 2.11 The Structure Plan layout uses the existing topography to define the space, with the more elevated 'Lynch block' creating the western edge, and the hill-slope of Bob's Peak creating the northern edge.
- 2.12 The viewshafts are shown on the Structure Plan generally running from north to south. It is assumed that the intention of these is to create view-lines for people within the plaza area. Typically they are included within a plan to ensure that a particular view or aspect is protected, or more generally to create a form of visual relief within a development.
- 2.13 By their very nature, viewshafts tend to be unobstructed by buildings and contain only low growing landscaping. They tend to also provide an access function. It is noted that there are no policies or associated methods that provide any certainty as to how these viewshafts shall be developed and maintained.
- 2.14 In this case the viewshaft that runs alongside the western edge of the proposed 'reserve' makes some sense as it is understood that this land might be used for a future hot pool facility, and this viewshaft starts somewhere within the 'market square' area.
- 2.15 A further 'secondary' view-shaft extends in between the submitters eastern boundary and the Council owned Lakeview site. The purpose of this view-shaft is less clear, as its start point is at the western-most edge of the Lakeview sub-zone, somewhere at the toe of the Lynch block hillside. This view-shaft does not appear to serve any particular view function.

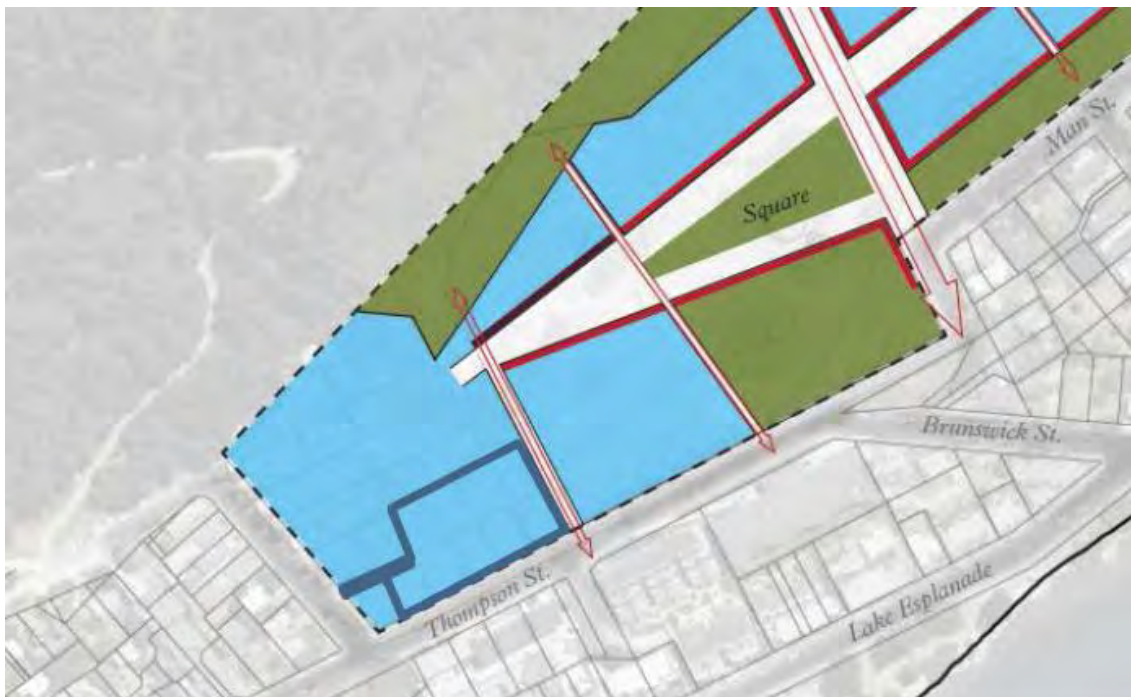


Figure 2 – Submitters land relative to proposed secondary view-shaft

- 2.16 The submitter is very concerned that this secondary view-shaft adjacent to the eastern boundary of their land will in fact become a service lane; used as the back-of-house area for the convention centre for location of skip bins, deliveries, and other low amenity aspects.
- 2.17 If a convention centre is not built in this location, the risk remains that any alternative use of this land would also be driven by the Structure Plan to establish with the higher amenity 'front-door' components generally facing towards this plaza area, while the lower amenity servicing aspects of a development would occur from the western side; from the 'view-shaft'.
- 2.18 The submitters land is at the same elevation at the adjoining Lakeview land and would be significantly impacted upon if the eastern edge of that land is used for service activities, and further if any development occurs on that adjoining land where back-of-house activities are located, as they would be highly visible in direct line-of-sight.
- 2.19 The proposed zone provisions identify a convention centre as requiring a Controlled Activity (non-notified) resource consent approval anywhere within the Lakeview sub-zone.
- 2.20 It is understood that the convention centre would have a footprint of approximately 7,500m², and such a building would typically have large expanses of continuous wall, particularly along the less public edges or facades.
- 2.21 The submitter considers that the resource consent status of building a convention centre on the adjoining land should involve a higher category of at least Restricted Discretionary, so that design matters can be more adequately assessed, and affected parties can be involved in decision-making.
- 2.22 The submitter also considers that any services area such as loading docks, rubbish store and similar low amenity spaces should be prevented from locating adjacent to any part of the common boundary of the submitter's land.
- 2.23 Whilst the submitter acknowledges the positive benefits that might result from the associated open space created by a viewshaft parallel to its eastern boundary, it seeks appropriate methods to ensure that the viewshaft where it is adjacent to the submitter's land is not used for vehicle access purposes, and is only used for landscaping and pedestrian/ cycle purposes.
- 2.24 Proposed Rule 10.6.5.1 (xiii) requires that development within the Lakeview Sub-Zone occurs in accordance with the Structure Plan, with provision for a 5m variance. The submitter seeks amendments to this rule to ensure that the viewshaft is not able to be varied so that it might be located within the submitter's land.

3.0 I seek the following decision from the local authority:

That the Plan change provisions (including objectives, policies and methods) be amended so that:

- *Any building or development within the adjoining Lakeview Sub-Zone involves a Restricted Discretionary consent process (rather than Controlled Activity).*
- *The viewshaft that runs parallel to the submitters land be limited to use for landscaping, pedestrian/ cycle purposes only - at least where that viewshaft is adjacent to the submitters property boundary.*
- *The viewshaft not be used for vehicle access purposes, at least over that part of the viewshaft that is adjacent to the submitter's property boundary.*
- *That Rule 10.6.5.1 (xiii) be amended so that the secondary viewshaft adjacent to the submitters land cannot be located within the submitter's land.*
- *Matters of Discretion and associated Assessment Matters be included to ensure that any development of land within the Lakeview Sub Zone to the east of the submitters land be managed so that there are no service or back-of-house facilities located adjacent to the common boundary of the submitters land.*
- *The submitter seeks such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.*

4.0 I wish to be heard in support of my submission.

5.0 I would consider presenting a joint submission



John Edmonds

(Signature of person authorised to sign on behalf of submitter)

10 October 2014

Address for service of submitter:

HW Holdings Limited
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **Queenstown Gold Ltd**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. Queenstown Gold Ltd (Queenstown Gold) could not gain an advantage in trade competition through this submission.

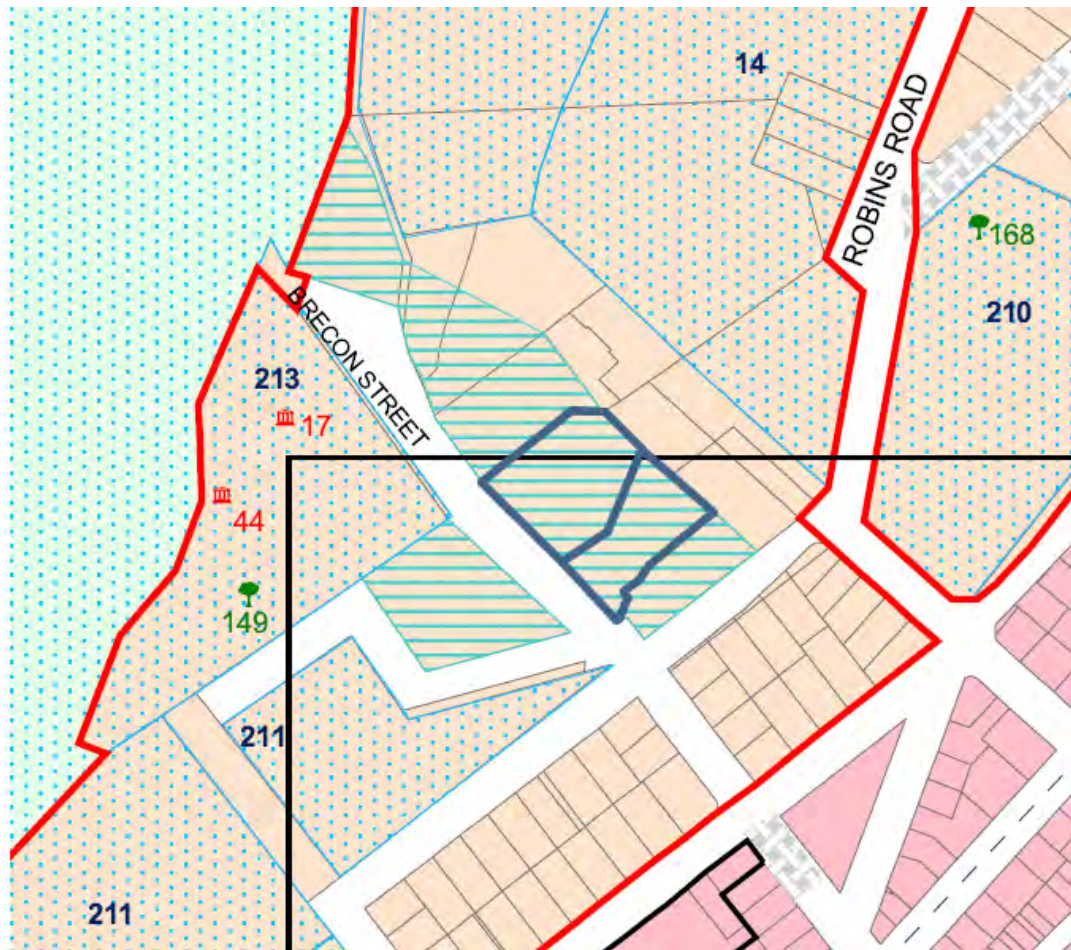
1. The specific provisions of the proposal that Queenstown Gold’s submission relates to are:

1.1 The Plan Change in its entirety.

2. Queenstown Gold’s submission is:

2.1 Queenstown Gold supports the plan change, subject to the relief set out in this submission.

2.2 Queenstown Gold owns two contiguous parcels of land, Lot 1 DP306661 and Lot 2 DP27703, on the eastern side of upper Brecon Street comprising 5,713m². The map below shows the location of the sites, bordered in blue.




- 2.4 Lot 1 (2,428m²) is currently largely vacant, with a current use of a small bicycle sales and service office, with associated jump park. The larger Lot 2(3,285m²) is currently used for an indoor mini golf activity, within a 1,300m² building. This building was previously used for the Queenstown Car Museum.
- 2.5 Both blocks are bound by Brecon Street to the west, with a Council Local Purpose Reserve, the Aurora Energy Substation and the New Zealand Fire Service (Queenstown Fire Station) to the north and east. Adjoining the southern boundary is the complex of buildings containing the Queenstown Medical Centre.
- 2.6 The current zoning of land in this upper Brecon Street area is Sub-Zone A of the High Density Residential zone, with a 'commercial precinct' overlay. The overlay includes the submitter's land, the Medical Centre and the outdoor mini golf land on the opposite side of Brecon Street. The commercial precinct overlay enables 'Commercial Recreation Activities, Community Activities, Health Care Facilities, and Retail Sales ancillary to any Commercial Recreation Activity, Community Activity or Health Care Facility'. In addition, there are several rules in the Plan relating to the submitter's site, generally enabling efficient development of the site and non-residential activities on the site.

- 2.7 Plan Change 50 proposes that the 3,909m² parcel of land on the western side of Brecon Street (being on the opposite side of the road from the submitter's land), comprising the outdoor mini-golf activity, be incorporated in the Town Centre Zone. However, it does not propose any change to the balance of the 'commercial precinct' on Brecon Street currently shown in the District Plan, including the submitter's land.
- 2.8 Queenstown Gold Ltd submits that the decision not to rezone the 'commercial precinct' of the High Density Zone on Brecon Street in its entirety to Town Centre Zone is anomalous. It is considered that if there is an accepted need to expand the Town Centre Zone, an objective analysis would identify this area as a logical extension of the Town Centre Zone. Some reasons for this view are outlined below.
- 2.9 The 'Commercial Precinct' of the High Density Residential Zone on Brecon Street is a mix of developed non-residential properties, community and commercial recreation activities and underutilised sites. There is no residential activity occurring on any of the land within this 'Commercial Precinct'. Rezoning the land to Town Centre Zone would not result in a significant change in character to enable a broader range of commercial activities in this area in accordance with the Town Centre Zone. Allowing more efficient use of these sites in accordance with the rules of the Town Centre Zone would incentivise the redevelopment of sites in this area and generally improve the visual amenity of that neighbourhood.
- 2.10 The 'Commercial Precinct' of the High Density Residential Zone on Brecon Street is ideally located for Town Centre Zoning, being close to transport routes and public car parking and being situated on an existing thoroughfare between the town centre as it is currently zoned and the Skyline Gondola, a route which already receives considerable foot traffic. Importantly, it is noted that this area was identified as appropriate to consider for expansion of the Town Centre Zone in the 2009 Queenstown Town Centre Strategy and the 2012 District Plan review consultation material. Both of these documents were subject to public consultation.
- 2.11 It is submitted that an expansion of the Town Centre Zone in this area is more rational than most of the expansions of that Zone proposed under Plan Change 50. For this reason, it is considered that this area should be rezoned Town Centre Zone in addition or instead of the Lake View area and those parts of the Isle Street block to the east of Brecon Street.

I seek the following decision from the local authority:

1. That the area on Brecon Street currently zoned High Density Residential with a 'Commercial Precinct' overlay be rezoned to Town Centre Zone.
2. Any such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.

I wish to be heard in support of my submission and would consider presenting a joint case with other submitters.



(Signature of person authorised to sign on behalf of submitter)

10 October 2014

(Date)

Address for service of submitter:

Queenstown Gold Ltd
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: john@jea.co.nz
Contact person: John Edmonds

**Submission on Plan Change 50 to the Queenstown–Lakes District Plan
Clause 6 of Schedule 1, Resource Management Act 1991**

To **Queenstown-Lakes District Council**

Name: **Memorial Property Ltd**

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. Memorial Property Ltd could not gain an advantage in trade competition through this submission.

1. The specific provisions of the proposal that Memorial Property Ltd’s submission relates to are:

1.1 The Plan Change in its entirety.

2 Memorial Property Ltd’s submission

2.1 Memorial Property Ltd and its personnel have a longstanding interest in the Queenstown Town Centre as local residents, members of the business community and investors in various properties and businesses. This submission relates to the submitter’s concern as to how Plan Change 50 may affect how Queenstown develops in the future.

2.2 Memorial Property Ltd supports the better utilisation of Council’s landholdings in the Lakeview area through enabling more development and rationalising reserve holdings. It also supports generally the idea of a Convention Centre within the Lake View area. However, Memorial Property Ltd is concerned about the nature and scale of development proposed by Plan Change 50 and whether infrastructure could and should be provided to support the proposed developed.

2.3 Memorial Property Ltd agrees with the importance attributed to the Queenstown Town Centre in the analysis that supports Plan Change 50, and considers that the Queenstown Town Centre contributes significantly to the social and economic wellbeing of the residents of the Wakatipu and the experiences of visitors to Queenstown. However, Memorial Property Ltd is concerned that the plan change as currently proposed could undermine the vitality of the existing town centre and detract from those values it aims to enhance.

2.4 Memorial Property Ltd has reservations about the overall rationale of Plan Change 50, noting that it represents a significant departure from the policy framework established in the current District Plan and the preferred direction promoted by Council in its consultation and strategy development in recent years. That policy

direction seeks, amongst other matters, to contain the spatial extent of the town centre. Memorial Property Ltd support that current policy direction and are concerned, for example, by the following proposed amendment to the Town Centre Zone which would appear to signal a change in policy:

The sense of arrival is to be achieved ~~through careful containment of the town centres within defined limits and~~ by encouraging a built form which announces arrival at its outer limits. Appropriate containment of town centre ~~Such a built form, and its containment~~ will assist in reducing the impacts of the town centres on adjacent living areas.

- 2.5 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.
- 2.6 Memorial Property Ltd does not consider that Plan Change 50 is based on a convincing analysis of the current and future strategic role of the Queenstown Town Centre. It is submitted that the town centre, by in large, coexists with other commercial centres such as those in Frankton in a complementary rather than competing manner, and that this is likely to continue to be the case if the planning controls in and around the town centre remain similar. By Plan Change 50 framing this issue in a different manner, Memorial Property Ltd is concerned that the risks that the existing town centre faces are being misunderstood. It is the submitter's view that a sudden significant expansion of the town centre as proposed in Plan Change 50 risks undermining rather than supporting the Queenstown Town Centre.
- 2.7 Memorial Property Ltd is concerned that the Plan Change fails to adequately assess and address potential adverse effects. The submitter has concerns around assumptions that the current transportation network will be little changed, when significant adverse effects under the 'status quo' are identified. It is considered that Plan Change 50 could significantly compound those adverse traffic effects. It also appears that Plan Change 50 lacks a strategy for dealing with car parking and that the road network in and around the site may prove inadequate to cater for the levels of development enabled.
- 2.8 Memorial Property Ltd questions aspects of the evidence base relied on in Plan Change 50. The submitter is concerned about some of the assumptions that have been used for modelling, particularly traffic modelling. It considers that the land use activities enabled by the zoning could differ significantly from what was assumed in that modelling and, as a result, that substantially greater traffic generation could

arise than has been assumed. Another example is from the supporting report by McDermott Miller. The submitter considers that that report substantially underestimates the amount of unutilised commercial development capacity in the Queenstown Town Centre. Further, it is not always possible through reading the plan change documentation to analyse the evidence base relied upon. Some assumptions are not made clear (for example the land uses that make up the 'status quo' scenario for traffic modelling).

- 2.9 Memorial Property Ltd is concerned that the proposed building heights in the Plan Change 50 area could detract from the visual amenity and landscape qualities of Queenstown and its surrounds. Certainly, in the opinion of the submitter, the images included in the plan change and publicised in local media do not provide confidence that the proposed building heights are appropriate.
- 2.10 Memorial Property Ltd considers that much of the proposed extension of the town centre is not a natural addition to the town centre, being significantly separated by distance, elevation changes and street layouts. There is considered to be 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.
- 2.11 Memorial Property Ltd is concerned that both public and private investment could be diverted away from the existing town centre as a result of Plan Change 50. Plan Change 50 could result in lower standards of buildings in the town centre as opportunities to redevelop existing sites are not pursued. Older buildings can present a dilapidated appearance and can be less safe and suitable for the needs of occupants. And public sector investment could be spent on street and public space improvements and on infrastructure in the proposed new areas of town centre, rather than on improvements to the existing town centre.
- 2.12 Memorial Property Ltd has concerns that Plan Change 50 enables via a controlled activity the development of a Convention Centre. In principle, Memorial Property Ltd supports the development of a convention centre near the Queenstown Town Centre. The submitter also agrees that the wider Lake View area is likely to contain a suitable site for such a facility. However, the effects of the specific location and design of a convention centre could be significant. It is submitted that it would be normal for a proposal of this scale to be subject to a comparison of alternative sites via the rigour of an RMA assessment. This would not be the case if the plan change proceeded as proposed. Several sites within the proposed Lake View subzone are distant from the town centre, being beyond the convenient walking distance of conference attendees to the existing town centre. This may reduce the benefits of this public investment for those that are being asked to make a substantial financial contribution to the project via Council rates. It is submitted that this plan change is the correct forum to settle on an appropriate location for the conference centre, or else the proposed zoning should enable alternative sites to be considered through a public process in the future.

- 2.13 If the plan change is to identify a preferred site for a conference centre, as argued should occur above, it is submitted that the appropriate location would be in the general location marked within the red box in the image below. This location enjoys substantial views, is a large flat site and is within a close walking distance of the existing town centre:

Figure 2 Lakeview sub-zone Structure Plan



- 2.14 Given the issues raised above, Memorial Property Ltd doubts that Town Centre zoning is the most appropriate zoning for the Lake View area. Alternative zonings that more precisely control the range of activities enabled are likely to be more appropriate. This may for example be achieved with a subzone of the High Density Residential Zone (which is in fact the current zoning of the area) and if necessary the use in specific areas of other zones and overlays already used in the Plan.
- 2.15 Further, Memorial Property Ltd considers that the extent of the proposed Isle Street subzone and the development allowed therein needs to be rationalised. It is questioned whether that area has the appropriate attributes to convert to a town centre area. Certainly, the proposed height limits for this subzone appear inappropriate for this area. The submitter considers that subzone should either be deleted or the area which it covers should be significantly reduced, to align with the extent contemplated in 2009 Queenstown Town Centre Strategy and the 2012 consultation document regarding the District Plan review.

2.16 These suggested amendments would better serve the needs of the Queenstown community in the future, and better achieve the purpose of the Resource Management Act.

I seek the following decision from the local authority:

Either

- decline the plan change in its entirety;

or:

- amend the plan change to apply a zoning regime to the Lake View area which enables the following activities only:
 - o visitor accommodation
 - o residential activity
 - o conference facilities
 - o tourism facilities
 - o activities ancillary to those listed above
- reduce the height limits enabled to align with other comparable zonings of the operative Queenstown Lakes District Plan;
- either identify within the District Plan an adequately sized public car parking area(s) or apply more rigorous on-site car parking standards;
- make amendments to ensure that the internal roading network can safely and efficiently cater for the proposed land uses;
- delete or reduce in size of the proposed Isle Street subzone;
- either
 - o limit the location allowed via a controlled activity for a convention centre to the site shown in the attached annotated Structure Plan;
- or
 - o Raise the activity status of a convention centre to restricted discretionary, with a matter of discretion listed as:

'the suitability of the proposed location'

with associated assessment matters included to address, amongst other matters, the consideration of the benefits that may be afforded to the existing town centre as a result of factors such as the walking distance for conference delegates to the existing town centre.
- Any other related or consequential relief that may address the issues raised in this submission

I wish to be heard in support of my submission and would consider presenting a joint case with other submitters.



(Signature of person authorised to sign on behalf of submitter)

10 October 2014

(Date)

Address for service of submitter:

Memorial Property Ltd
C/- John Edmonds and Associates Limited
PO Box 95
Queenstown

Telephone: 03-450-0009
Email: dan@jea.co.nz
Contact person: Dan Wells

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: _____

PLAN CHANGE to which this submission relates to:

I COULD/ COULD NOT gain an advantage in trade competition through this submission.

*I AM/ AM NOT** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I seek the following from the local authority (give precise details)

I DO / DO NOT wish to be heard in support of my submission.

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions.

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*



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

1. SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Section 16.6.5.1 Site Standards.

Lake View

- Max Building Cover 80% **10.6.5.1-i(D)**
- Glasgow St Set Back 4.5 M **10.6.5.1 - iv (d)**
- No residential on ground floor for active fronts **10.6.5.1 - vii (d)**
- No residential on ground floor for active fronts **10.6.5.1 - xi (e)**
- Max Height = as per map **10.6.5.1 - xi (d)**
- *Glassgow St 2.5+25°*
- *Thompson 4.5 = 45°*

Isle St SubZone

- Max Cover 70%
- Max Set Back is 1.5M to Road *10.6.5.1 iv(e)*
- No front yard parking *10.6.5.1 iv(f)*
- Minimum setback to other boundaries is 1.5M *10.6.5.1 iv(g)*
- Max Height = 12M *10.6.5.1 - xi (e)*
- Add 2M for roof form - *xi (f)*
- Sunlight recession 5M+45°

Active Fronts

- 4.5M Above ground level.

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

1. I wish to have the provisions amended to allow for more intensive development on the proposed Lake View Subzone and Isle St Subzone. Queenstown urban fabric is a significant contribution to the success of Queenstown as a tourist destination.
2. Further densification of the Queenstown Center and Surrounds will make for a more vibrant built environment.
3. Queenstown is a fast growing region. You only need to look at the development in the past 15 years to see the impact of sprawling residential development. Allowing for intensive development within and surrounding the existing town center allows for development that does not require further subdivision of our open space. High density is a more sustainable development as it allows to leverage of existing infrastructure. Walkable city's require less road infrastructure. High quality urban design creates good work and living environments. While the proposed plan change is on the right track, a more intensive development will have further benefits to the urban environment and the economy.
4. I wish to see minimum building cover on both the lake view site and the Isle St Sub zone to be increased to Min of 95%. For the development of these blocks to integrate

into the existing urban fabric it is critical to maintain a consistency of density at ground level.

5. I wish to see all recessions plains rules be removed from the Isle st sub zone. The implication on building form has not been tested and will likely lead to poor building form that are a detriment to the urban form and environment.
6. I wish to see adoption of volumetric design controls instead of maximum height plane controls. Volumetric controls allow for flexibility in building mass. They create the condition were buildings can be taller if they are thinner. The result is that a building form can be adjusted to accommodate the same area of occupation, while creating flexibility within the building lot to adjust for sun light access and view depending on the build form around the site. Volumetric design controls result in building that respond better to neighboring buildings allowing for view and sunlight access. They also result in a modulated skyline, instead of single height block mass.
7. I wish to have the structure plan amended to allow further building on the strip of land marked as reserve on the north. Higher density of building will support the vibrancy of the ground floor. Given the proximity of the massive Ben Lomus reserve adjacent to the site, there is more than adequate provision for open space already.
8. Finally I wish to see this urban space developed, and see my council realise the valued added to the council owned asset.

I seek the following from the local authority (give precise details)

- a) I seek the Local authority to review the structure plan. I have concern that the design of the square bounded by roads will result in poor public space and not meet the policy objectives. I would like to see the active edge requirements be be continuous connection to the existing town center.
- b) I request the local authority to commission a report on the economics of development to ensure the proposed rules do not create a set of conditions that make the proposed plan unfeasible. Specifically at risk is the development of the building that form the Isle St extension. The ground floor retail requirements are for a min 4.5M inter floor height. The max building height allows for only 2 stories above. The height from ground floor to upper level likely require lift access to be attractive for a tenant. The rules impose additional costs of the extra volume on ground floor and the lift. Hence it may be that the proposed change imposes rules that adds cost to the building that means they are simply not feasible and thus will not be realized. This passage is critical to the connections of the urban fabric. The local authority may find that the feasibility of such a development requires a min of 6 stories to cover the increased expense of the lift and ground floor quality.

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 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: Mark & Anne McKenzie (and the McKenzie McCabe Family Trust)

Phone Numbers: Work 03 365 3253 Home 021 627 911 Mobile 021 627 911

Email Address: mrm@timbers.co.nz 03 326 711

Postal Address: 164 Clifton Tce., Post Code: 8081

Clifton,

Christchurch

PLAN CHANGE to which this submission relates to:

Plan change 50

I **COULD NOT** gain an advantage in trade competition through this submission.

*I **AM** ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Request Plan Change 50 to be amended to not include Antrim Street.
We wish to be heard concerning concerning Plan change 50



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9343
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

My submission is for Antrim Street to be excluded from proposed plan change. I wish to be heard concerning the amendments of Plan change 50. Antrim Street is on the outer boundary of the Plan change area and should be preserved for its cultural and historic values.

We own the crib at 143 Antrim St. My family entered into a long term lease of the land in about 1963 just prior to its transfer to the Public trustee. My father a farmer constructed a two storey crib in 1964. I have a photographic record from the early 1960's of the construction and subsequent occupation for family holidays up to the present. The crib has been kept in original and relatively good condition over the past 50 years. For example a new roof and insulation was installed in 2012. The other cribs on Antrim St were also constructed in the 1960's and also appear to have remained in original and relatively good condition.

I seek the following from the local authority (give precise details)

We request Plan change 50 be amended to not include Antrim St. We request to be heard concerning Plan Change 50. We would like to see Antrim St retained for its cultural significance.

I DO wish to be heard in support of my submission.

I WILL ~~NOT~~ ~~NOT~~ consider presenting a joint case with others presenting similar submissions.



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

9/10/14

Date

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



 QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9300
Gorge Road, Queenstown 9300

P: 443 0489
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz



FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: Queenstown Lakes Community Housing Trust

Phone Numbers: Work 034501702 Home n/a Mobile 0276452447

Email Address: julie@qlcht.org.nz

Postal Address: PO Box 1748 Post Code: 9348
Queenstown

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre Zone Extension

I COULD NOT gain an advantage in trade competition through this submission.

*I AM NOT ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete entire paragraph if you could not gain an advantage in trade competition through this submission.*

*** Select one.*

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Plan Change 24 - the provision of Affordable and Community Housing.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

PC50 needs to be consistent with the objects of PC24, the Trust is seeking the provision of affordable and community housing to be included within the Plan Change.

I seek the following from the local authority (give precise details)

We would like to discuss with Council the way in which the objects of PC24 might be delivered within PC50.

I DO wish to be heard in support of my submission.

I WILL NOT consider presenting a joint case with others presenting similar submissions.

10/10/14

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

Date

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Queenstown Lakes District Council
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Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN



QUEENSTOWN LAKES DISTRICT COUNCIL

Clause 6 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: Joy Maree Veint

Phone Numbers: Work — Home 4421246 Mobile 0273699195

Email Address: joyveint@gmail.com

Postal Address: 70 Hunter Rd Post Code: 9371
Rd1, Queenstown

PLAN CHANGE to which this submission relates to:

Extension of town centre proposed
Plan change 50

~~I do not~~ gain an advantage in trade competition through this submission.

*I am ** directly affected by an effect of the subject matter of the submission:
✓(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- 1/ Economic growth should not come at the expense of losing our mountains forever.
- 2/ The unique Alpine Resort Town that we have now will be lost forever if council allow high rise buildings to go up our mountains.
- 3/ We need to preserve our beautiful town for future generations to come.
- 4/ Just to change the zoning to allow a convention centre to go



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pccsubmission@qldc.govt.nz
www.qldc.govt.nz

ahead on the lake view site is an assault on our natural landscape.

- 5/ The extension of the town centre should go out Gorge Road
- 6/ Earthquake RISK

10 OCT 2014

QUEENSTOWN

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I do not support this extension of the town centre just to allow a convention centre to go ahead on the lake view site.

No high rise buildings should be approved as it will impact on our natural landscape.

It will create a precedence for others to follow.

Queenstown is on many major fault lines. A huge earthquake is a serious risk to our resort.

I do not want to see our town turned into a glitzy tinsel town, glass house resort.

Congestion on the roads in the CBD is dangerous

~~for people now.~~ It will only get worse with traffic making its way through town to get to this high density commercial zone.

The roads we use today in the CBD were built for horses in the 1860's.

A convention centre should be easily accessible to all by road, with plenty of parking and no danger zones to contend with.

The extension of the town centre should be out Gorge Rd. where there has been commercial development for the last 60 years.

The development footprint is already there.

I. do wish to be heard in support of my submission.

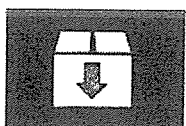
I. will NOT consider presenting a joint case with others presenting similar submissions.

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

Date

10/10/04

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: psubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Clause 6 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: Douglas Veint

Phone Numbers: Work _____ Home 034421246 Mobile 021 442 086

Email Address: dougveint@gmail.com

Postal Address: 70 Hunter Road Post Code: 9371

ROI

Queenstown

PLAN CHANGE to which this submission relates to:

Plan change 50

~~I. _____ gain an advantage in trade competition through this submission.~~

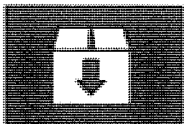
- *I. ** directly affected by an effect of the subject matter of the submission:
 (a) adversely affects the environment; and
 ~~(b) does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The plan to extend the Queenstown town centre to the Lakeview & Isle Street Sub zones.



16 OCT 2014

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the proposal to extend the town centre zone towards Lakeview & Isle Street sub-zones.

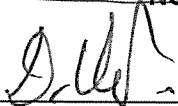
My reasons are that it would be visually unacceptable to have highrise buildings up the hill in that area, I don't believe the traffic & access problems have been allowed for and it would be more appropriate to extend in the George Road area.

I seek the following from the local authority (give precise details)

To abandon plan change 50 in its present form & look again at the proposal to extend in the direction of George Road.

I do wish to be heard in support of my submission.

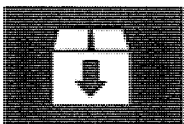
I ~~do~~ **NOT** consider presenting a joint case with others presenting similar submissions.



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

10-10-14
Date

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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Clause 6 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: Janet Margaret Myrna Sarginson

Phone Numbers: Work N/A Home 442-8659 Mobile N/A

Email Address: N/A

Postal Address: 30 Gorge Rd. Post Code: 9300
Queenstown

PLAN CHANGE to which this submission relates to:

Extension of Town Centre proposed
Plan change 50

~~I. gain an advantage in trade competition through this submission.~~

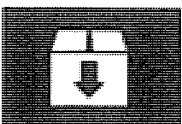
*I. ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) ~~does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

High rise buildings in the Town Centre
Plan change 50



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the proposal of the Town Centre extension because of the highrise buildings. Others will follow. The visual impact on our mountains landscape will be gone forever.

I seek the following from the local authority (give precise details)

I would like council to rethink plan change 56 & look again at the proposal to include Gorge R. extension in the Town Centre

I ~~wish to be heard in support of my submission.~~

I ~~NOT consider presenting a joint case with others presenting similar submissions.~~

J. M. M. Darginson
Signature - (to be signed for or on behalf of submitter) **

10-10-2014
Date

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



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RMA Form 5
Submission on a publicly notified plan change
Clause 6 of First Schedule Resource Management Act 1991

To: Queenstown Lakes District Council
Private Bag 50027
Queenstown 9348

Name of submitter: Otago Regional Council

This is a submission on the proposed plan change:

- Plan Change 50 – Town Centre Zone Extension Plan (the plan change)

OVERVIEW

The specific parts of the proposal that this submission relates to are:

- Maintaining Queenstown's reputation and the role of the main town centre as the main tourist centre and the primary commercial centre for the district
- Facilitating economic growth of the district's tourism sector

This submission is:

The Otago Regional Council (ORC) as a partner in the Town Centre Transport Business Case Preparation supports the plan change in respect to Transport matters.

Decision Requested

The Otago Regional Council seeks the following decision from the Queenstown Lakes District Council (QLDC):

The decision ensures the plan change outcome will reflect and have positive synergies with the District Wide and Town Centre Transport Business Cases currently being prepared by QLDC, with support from New Zealand Transport Agency (NZTA) and ORC.

Discussion:

Background of Relevant Transport Business Cases

1. The ORC is involved in QLDC's business planning for the town centre (and wider district) because of its role in regional transport planning and in managing public transport.

2. The first stage of the business planning for Queenstown's town centre identified as issues, increasing volumes between competing transport modes and inefficient use of road space and parking. By addressing these issues, access to the town centre, the functionality of the transport network, and visitor experience can be improved.
3. The Traffic Design Group Transport Assessment (Will Hyde, 12 August 2014 – pg. 29) signals an integrated, multi-modal demand-managed transport outcome utilising walking, cycling, and passenger transport options as an alternative to providing for car parking and vehicle movement in and out of the zone. At the time of preparing this submission, the Town Centre Transport Business Case Preparation has not, however, determined a strategic approach in respect to whether the town centre should be pedestrianised or whether the number of vehicles coming into the town centre should be reduced, or not.
4. It will be important for the business planning case to ensure consideration is given to future transportation infrastructure being effective in supporting and promoting the patterns of growth proposed in the district's Transportation and Parking Strategy. (2005)
5. ORCs view is that it is important that present transport business planning is integrated with the preparation of the town structure plan proposed in the plan change documentation. This will provide the opportunity for positive outcomes from both planning initiatives and most importantly, for the residents and visitors to the district.
6. Ideally, the transport business planning should be completed before the structure plan is developed. In that way, not only can the structure plan give appropriate consideration to solutions identified in the business planning, but also the changes proposed to the town centre and transport network in the structure plan. This would assist in establishing a broad development layout and that the final business plan can be integrated to ensure a coherent system.

Additional matters for consideration during the plan change process

7. ORC recommends a review of the council's parking pricing and supply be undertaken before or during the preparation of the structure plan. The plan change signals a limitation on provision of off-street parking on the Lakeview site. The review's purpose would be test if such a limitation would have any undesired effect such as clogging of the area around the town centre with either parked vehicles or drivers circulating looking for a park. Such effects would be contrary to the strategic direction being proposed in the transport business case planning.
8. As the Lakeview site will receive a high degree of tourism, coach and public transport traffic, there is the opportunity to investigate whether the convention centre site would make for a suitable transit hub for public passenger transport, and to incorporate such provision in the wording of the plan change.

The ORC does not wish to be heard in support of this submission.

If others make a similar submission, the ORC will not consider presenting a joint case with them at a hearing.



Fraser McRae
Director Policy Planning and Resource Management

10 October 2014

Address for service of submitter: Otago Regional Council
Private Bag 1954
DUNEDIN

Telephone: (03) 474 0827

Email: warren.hanley@orc.govt.nz

Contact person: Warren Hanley
Resource Planner – Liaison

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



QUEENSTOWN
LAKES DISTRICT
COUNCIL

50/47

TO // Queenstown Lakes District Council

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

Name: JAMES IAN PENWELL

Phone Numbers: Work 03 442 9299 Home 03 441 4063 Mobile 027 6988333

Email Address: jamespenwell@xtra.co.nz

Postal Address: 6 B CRESTA LANE Post Code: 9300

FRANKTON
QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50 - QUEENSTOWN TOWN CENTRE ZONE

I. DO NOT gain an advantage in trade competition through this submission.

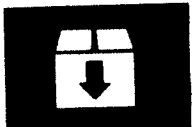
*I. ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
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* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

THE REZONING OF

- THE COUNCIL-OWNED LAKEVIEW SITE
- SOME PRIVATELY-OWNED LAND ADJOINING THE LAKEVIEW SITE & BOUNDED BY THOMPSON & GLASSGOW STREETS
- 34 BROWN ST
- 2 ADDITIONAL BLOCKS BOUNDED BY CAMP ST, ISLE ST, MAN ST, HAT ST.
- THE LAKE ST / BEACH ST / HAT ST / MAN ST BLOCK.



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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

- I OPPOSE THE SPECIFIC PROVISIONS ON THE GROUNDS THAT:-
- THE APPROVAL OF THE PLAN CHANGE WILL PERMIT THE CONSTRUCTION OF MUCH HIGHER BUILDINGS THAN CURRENTLY EXIST.
 - THIS CONSTRUCTION WILL BE AN EYESORE. MULTI-STORY BUILDINGS WILL NOT "BLEND IN" TO BOB'S PEAK, ANYMORE THAN THE MILTON/KAWANAU FALLS DEVELOPMENTS BLEND IN TO PENINSULA RD.
 - THE PROVISION IS LESS ABOUT REZONING THE AREA AS "TOWN CENTRE" THAN IT IS ABOUT SEEKING A MEANS TO PERMIT THE CONSTRUCTION OF A CONFERENCE CENTRE, TO WHICH I AM ALSO OPPOSED. IN THIS SENSE THE PLAN CHANGE IS MISLEADING & DISHONEST.

I seek the following from the local authority (give precise details)

I REQUIRE THE LOCAL AUTHORITY THROUGH THE ELECTED COUNCIL TO REJECT THE PLAN CHANGE.

I REQUIRE THE ELECTED COUNCIL TO REMEMBER THAT THEY ARE CHARGED TO REPRESENT THE COMMUNITY WHICH IS CLEARLY HORRIFIED BY THE POTENTIAL FOR MULTI-STORY BUILDINGS IN THIS AREA.

I REQUIRE THE LOCAL AUTHORITY TO FOCUS ON ITS CORE ACTIVITIES AND FORGET ~~THE~~ ABOUT GRANDIOSE MONUMENT BUILDING, OR PERSONAL EGOMANIA.

I ~~DO NOT~~ wish to be heard in support of my submission.

I ~~DO NOT~~ NOT consider presenting a joint case with others presenting similar submissions.

James Peell

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

10/10/14
Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

19 Willow place,

Queenstown.

10 October, 2014

SUBMISSION ON QLDC PLAN CHANGE 50

Introduction

Thank you for the opportunity to comment on this proposed plan change. I would like to disclose the following:

- I am a Queenstown Lakes District Councillor, but am making this submission as an individual. My husband and I own an apartment within the Isle Street extension part of the plan change. I had already decided to declare a conflict of interest because of the proximity of our property to the initially proposed plan change area before I (or any other Councillor, for that matter) discovered that the plan change area had been extended beyond the Lakeview site. I'm therefore unable to vote on or take part in council discussions about the plan change. This submission is therefore my opportunity to raise concerns and issues.
- I am the portfolio manager for QLDC's District Plan review, currently being undertaken.

MAJOR CONCERNS

Plan Change 50 Interface with District Plan Review

The version of the Town Centres Chapter 10 into which this plan change has been incorporated is no longer extant. This old version strongly reflected the McDermott Miller strategy report, with little input at that stage from councillors or the community forum. It has changed considerably through Councillor and forum workshops and discussions between planning staff and portfolio managers.

For plan change 50 to adequately mesh with the rest of the town centre provisions - admittedly draft and not yet consulted on, but certainly more developed than the version you have from page 435 of your agenda – your consideration should be based on this latest version. This will be coming to Council for adoption at the end of this month (to then be held until notification with most of the rest of the district plan review in May 2015). Can I please suggest that this is the version into which plan change 50 should be incorporated - assuming PC 50 goes ahead in this format.

I believe this is vital for the integrity of our District Plan, and the overall better management of Queenstown town centre. There are some quite distinctive elements of our current town centres chapter that plan change 50 should reflect - including more emphasis on having a defined entertainment hub in the innermost part of the town centre, greater emphasis on community, and active street interface of buildings. Also, the change of language in our zone purpose, objectives and policies will give guidance as to how we see economic benefits versus community amenities being balanced as well as they can within the broader town centre zone.

Lack of Affordable Housing Provision – Development Principles and Plan Change 24

It is interesting that although the introduction to this plan change does several times mention the concept of affordable housing, there is no commitment to providing any. Not only is this a serious lack of political and community leadership on this vital issue, it goes against one of the development principles adopted by Council in December last year and Plan Change 24.

The relevant extract from council minutes of December 19, 2013, with regard to development principles is as follows:

11. Convention Centre Project: Master planning and development options

Councillor Gilmour observed that the development principles stressed economic and financial factors but did not consider social impacts. She noted that there were currently approximately 300 people housed in the dwellings on the Lakeview site and when the cabin leases expired in 2015 there would be a large number of people all seeking low cost accommodation at the same time. She stated that she could not support the development principles until they made reference to the provision of affordable housing.

The Chief Executive conferred with the General Manager, Planning and Development and the Manager, Resource Consenting on a further development principle which would address this concern. He suggested the following text:

Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24.

Councillor Gilmour also asked that the development principles refer to the continuing operation of the Queenstown Lakeview Holiday Park. Following discussion it was agreed to add the following:

Considers options for the future operation of the campground.

The additional development principles were added to the recommendation.

But nowhere has this happened. PC 50 does not mention mitigation of lost affordable housing options, beyond saying that they had no guarantee of remaining beyond 2015 and that the high density housing that would be built on site would be placed close to town and good quality and therefore might be cheaper to live in. This meets neither the spirit nor the intent of the development principle above.

So on to PC 24, which is important in its own right as well as in the reference to it in the development principle above.

As you well know, the final version of PC 24 is a sadly diluted model of its original self. But the wording of the development principle above - "and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of plan change 24" - is a strong statement that QLDC should ensure through PC 50 that such a stakeholder deed is agreed to with the eventual developer/s.

Further, it gives strong guidance as to the ballpark figure of affordable/community housing that such a stakeholder agreement should provide. Stakeholder deeds on plan changes under PC24 have resulted in 3 to 5% of the value of developed sites being contributed towards the community's stock of affordable/community housing, primarily through the Queenstown Community Housing Trust.

Even the Northlake development, currently under appeal but processed after the negotiated PC 24 had been finalised, has resulted in 20 titled and serviced sections being given to the Queenstown Community Housing Trust for this purpose.

In the more than 800 pages of plan change documentation, it is interesting to note that Plan Change 24 was not mentioned once.

It has just three policies:

- To provide opportunities for low and moderate income households to live in the district in a range of accommodation appropriate for their needs.
- To have regard to the extent to which density, height, or building coverage contributes to residential activity affordability.
- To enable the delivery of community housing, through voluntary retention mechanism.

The relevant advice note says this is to be applied through the assessment of proposed changes to the district plan. Thus, now is obviously the time to enshrine the necessity for an affordable housing contribution through PC 50 - rather than leaving it to an un-written and therefore easily ditched commitment through some future MOU between developer and council.

Although it could well be said that the huge increase in density and height should improve affordability, there is no guarantee of this within the current plan change. The primary driver of the plan change appears to be to maximise council's economic return - and discussions to date give no comfort that the community and economic benefit of providing affordable housing for the many low wage workers that the proposed convention centre will need will be counted in this equation.

In addition to PC 50 ensuring that adequate community/affordable housing is provided, the third policy - a voluntary retention mechanism - must be addressed.

Liquor and Noise Standards

On page 3 of Stephen Chiles' noise assessment, he said: "It is understood that it is not desired to limit nightlife to a specific part of the plan change area..."

There was no discussion within the report about why this should or should not be so. Nor, to my knowledge, have councillors discussed the issue.

However, we have had considerable discussions about this issue as part of the District Plan review, trying to strike a balance between economic vibrancy downtown and the need to ensure a level of amenity for residents and visitor accommodation on the periphery and adjacent high density zones.

As you will see when you get the updated Town Centres Chapter, we are aiming to achieve this balance by providing higher noise levels and a more enabling resource consent approach within the core town centre area, with tighter noise and licensing limits in the town centre transition zone.

This ensures two things, as far as a District Plan can;

- Bars with an emphasis on late night entertainment will locate in the core CBD, ensuring vibrancy in the entertainment precinct.
- As a consequence, the less positive effects of this vibrancy - noise, greater need for policing and CCTV, more mess on streets for example - do not stretch their tentacles over a broader area, requiring more resource from both council and police to clean up and more importantly, seriously impacting on residential and visitor amenity.

To extend the Town Centre zone noise and licensing RMA approach to PC 50's new Town Centre zone would be totally contrary to this approach. It would dilute the entertainment precinct's vibrancy and diminish residential amenity.

It seems particularly odd to suggest that the Isle Street subzone should be open to bars on a discretionary basis. The various reports acknowledge that this is currently largely residential. Under 10.2.4. Policy 1.5, it states, its purpose is "to enable a mixed-use environment within the Isle Street subzone to provide for commercial activities and high-density residential activities." Elsewhere, it puts the likely mix of these activities as 25%:75%. Where does having bars getting discretionary consent to be above residential noise limits after 10 p.m. fit into this picture?

When the convention centre was first mooted, much of the justification was to reinvigorate the existing CBD. Allowing bars and night clubs to spread up the hill, spreading the noise as well as the love, will not achieve this. The whole point is trying to get people into town, to support existing infrastructure and businesses rather than leaching everything outwards to the detriment of both business and residential amenity.

So please, can you ensure that both noise and licensing requirements of the PC 50 area reflect the Town Centre Transition Zone requirements of the new district plan, not the Town Centre.

Which segues nicely on to my next point...

Is the Entire PC 50 Zone Really Necessary to Achieve an Economic Town Centre Zone?

The McDermott Miller November 2013 report does indeed say that the current Queenstown Town Centre is running out of space. This then becomes the resource management justification for the plan change, as per page 14 of your agenda - "the resource management issue to be addressed by this plan change is the shortage of commercially zoned land in the Queenstown town centre."

There is a big leap of faith, I believe, between saying the CBD is running out of space and it therefore requiring such a huge extension. Nowhere is it clear exactly how much of this land might be used for commercial versus retail versus entertainment versus food and beverage purposes. Neither the structure plan nor the PC 50 provisions give any guidelines. The structure plan only identifies the reserve and freehold land versus roads and lanes. The Lakeview subzone height limit plan does give some greater indication - but again, no surety. 12.6 ha of land is up for rezoning - apart from the

roads, campground (shrunk version), James Clouston reserve, mountain bike track at the back and public square - no other land purpose is set in concrete. Compare this to the level of detail in any other plan change as per land use.

I may have missed it, but nowhere did I spy economic justification for the PC 50 area being so large. What about the analysis of the tipping point for town centre expansion being to the detriment of the existing CBD?

I acknowledge that the primary justification for the size of the PC 50 town centre extension is to incorporate the proposed convention centre site, but query if this is the most efficient, cost effective solution for households and business in the district, as required under the RMA for the resource management issue PC 50 claims it is trying to resolve?

Lack of Surety of Good Urban Planning Outcomes

Although the assessment matters and urban planning policies read positively, they are not easily measured. There is no outline development plan to ensure logical, well integrated development of the site. Although the indication to date is that Council will be looking to a developer with whom to create an MOU, there is no guarantee this will happen. It could therefore become a fragmented, ad hoc and disjointed development with poor urban planning outcomes - to the severe detriment of the town centre's economy, the community's residential amenity and the bay's gorgeous landscape.

The height limit plan and the structure plan give a very minimal level guideline of what we are likely to see - but how these buildings will be developed and what they are used for and how they will interact with each other is far from sure.

I think it would be useful to have an outline plan stage required to give more surety to the eventual shape of the plan change area. And having seen the good work done by the urban design panel on various projects in the town centre, this group should be used when it comes to assessing both this outline plan and the buildings themselves.

They have a far deeper understanding and perspective of the implications of the plan change - from crime prevention through design, through architecture, through urban planning - on our landscape than an Auckland urban designer or architect becomes to Queenstown for two days. Assessment through the urban design panel should be part of this plan change.

Other concerns that I have that I do not have time to elaborate on before the 5 o'clock deadline today... But will at the hearing include:

- is there adequate green space for the likely number of residents and visitors? It is an exaggeration to call, as Populous Fearon Hey does on page 265, Ngai Tahu pools a high quality public space. I am sure it will be high quality, but it is not public. It is commercial and people will have to pay to get in.
- A variety of the rules I think need to be looked at, for potentially unintended consequences - e.g. 10.6.5.2.6., 10.6.3.2.7
- Reference should be made to cycle/rollable accessibility as well as pedestrian. Disabled access?

- No parking vehicles in front yards in Isle Street subzone - what is the rationale for this and is it the most cost effective and efficient solution for whatever problem may have been identified? I know for our property, that could well leave us with no parking at all. I would disagree with the contention that the cost is minor and that it is outweighed by the (unnamed) benefit.
- If town centre transition zone noise and licensing RMA guidelines are used for PC 50, then perhaps mechanical ventilation system et cetera one would not be required? This would be a more cost-effective solution for those landowners.
- Is the landscape effect of the heights to be allowed in PC 50 more than minor? We have been told that the graphic included in the plan change agenda is misleading - but we haven't actually seen one that looks kinder. It will be interesting to hear the commission's perspective and further evidence.
- Agree with the need to treat stormwater prior to putting it into the lake.
- As nearby residents, we have already had repeated blockages of the sewage pipes. This infrastructure may well need upgrading. Stormwater also not always adequate.
- Note that they use the most rosy picture of economic benefits of proposed convention centre - 466 full-time equivalents in the district. I note also that the report drops the word equivalents and says full-time jobs - few of them in fact will be. NZIER on the other hand, estimate 120 full-time equivalent jobs throughout the region. This difference has never been explained. Some of the other economic impacts estimated for developers of various parts of the PC 50 land also look optimistic - for example Isle Street, which the same report acknowledges is already largely developed and so one assumes will not be giving any majorly positive economic impact from change in the near future
- The Queenstown Height study does assume retention of the 'green finger' of Lakeview campground, in terms of mitigating the effects of increased height on landscape. Has anyone looked at the effect of removing this green finger?
- The 12 m height limit over the entire existing campground does raise the question of intentions for this land, and the "green space" contribution it will make in future.

Again, thank you for the opportunity to submit.

I would like to speak at the hearing.

Kind regards

Cath Gilmour

**RESOURCE MANAGEMENT ACT 1991
SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE REQUEST (PLAN CHANGE 50) BY
QUEENSTOWN LAKES DISTRICT COUNCIL**

TO: QUEENSTOWN LAKES DISTRICT COUNCIL
Private Bag 50072
QUEENSTOWN
Attention: Policy Team – Plan Change 50
Email: pcsubmission@qldc.govt.nz

NAME: REMARKABLES JET LIMITED
P O Box 240
Auckland

Remarkables Jet Limited ("RJL") is a CBD investor in wharf, future jet boating, and tourism facilities. RJL makes this submission on a plan change request by Queenstown Lakes District Council ("QLDC" or "the Council") to extend the Queenstown Town Centre Zone ("Plan Change").

1. RJL's submission is that:

RJL opposes the Plan Change on the following grounds:

- 1.1 The Plan Change does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 ("the Act"), because:
- it does not give effect to Part 2 of the Act;
 - it does not meet section 32 of the Act;
 - it is not the most appropriate method for achieving the objectives of the District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits; and
 - it is neither better than the current zoning nor better than an alternative CBD expansion.
- 1.2 The Plan Change is inconsistent with the Otago Regional Policy Statement and the Otago Regional Plan.

Without derogating from the generality of the above, RJL further submit that:

Purpose of the Plan Change

- 1.3 The purpose of the Plan Change is internally inconsistent and unclear. It is not clear whether the purpose of the Plan Change is primarily to ensure the expansion of the Town Centre.

Town Centre Expansion

- 1.4 The proposed expansion of the Town Centre will undermine the character and heritage of Queenstown's downtown and surrounding area, and as a result will adversely impact on its tourism appeal.

- 1.5 The expansion proposed by the Plan Change is significant. 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. This could also take into account the availability of the high school site (expected around 2018).
- 1.6 The extent of expansion of the Town Centre will have a negative impact on land values. Should the Plan Change be confirmed, there will be a likely devaluation of CBD land which will have implications for the quality of new development and redevelopment that can occur in the current CBD area.
- 1.7 In addition, sporadic fringe development has the potential to negatively impact adjoining property values and amenity. The proposed extensive rezoning will also expose large areas of existing residential land to a CBD commercial rates assessment. It will either create further demand for the already scarce funding for essential Queenstown infrastructure, or it will encourage further rates increases in order to fund the required infrastructure.
- 1.8 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.

Town Centre Land

- 1.9 This Plan Change is at odds with its position and evidence for Plan Change 19 which indicated that there was enough town centre/commercial land available to meet demand for the next 20 to 30 years.
- 1.10 Further, some of the benefits claimed have been overstated in the Plan Change documentation, as some of these benefits are considered to be no more than "additional".

High Density Residential Activities

- 1.11 The proposed Plan Change provisions will not deliver a High Density Residential outcome, if that is a desired outcome for the area.
- 1.12 The Plan Change is largely silent in relation to any residential development opportunities that could be pursued, in particular affordable housing opportunities on Council-owned land. It is likely that the other activities enabled by the Plan Change will be pursued which will push out any potential residential development.

Section 32 Assessment

- 1.13 The section 32(1)(b)(i) test has not been properly undertaken. The failure to meet the test under s32(1)(b)(i) renders the section 32 analysis inadequate and deficient.

Adverse effects

- 1.14 The Plan Change has potential to generate significant adverse amenity and traffic effects, particularly with respect to the maximum height limits.
- 1.15 The Plan Change allows for development of buildings up to 28m, against the backdrop of the Ben Lomond Recreational Reserve mountains which are identified as Outstanding Natural Landscapes – Wakatipu Basin (**ONL (WB)**).
- 1.16 The operative District Plan states that development in ONL (WB) should be avoided unless the adverse effects will not be more than minor on landscape values and visual amenity values. The proposed height limits will result in significant adverse effects that are more than minor. New urban development is also to be avoided in ONL (WB) areas.
- 1.17 The Plan Change will generate significant adverse effects on the CBD and wider road networks, including Frankton Road. The transport assessment is inadequate.
- 1.18 The Plan Change will dilute the existing CBD retail offer and will have adverse impacts on residential amenity and views of the built and natural landscape.

2. RJL seek the following recommendation from the Council

- 2.1 The Plan Change be rejected; and
- 2.2 Any consequential amendments to give effect to the points above.

3. RJL wish to be heard by the Council in support of their submission

4. If others make a similar submission RJL will consider presenting a joint case with them at a hearing

REMARKABLES JET LIMITED
by its lawyers and duly authorised
agents **BROOKFIELDS** per:

DATED the 10th day of October 2014



J D Young / R A Davidson

THIS SUBMISSION is filed by **JOHN DYLAN YOUNG**, solicitor for Remarkables Jet Limited. The address for service of the submitters is at the offices of Brookfields, Lawyers, Tower One, 9th Floor, 205 Queen Street, Auckland.

Documents for service on the submitters may be left at the address for service or may be:

1. Posted to the solicitor at P O Box 240, Auckland 1140.
2. Left for the solicitor at Document Exchange for direction to DX CP24134.
3. Transmitted to the solicitor by facsimile to 09 379 3224.

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: W. N & P. J. Lakes

Phone Numbers: Work Home Mobile 0274325822

Email Address: bill@unitedscaholding.co.nz

Postal Address: 33 Newport St. Post Code:
Dunedin

PLAN CHANGE to which this submission relates to:

Plan Change 50.

I ~~could~~ / **COULD NOT** gain an advantage in trade competition through this submission.

*I ~~AM~~ / ~~AM NOT~~ directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

We request Plan Change 50 to be amended to not include
Antrom Street. We request to be heard concerning Plan Change
50.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

We submit that Antrim St. be excluded from proposed plan change. We wish to be heard concerning amendments to Plan Change 50.

I seek the following from the local authority (give precise details)

Plan Change 50. to be amended to not include Antrim St. Request to be heard concerning its heritage values.

I DO / ~~WISH~~ wish to be heard in support of my submission.

I WILL / ~~WISH~~ consider presenting a joint case with others presenting similar submissions.

W. A. Lopez
Signature – (to be signed for or on behalf of submitter) **

9/10/2014
Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 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: Val Hamlin

Phone Numbers: Work 03-217-0082 Home _____ Mobile _____

Email Address: valnstuelf@yahoo.co.nz

Postal Address: c/o 28 Yarrow St Post Code: 9810

Richmond

Invercargill

PLAN CHANGE to which this submission relates to:

Plan change 50

I **COULD NOT** gain an advantage in trade competition through this submission.

I AM** *** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.*

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

Have Plan change 50 amended to not include Antrim St in Plan change 50.



My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

Have Plan change 50 amended to not include Antrim St...and we wish to be heard concerning Plan change 50.

I seek the following from the local authority (give precise details)

As rate payers we wish to be heard concerning amendments of Plan change 50.

I DO wish to be heard in support of my submission.

I WILL NOT consider presenting a joint case with others presenting similar submissions.

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

9 October 2014

Date

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



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

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www.qldc.govt.nz

To whomever it may concern,

I was only aware of this being advertised last Thursday and tried to contact council over this but was unsuccessful so am putting my views to you.

PLAN CHANGE 50.

My concern (along with many other locals) is that the now called Lakeview Site is being considered for high rise development.

My understanding , along with many other "oldies" is that this site was GIFTED to the people (ratepayers) of Queenstown to be kept as a family/holiday camping area. It was to be administered by the Council and revenue from cribs/holiday houses was to go into Council " purse" to off set the rates etc. (it was then named Queenstown Borough Council Camp) Still be plenty of locals who would also be aware/grown up with this knowledge.....and been horrified with the closing down/selling off of this asset. Everyone is aware that Council do what they like with any avenue. Unfortunately Cap Jardine/Christian Hansen/grant senior/ Andrews /Monarch Hood and many such have passed on, their knowledge was factual.

Mr Jim Armour who lived across the road overlooking Queenstown bay GIFTED where the play ground was ..but not sure to what extent /size that was.....would have been 60... 65years ago anyway....Lynch block was certainly quite a few years later....I am not sure of name of person who gifted bulk of camp area The loss of some records in a fire many years ago has been very handy in supporting those who wish to see further development on every empty site....forgetting who actually has been the backbone of getting Queenstown on its feet.....Ratepayers and New Zealanders.

I am against the concert jungle/high rise planned for this area and feel those who come into this town to do what they think it needs and at the same time " feather their own nest" then pack up and move on to another place, do not have the rate payers interest at heart as it is the ones left behind who have to foot the bill to clean up and start again with what is left of the town.

I am very much aware that Tourism is an important part of Queenstown economy and always will be as town is known world wide for its natural beauty....if one can continue to see it.

One only has to look at Kawera Falls ...Hilton site...to see the downfall of that...proved that more hotels are not needed.!Two days over Xmas period is the only time that full town is really fully booked out. Look at the signs up on accommodation places.

Is Queenstown going to be like Thailand with huge concrete high rise buildings empty...because someone thought they were needed???? And can't now afford to demolish them!

The biggest holiday draw card last few years and increasing is FAMILY/camping holidays.....Queenstown not catering for New Zealanders/tourists who choose this way? They are the big spenders.....but go elsewhere please campers as .Queenstown Council doesn't want to cater for you!!!!

I am a forth generation Queenstowner and not against growth in some areas, but certainly not in this case.

Thank you.

Bev Dawson.

mobile 027 220 4386

Ph. 03/ 442 8244

lesbev.dawson@xtra.co.nz

I wish to advise that we have no objection to the proposed plan in its current stage.

Regards

Carl Loman (Loman Family Trust)
Kaylene Hall
23a Hay Street
Queenstown

Ph. (029) 2301404

loman.carl@yahoo.co.nz

14 October 2014

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Rebecca Richwhite
1/15 Brunswick Street
Queenstown 9300

By email

Attn: Paul Speedy

Dear Queenstown Lakes District Council

Affected resident submission in support of Plan Change 50

By introduction, I am a resident of Queenstown, having lived in Brunswick Street, directly beneath the proposed Lakeview site, since 2012. I am a qualified architect with extensive European architectural and design experience, and take great interest in urban planning and development. I take particular interest in the development of Queenstown, where my family has maintained a home for a number of generations.

My perspective on the development of Queenstown is impacted by my experience of living in a number of cities and townships both in New Zealand in Europe. These experiences include those where planning has been poor, resulting in the unnecessary destruction of natural landscapes, sprawling populous, poor public transportation, unaffordable housing, and inappropriately designed buildings. I have also lived in and travelled through various areas where the planning has been excellent, allowing the above outcomes to be avoided, and for the resident's quality of life to be enhanced.

I support QLDC's plans to develop the extended Queenstown township with vertically oriented, high density dwellings. Responding to the forecast growth of Queenstown with 'density' in mind, is the only way Queenstown's natural environment can be protected. Rather than loose itself to Frankton and an inevitable 'spring' of additional commercial centres, QLDC is seizing the opportunity to connect Lakeview with the existing fabric of Queenstown. This will allow Queenstown to remain the region's focal point and enhance the quality of living for the resident population, as well as visiting tourists. Queenstown would remain accessible to the pedestrian tourist population, whilst eliminating issues of traffic that would otherwise arise.

I believe QLDC should aspire towards what has been achieved in some of the most admired lakeside and alpine towns of Europe, where condensed built environments nestle into the base of expansive mountainous landscapes. Below are two such examples, being Lake Como and St Moritz.



Lake Como, Italy



St Moritz, Switzerland

With regard to Lakeview itself, a world class site deserves a world class piece of architecture. I am excited to see the high quality team of consultants involved to date. However, this is New Zealand's chance to step outside of itself, and to involve an international team of designers. A team that can capture New Zealand's identity with fresh eyes, to design a series of buildings that sets the region apart. I know the very best names in the field of architecture are actively seeking such opportunities in New Zealand and would see the chance to design for Lakeview as rare and thrilling. The timing is ripe.

My time in Europe has introduced me to a number of world leading architects. I would be pleased to make introductions to the likes of Stirling Prize winning British architect Amanda Levete who recently judged New Zealand's HOME of the Year Award 2013, to Spanish architects Miralles Tagliabue - architect of award winning Scottish Parliament, or for example Dutch firm De Rijke Marsh Morgan. Other suggestions could include established practices such as that of Pritzker Prize winner Peter Zumthor, or David Chipperfield. Please do contact me should you wish me to assist in any way.

Amanda Levete: www.ala.uk.com

Miralles Tagliabue: www.mirallestagliabue.com

De Rijke Marsh Morgan: drmm.co.uk

Peter Zumthor: www.pritzkerprize.com/laureates/2009

David Chipperfield: www.davidchipperfield.co.uk

The proposed principal of 'upward not outward', 'quality not quantity', should be applied to future development in the broader Lakes District. I see the proposed Plan Change 50 as an opportunity to hone what has begun, and to address some of the urban challenges the region is facing.

Yours truly

Rebecca Richwhite

RRStudios

rebecca@rebeccarichwhite.com

www.rrstudiosonline.com

Queenstown Town Centre Plan Change 50

I have previously submitted however this was not included in the published summary although my submissions were actioned by the increase in the scope and property included in Proposed Plan Change.

I have to formally submit against the Plan Change because the integrity of Queenstown is now being placed at a level of concern that disapproval is required.

The Convention Centre debate and analysis has been overshadowed by an unreasonable delusional understanding of what the town was actually striving to gain by the QCC and completely stalled for possibly a decade by documentation of the Plan Change 50 proposal.

At NO time have the Consultants proven a point of Need , Success or Requirement on a matter of enormous significance and most importantly whether the natural confines and boundaries of the CBD could accommodate fluctuating visitor numbers caused by a major increase in all aspects of the CBD.

There has been no absolute determination that the "Jewel of Queenstown" could not be irreparably ruined by the congestion .

There has been no determination that the parallel tourism enjoyed under the entire Queenstown district banner is not more important than congesting the CBD.

There has been no determination that QAC can accommodate any variation in aeroplane that their Airline customers may purchase to compete with other airlines .

Therefore I object to reports that have NO proof of success or mitigation of the many concerns by residents that Consultants who offer no guarantee as to their subjective opinions foist on residents .

The spending by QLDC of Ratepayer funds for the QCC has been correctly determined reckless because the QCC was never going to be affordable under the scenario consulted and is now a mindless litany of costly reports overshadowed by dubious QLDC decisions

IT IS NOW TIME THAT CONSULTANTS ARE REQUIRED TO BOND OR GUARANTEE THEIR OPINIONS WHEN THEY ARE EXTORTING ENORMOUS FEES AND COSTS FROM RATEPAYERS.

I REFER TO NUMEROUS STATEMENTS FROM THE ASSOCIATED REPORTS :
THE EFFECTS ARE , SLIGHT , SMALL, NEGLIGIBLE, DOES NOT CONTRADICT
,PUTATIVE , DEVELOPMENT GENTRATIVE, NECCESARY TO GROW
, COHERENT MARKETING BY ENLARGED CBD, PROVIDING OPPORTUNITIES
FOR GREATER DIVERSITY IN HOUSING OPTIONS, STRONG CONNECTIVITY
TO OTHER PROPERTY , USED BY GOVERNMENT AGENCIES IN THE CBD,
MAJORITY OF THE VISITOR ACCOMODATION IN THE CBD, HEATING COSTS
REDUCED AT LAKEVIEW SITE, DESIGNATION ALTERATIONS WILL BE
SOUGHT ONCE THE PLAN CHANGE HAS PROGRESSED , CARPARKING NOW
REQUIRED AT QCC, TRANSPORT HIREACHY OF NEED AND VALUE .

I CONCUR WITH THE STATEMENT on Page 30 Do nothing should be considered.

In Conclusion

I believe this Plan Change should be tabled as a QLDC inclusion in the forthcoming 30 year plan and the QCC be redesigned and built immediately using Community Design and Building expertise and all QCC and Plan Change 50 consultative reports be dispensed with and noted .

The QLDC is aware that the QCC could be constructed for a fraction of the cost of the Consultant reports and the CEO and Council are reckless and disingenuous to treat Ratepayers funds with absolute contempt .

I wish to speak and be heard without time limitation imposed.

Basil Walker
39
QUEENSTOWN
NEW ZEALAND

Man

Street
9300

Cell: 022 1406178 - Basil

Submission on a Publicly Notified Plan Change

Clause 6 of First Schedule
Resource Management Act 1991 –
as amended 30 August 2010

To: Policy Department
QLDC
Private Bag 50072
QUEENSTOWN



YOUR DETAILS

Your Name: Al Angus
Your Address: Glenorchy
Postal Address: _____
for Service: _____
Phone Number: 0274218876 (Work) _____ (Home)
Fax Number: _____ E-mail: _____

This is a submission on the following proposed plan change:

Plan Change 50.

I ~~COULD~~ / **COULD NOT**[†] gain an advantage in trade competition through this submission.
[†] Select one.

- *I **AM** / ~~AM NOT~~** directly affected by an effect of the subject matter of the submission –
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.
** Select one.

The specific provisions of the proposal that my submission relates to are:

The Entire Plan Change 50 and the accompanying Queenstown Convention Cen

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the Plan Change 50

I seek the following from the local authority (give precise details)

I wish the Plan Change 50 to be aborted dispenced without continuation.

I ~~DO~~ / **DO NOT** wish to be heard in support of my submission.
I ~~WILL~~ / **WILL NOT** consider presenting a joint case with others presenting similar submissions.

Al Angus
Signature - to be signed for or on behalf of submitter

30/10/2014
Date

A signature is not required if you make your submission by electronic means.

QLDC
30 OCT 2014
QUEENSTOWN

Policy – Plan Change

APPENDIX B – FURTHER SUBMISSIONS



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.



Proposed Plan Change 50 - Queenstown Town Centre Zone extension					
I make the following further submissions as a person who has an interest in the proposal that is greater than the interest the general public has, because of my ownership of 34 Brecon St					
Submission No	Submitter	Submission content supported or opposed	Support	Oppose	Reasons for support or opposition
50/03/01	Reid Investment Trust	Supports the re-zoning of Isle Street subzone and beach Street Blocks	√		For the reasons outlined in our primary submission
50/03/03	Reid Investment Trust	Opposes the rezoning of Lakeview sub-zone, and seeks deletion of Lakeview sub-zone (both in maps and reference to the Lakeview sub-zone in the text).		√	For the reasons outlined in our primary submission
50/04/01	David Odell	Opposes the plan change for rezoning and high density development and seeks that Lakeview site should be excluded from high density development.		√	For the reasons outlined in our primary submission
50/04/04	David Odell	Considers that Lakeview site should be utilised as another park.		√	For the reasons outlined in our primary submission, and is not an efficient or appropriate use of the land
50/04/05	David Odell	The idea that the town centre is at risk due to development at Frankton has no merit		√	We consider that there is a dissipation risk as outlined in the PC50 AEE
50/05/01	Daniela Bagozzi	Many of the cabins on this site have heritage value, represent a link with the past of Queenstown as a family holiday resort and represent a tourist attraction.		√	We do not consider that the cabins have sufficient heritage quality so as to outweigh the benefit of development of the site
50/05/04	Daniela Bagozzi	A moratorium be placed on new high rise buildings in Queenstown		√	Is inconsistent with the Resource Management Act and the QLDC District Plan
50/06/01 and 50/07/01	David Stringer Tai Ward-Holmes	Is opposed to the removal of 'Kiwiana' cribs/batches on Antrim Street and Earnslaw Street and seeks Antrim Street and Earnslaw Street cribs/batches be retained by partial exclusion of zone extension over this part of Lakeview site.		√	We do not consider that an of the cabins have sufficient heritage quality so as to outweigh the benefit of development of the site
50/08/01	Robins Road Ltd	That plan change should have included the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning		√	The Gorge Road and Robins Road areas are less suitable for extension of the Town Centre Zone than the PC50 area
50/11/03	Queenstown Chamber Of Commerce	Seeks to strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD,	√		Because of the quantum of Town Centre Zoned land proposed by PC50 there is need to release it in stages prioritising land closest to the existing town centre

50/11/05	Queenstown Chamber Of Commerce	Support the well-resourced provision of quality connections and the use of urban design techniques to ensure the connections between the PC50 area and the existing CBD, however, ensure that adequate resources are afforded to the development of quality urban design and attractive and safe pedestrian linkages to the existing town centre from the site	√		The PC50 will only be an effective extension of the Town Centre Zone if the pedestrian linkages from the existing town centre are convenient, safe and present an attractive public realm. This matter relates to the preceding item insofar as it can not be expected that the walk between the existing town centre and the convention centre will be an attractive proposition if the land nearest the existing town centre is not developed first
50/12/01	Alan Bunting	Objects to the proposed height limits proposed within the Isle Street sub-zone, seeks the retention of the existing High Density Residential Zone height limit (7 metre height limit		√	Height limit proposed is not efficient or appropriate for land so well connected to the existing town centre
50/13/02	Louise Wright	Grant Plan Change 50, however amend Site Standards as follows: 1. Consider qualitative volumetric controls as opposed to maximum height limits, setbacks and recession planes. Qualitative volumetric controls should allow for higher height limits for developments that provide lower site coverage and quality forms that afford sunlight access and quality built form; or 2. Remove sunlight recession plane restrictions, 3. Provide for a variation over proposed height limits for quality developments, 4. Provide Appendix 4 diagrams.	√		We support the principle that better urban design outcomes should earn higher site utilisation bonuses
50/15/03	NZIA Southern Branch	There appears to be no analysis of existing empty office space or land in the town centre. The town centre has taken a very long time to reach the density it is today and we query the need for such a significant expansion of the town centre. Our concern is that the expanded area of the town centre is too large as proposed and will grossly undermine the existing town centre	√		We too are concerned that the area proposed for PC50 is perhaps too large and consideration should be given to staged release of land, prioritising that which is closest to the existing town centre
50/15/04	NZIA Southern Branch	The submitter considers that the location of the conference centre is too far from the town centre for walking and the associated	√		We consider that the convention centre would ideally be located at the eastern end of the PC50 area, closer to the existing town centre.

		commercial activity will struggle.			
50/16/01 and 50/16/05	Maximum Mojo Holdings	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.	√		The Lakeside Urban Design Framework should be extended to cover the Isle Street blocks, to achieve a consistent and thorough analysis and conclusion
50/16/04	Maximum Mojo Holdings	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.	√ in part		We consider that development controls that create sloping walls or step backs at upper levels can create very unfortunate built outcome
50/18/01	Marjory Pack & John Allan	The submitters oppose the rezoning of their land to Isle Street sub-zone given the residential character of the area and the level of amenity they currently enjoy.		√	For the reasons outlined in our primary submission and that the two Isle St blocks form an important link between the existing town Centre and the proposed Lakeview sub-precinct.
50/20/03	Heritage New Zealand	The submitter requests that the effects of adjoining development on the setting of the cemetery should be taken into consideration as part of the change and considers it important that the cemetery is not marginalised by overly dominant buildings and lack of connection to the wider zone. The concerns raised about the marginalisation of the cemetery will be of particular concern if Cemetery Road is stopped in the future and this location becomes available for development.		√	We consider that the cemetery is bounded by open space on the north and east, there is in fact little prospect of domination by development of 34 Brecon St in those circumstances. View shafts will continue to be available via Brecon St. Further, the issue is not of such significance to warrant constraint on development of the adjoining site.

50/22/01	Skyline Enterprises Ltd	<p>The submitter supports the entire plan change provisions.</p> <p>The submitter considers that the Lakeview and Isle Street sub zones will provide a logical framing of the existing QTCZ and that activities such as commercial, visitor accommodation, commercial recreation, community facilities and a convention centre are appropriate for this location.</p> <p>The company considers that the Isle Street sub- zone will perform an important role in housing a range of activities, while linking the QTCZ to the Lakeview sub-zone and that the location of both sub-zones at roughly the base of the Ben Lomond Reserve provides an excellent opportunity to allow higher built form to be absorbed into this setting without creating adverse effects.</p>	√		For the reasons outlined in our primary submission
50/23/01	Nigel Brown	<p>The submitter is opposed to the Isle Street sub zone (particularly the block bounded by Hay, Isle, Brecon and Man Streets) and raises specific objections relation to car parking, height limits, site coverage and the change of zoning</p>		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct.
50/23/03	Nigel Brown	<p>The submitter considers that the proposed height limits are totally out of scale for the area especially the 15.5 metres of sites over 2,000m². The submitters requests that the current high density height limits and rules for the entire block be retained.</p>		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct and accordingly the height proposed is appropriate

50/23/04	Nigel Brown	The submitter states that the proposed site coverage is far too intensive and will lead to minimum setbacks between properties. This will take away views of Queenstown Bay and the downtown area from any properties without frontage on to Man Street. The Isle Street block is one of the few areas in town that have great views and are within easy walking distance of the town centre. The submitter requests that that a maximum site coverage of 55% be provided for, which would give more space between the buildings and perhaps encourage lanes and open spaces.		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct and accordingly the site coverage proposed should not be reduced
50/23/06	Nigel Brown	The submitter request that for the Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary.		√	There is no sound town planning or urban design rationale for this
50/23/07	Nigel Brown	The submitter requests that the amalgamation of 2,000m2 sites should be a non-complying activity as this would mean amalgamating four sites from Isle Street to Man Street and the bulk and scale of this would be overpowering using the proposed heights and rules.		√	We consider that better urban design outcomes can arise from amalgamated sites.
50/24/02	John Thompson	The submitter requests that the maximum site coverage (under Rule 10.6.5.1.i.e) within the Isle Street Sub-Zone be increased to 80%, and any consequential changes.		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct and accordingly the site coverage proposed is appropriate subject to meeting specific urban design objectives

50/24/10	John Thompson	There is a sub set of assessment matters that are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time. The assessment matters of concern require that a building be designed so that it fits with its surroundings. This is not appropriate given the surroundings for the Isle Street Sub- Zone are single storey old houses, in a zone that contemplates new 12m plus tall buildings for mixed commercial use.	√		Assessment criteria that require that a building be designed so that it fits with its surroundings are not appropriate when the degree of change is as significant as is proposed
50/26/01 and 50/28/01	The Dairy Guesthouse 2003 Ltd and Any Old Fish Company	The Isle Street Sub-Zone is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site.	√ in part		For the reasons outlined in our primary submission
50/29/01	Doug and Betty Brown	The submitters request that the plan change be amended as follows: 1. Amend provisions to leave Isle Street/Man Street blocks as they are; 2. Lakeview site to retain the green area used as children's playground on corner of Hay Street and Man Street; 3. Balance of Lakeview site to be High Density Residential zoning similar to Isle Street/Man Street blocks; 4. Oppose PC50 being extension of CBD.		√	For the reasons outlined in our primary submission
50/30/01	Doug Huntington	1. Lakeview to remain as HDRZ; 2. Withdraw the change to the QTCZ; 3. Withdraw the provision for convention centre on Lakeview; and 4. Modify the increase in height of the existing HDRZ on Lakeview to 10 metres plus a roof form bonus of 2.0 metres		√	For the reasons outlined in our primary submission

50/31/02	Gillian & Donald McDonald	The submitter seeks retention of the current high density limits and rules for the Isle Street Sub Zone. Given the sloping contours, alternatively a 5 metre height restriction on the Man Street rear boundaries and allow them a horizontal plane towards Man Street to a maximum of 12 metres.		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct and accordingly the height proposed is appropriate
50/31/03	Gillian & Donald McDonald	The proposed site coverage of 70% is too intensive. The submitter requests that rather than have separate standards for residential and non-residential as is currently the case, the maximum site coverage for all should be 55%.		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct and accordingly the site coverage proposed should not be reduced
50/31/04	Gillian & Donald McDonald	The proposal to allow the amalgamation of 2000 metre sites (four existing sites) should not be allowed.		√	We support the principle that better urban design outcomes can arise from amalgamated sites.
50/31/07	Gillian & Donald McDonald	The submitter request that for the Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary.		√	There is no sound town planning or urban design rationale for this
50/35/01	Kelso Investments Ltd and Chengs Capital Investments Ltd	The submitter generally support the case set out in PC50 that there is a need to extend the QTCZ (although the submitter is not necessarily convinced that scale of the extension proposed under PC50 is justifiable).	√ in part		For the reasons outlined in our primary submission
50/38/01	Queenstown Gold	The submitter seeks that the area on Brecon Street currently zoned High Density Residential with a 'Commercial Precinct' overlay be rezoned to Town Centre Zone.		√	To the extent that this submission is inconsistent with our primary submission

50/39/02	Memorial Property Ltd	<p>The submitter has reservations about the overall rationale of Plan PC50, noting that it represents a significant departure from the policy framework established in the current District Plan and the preferred direction promoted by Council in recent years, including to contain the spatial extent of the town centre.</p> <p>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</p>	√ in part		<p>We too are concerned that the area proposed for PC50 is perhaps too large and consideration should be given to staged release of land, prioritising that which is closest to the existing town centre</p>
50/39/05	Memorial Property Ltd	<p>The submitter is concerned that the proposed building heights in the PC50 area could detract from the visual amenity and landscape qualities of Queenstown and its surrounds. The submitter seeks the reduction of the height limits enabled to align with other comparable zonings of the operative Queenstown Lakes District Plan.</p>		√	<p>For the reasons outlined in our primary submission</p>
50/39/07	Memorial Property Ltd	<p>(ii) Raise the activity status of a convention centre to restricted discretionary, with a matter of discretion listed as "the suitability of the proposed location" with associated assessment matters included to address, amongst other matters, the consideration of the benefits that may be afforded to the existing town centre as a result of factors such as the walking distance for conference delegates to the existing town centre.</p>	√ in part		<p>We consider that an objective analysis of all planning and urban design factors may well indicate that there are better sites within the Lakeview subzone for the convention centre that is currently being planned</p>

50/39/07	Memorial Property Ltd	The submitter seeks the deletion or reduction in size of the proposed Isle Street subzone.		√	For the reasons outlined in our primary submission and that the two Isle St blocks from an important link between the existing town Centre and the proposed Lakeview sub-precinct
50/40/01	Justin Wright	Section 16.6.5.1 Site Standards. Lake View Sub-Zone • Max Building Cover 80% 10.6.5.1-I (D)		√ In part	For the reasons outlined in our primary submission
50/40/02	Justin Wright	The submitter considers that further densification of the Queenstown Centre and Surrounds will make for a more vibrant built environment, allowing for intensive development within and surrounding the existing town centre allows for development that does not require further subdivision of our open space. High density is a more sustainable development as it allows to leverage of existing infrastructure. High quality urban design creates good work and living environments. While the proposed plan change is on the right track, a more intensive development will have further benefits to the urban environment and the economy.		√	For the reasons outlined in our primary submission
50/40/05	Justin Wright	The submitter wish to see all recessions plane rules be removed from the Isle Street sub zone. The implication on building form has not been tested and will likely lead to poor building forms that are a detriment to the urban form and environment.		√	We consider that development controls that create sloping walls or step backs at upper levels can create very unfortunate built outcome

50/40/06	Justin Wright	The submitter wishes to see adoption of volumetric design controls instead of maximum height plane controls. Volumetric controls allow for flexibility in building mass. They create the condition where buildings can be taller if they are thinner. The result is that a building form can be adjusted to accommodate the same area of occupation, while creating flexibility within the building lot to adjust for sun light access and view depending on the build form around the site.	√		For the reasons outlined in our primary submission
50/40/06	Justin Wright	Isle St Sub zone The max building height allows for only 2 stories above. The height from ground floor to upper level likely require lift access to be attractive for a tenant. The rules impose additional costs of the extra volume on ground floor and the lift. Hence it may be that the proposed change imposes rules that adds cost to the building that means they are simply not feasible and thus will not be realized.	√		We agree with this concern
50/43/02	Queenstown Lakes Community Housing trust	No high rise buildings should be approved as it will impact on the natural landscape		√	For the reasons outlined in our primary submission
50/43/07 and 50/44/01 and 50/45/01 and 50/49/02	Queenstown Lakes Community Housing Trust & Douglas Veint & Janet Sarginson & Remarkables Jet Ltd	The extension of the town centre should be out Gorge Road, where there has been commercial development for the last 60 years. The development footprint is already there.		√	The Gorge Road area is less suitable for extension of the Town Centre Zone than the PC50 area

50/49/02	Remarkables Jet Ltd	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.	√ In part		We too are concerned that the area proposed for PC50 is perhaps too large and consideration should be given to staged release of land, prioritising that which is closest to the existing town centre
50/54/01	Rebecca Richwhite	Considers that Council should aspire towards what has been achieved in some of the most admired lakeside and alpine towns of Europe, where condensed built environments nestle into the base of expansive mountainous landscapes. Highlights two such examples, being Lake Como and St Moritz. The proposed principal of 'upward not outward', 'quality not quantity', should be applied to future development in the broader Lakes District. Submitter sees the proposed Plan Change 50 as an opportunity to hone what has begun, and to address some of the urban challenges the region is facing.	√		For the reasons outlined in our primary submission



.....On behalf of Brecon St Partnership Ltd

Date: 29 October 2014

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:

Kelso Investments Ltd and Chengs Capital Investments Ltd
c/o John Edmonds and Associated Ltd
PO Box 95
Queenstown 9348

Telephone: (03) 450 0009

Fax/email: dan@jea.co.nz

Contact person: Dan Wells

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.

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:
 - Watertight Investments Ltd ('Watertight')

- This is a further submission in **support** of submissions on:
 - Plan Change 50 to the Queenstown Lakes District Plan

- This further submission is made in support of the submission made by John Thompson.

- The particular parts of the submissions I support are:
 - The submission in full.

- The reasons for my support are:
 - In Watertight's original submission on Plan Change 50, concerns were raised about some of the constraints on development in the proposed Isle Street subzone. The submission made by John Thompson raises a number of additional issues that raise similar and further concerns. Watertight agrees with the points raised and the relief sought.

- I seek the following decision from the local authority:
 - That the relief sought in the submission by John Thompson be accepted.

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.



Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

Date: 30 October 2014

(A signature is not required if you make your submission by electronic means.)

Address for service of person making further submission:

Watertight Investments Ltd
c/o John Edmonds and Associated Ltd
PO Box 95
Queenstown 9348

Telephone: (03) 450 0009

Fax/email: john@jea.co.nz

Contact person: John Edmonds

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.

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:
 - Cedric Hockey

- This is a further submission in **support** of submissions on:
 - Plan Change 50 to the Queenstown Lakes District Plan


- This further submission is made in support of the submission made by John Thompson.

- The particular parts of the submissions I support are:
 - The submission in full.

- The reasons for my support are:
 - In Hockey's original submission on Plan Change 50, concerns were raised about some of the constraints on development in the proposed Isle Street subzone. The submission made by John Thompson raises a number of additional issues that raise similar and further concerns. Hockey agrees with the points raised and the relief sought.

- I seek the following decision from the local authority:
 - That the relief sought in the submission by John Thompson be accepted.

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.



Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

Date: 30 October 2014

(A signature is not required if you make your submission by electronic means.)

Address for service of person making further submission:

Cedric Hockey
c/o John Edmonds and Associated Ltd
PO Box 95
Queenstown 9348

Telephone: (03) 450 0009

Fax/email: john@jea.co.nz

Contact person: John Edmonds

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.

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

This is a further submission on behalf of IHG Queenstown Ltd and Carter Queenstown Ltd (IHG), in respect of submissions lodged to Plan Change 50 to the Queenstown Lakes District Plan.

The following table sets out the submitter name, whether I support or oppose that primary submission, and my reasons on the particular part of that submission.

Submitter	Submission No#	Support/ Oppose	Particular Parts of the Submission	Reasons
Memorial Property Ltd	50/39	Support	50/39/07	<p>Locating the proposed convention centre closer to the edge of the Town Centre would ensure that it is more accessible to delegates, and would provide a logical edge to the Town Centre zone.</p> <p>When viewed in context with the IHG hotel site this would form a clear and defensible edge to the Queenstown Town Centre, and would be consistent with Policies 1.1, 1.2, 3.5 (under heading 10.1.3)</p>
Margaret Walker	50/19	Oppose	All of the submission	<p>The rezoning of the Beach, Hay, Man and Lake Street block is an appropriate area for the town centre zone to expand.</p> <p>IHG disagrees that parking is necessary to be provided on-site within a town centre environment. Any development</p>

				<p>of IHG's land would not worsen any localised parking issue with respect to the submitters property.</p> <p>IHG disagrees that the height rules need to be amended</p>
Remarkables Jet Ltd	50/49	Support	50/49/02	<p>The submitter agrees that the most logical areas for expansion of the town centre are those adjacent areas which include the submitters land.</p>

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.



Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

30 October 2014

Address for service of person making further submission:

John Edmonds
021-4-09-075
john@jea.co.nz

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:
 - Ngai Tahu Tourism Ltd ('NTT')

- This is a further submission in **opposition** to a submission on:
 - Plan Change 50 to the Queenstown Lakes District Plan

- I **oppose** the submission of:
 - Christopher Mace and Queenstown Trust ('the submitter')

- The particular parts of the submission I oppose are:
 - The following relief sought:
 - *That the Lake View Structure Plan incorporate an appropriate realignment of Thompson Street to create a more safe and efficient road environment for that road and its intersection with Man Street;*
 - *That the rules for the reserve land proposed to front Thompson Street in the Lake View Structure Plan relating to noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls be strengthened as necessary to protect the amenity of nearby residential properties and public places is appropriately protected;*
 - *That noise rules for the wider zone be strengthened as necessary to ensure the amenity of properties and public places within and beyond the zone is appropriately protected.*

- The reasons for my opposition are:

As stated in its original submission, NTT is contemplating leasing a site from Council and operating a hot pool complex with ancillary activities. The submitter appears concerned that this operation may infringe upon the amenity enjoyed at the properties it owns, and seeks the strengthening of the rules in Plan Change 50 for the site that NTT is considering leasing.

NTT considers that the proposed rules appropriately protect the amenity of the submitter's properties, and others in the vicinity. If any effects arise they would be minor and outweighed by

the benefits provided to the community by this facility and the associated investment. NTT considers that changes to address this submission are unnecessary and could compromise the ability of the site to be used for the purpose of a hot pool complex.

NTT is also unconvinced of the need to realign Thompson Street. An alignment as suggested would be incompatible with the use of the site for a hot pools complex.

- I seek the following decision from the local authority:
 - That the parts of the submission by Christopher Mace and Queenstown Trust outlined in this further submission be rejected.

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.

Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)



Date 20 October 2014

(A signature is not required if you make your submission by electronic means.)

Address for service of person
making further submission:

Ngai Tahu Tourism Ltd
c/o John Edmonds and Associated
Ltd
PO Box 95
Queenstown 9348

Telephone: (03) 450 0009

Fax/email: john@jea.co.nz

Contact person: John Edmonds

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.

Form 6

Further submission in oppose 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:
 - Queenstown Gold Ltd ('Queenstown Gold')

- This is a further submission in **opposition** of submissions on:
 - Plan Change 50 to the Queenstown Lakes District Plan

- This further submission is made in opposition to a submission made by Brecon Street Partnership Ltd.

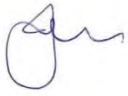
- The particular parts of the submissions I oppose are:
 - The parts of the submission seeking that the plan provisions enable greater building height on 34 Brecon Street than proposed in Plan Change 50.

- The reasons for my opposition are:
 - Queenstown Gold does not oppose the extension of the Town Centre Zone to 34 Brecon Street, and notes that in its own submission to Plan Change 50 it seeks that this zoning also cover land owned by Queenstown Gold on the opposite side of Brecon Street. However, Queenstown Gold is concerned that the extra height sought by Brecon Street Partnership Ltd in its submission would be inappropriate. Allowing buildings greater than is currently proposed in Plan Change 50 (in particular as high as 24 metres as sought by Brecon Street Partnership Ltd) could adversely affect the amenity and character of the surrounding neighbourhood and detract from wider landscape values. Building heights such as these could adversely affect the amenity, privacy, views and sunlight enjoyed on the sites to the east of Brecon Street owned by Queenstown Gold.

Queenstown Gold considers that the purpose of the Resource Management Act would be best served by ensuring that height limits provided for in the District Plan are no greater at 34 Brecon Street than is currently proposed under Plan Change 50.

- I seek the following decision from the local authority:
 - That Brecon Street Partnership's submission points seeking the allowance of greater building height at 34 Brecon Street be rejected.

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



Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

Date: 30 October 2014

(A signature is not required if you make your submission by electronic means.)

Address for service of person
making further submission:

Queenstown Gold Ltd
c/o John Edmonds and Associated
Ltd
PO Box 95
Queenstown 9348

Telephone: (03) 450 0009

Fax/email: john@jea.co.nz

Contact person: John Edmonds

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.

30 October 2014

The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

BY HAND

Attention: District Plan Administrator

Dear Sir/ Madam

PLAN CHANGE 50 - FURTHER SUBMISSIONS - MAN STREET PROPERTIES LIMITED, THE DAIRY GUESTHOUSE 2003 LIMITED AND ANY OLD FISH COMPANY HOLDINGS LIMITED.

We confirm that we act for the abovementioned companies in relation to the publicly notified Queenstown Lakes District Council District Plan, Plan Change 50 ("PC50").

Please find **enclosed** the further submissions which were filed by us on the 30th day of October 2014 by way of email on behalf of:

1. Man Street Properties Limited;
2. The Dairy Guesthouse 2003 Limited; and
3. Any Old Fish Company Holdings Limited.

Yours faithfully
GTODD LAW


Graeme Morris Todd / Katharine L Pfeffer
Principal / Solicitor
Email: graeme@gtoddlaw.com
Matter ID: 2635, 2704, 2705

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL
AT QUEENSTOWN**

IN THE MATTER

of the Resource
Management Act 1991

AND

IN THE MATTER

of the Publicly Notified
Plan Change 50

AND

IN THE MATTER

of Submissions by various
parties named herein

**FURTHER SUBMISSIONS IN SUPPORT OF, AND IN OPPOSITION TO,
SUBMISSIONS ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE 50**

GTODD LAW

Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)

Queenstown 9300

P 03 441 2743

F 03 441 2976

Email: graeme@gtoddlaw.com

Counsel acting: G M Todd

GTODD law
LAWYERS & NOTARY PUBLIC

To: Queenstown Lakes District Council

MAN STREET PROPERTIES LIMITED;
ANY OLD FISH COMPANY HOLDINGS LIMITED; and
THE DAIRY GUEST HOUSE LIMITED (the **further submitters**).

This is a further submission in support of and in opposition to a submission on Plan Change 50 (see attached schedule for detail) to the Queenstown Lakes District Council District Plan (the **proposal**):

The further submitters are entities who have an interest in the proposal that is greater than the interest the general public has, given that the further submitters own properties within the area the subject of the Plan Change and filed primary submissions to the Plan Change.

They support and oppose the submissions of:
See attached schedule

The particular parts of the submission they support and oppose are:
See attached schedule

The reasons for their support and opposition are:
See attached schedule

They seek that the whole or part of the submission be allowed or disallowed:
See attached schedule

They wish to be heard in support of my further submissions.



Graeme Morris Todd on behalf of :
MAN STREET PROPERTIES LIMITED;
ANY OLD FISH COMPANY HOLDINGS LIMITED; and
THE DAIRY QUEST HOUSE LIMITED

Dated this 30th day of October 2014.

Address for service of persons making further submissions – at the offices of:

GTODD Law
Level 3,
36 Shotover Street
(P O Box 124)
Queenstown

Telephone: 03 441 2743
Fax: 03 441 2976
Email: graeme@gtoddlaw.com

Contact person: Graeme Todd

FURTHER SUBMISSIONS IN SUPPORT OF AND IN OPPOSITION TO SUBMISSIONS ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE 50 - SCHEDULE

Submission No	Submitter	Submission content supported or opposed	Support	Oppose	Reason for Support of Opposition
50/10	Brecon Street Partnership Limited	Seeks to maximise density where possible. Supported in that PC50 broadly provides for strategic development of Queenstown as the centre of the District. However, PC50 is conservative	✓ in part		For reasons outlined in primary submissions. Supports Queenstown should be the commercial centre of the District
50/12	Alan Bunting	Relates to Isle Street sub-zone. Objects to proposed height limit, site coverage, setback shading, lack of parking provision, potential for noise from bars and restaurants and increase in rates. Seeks 7m height limit, 60% site coverage, on-site car park and that all bars, nightclubs and restaurants be prohibited activities.		✓	For reasons outlined in primary submissions
50/13	Louise Wright	Supports Plan Change 50 with exception to the proposed site standards	✓		For reasons set out in primary submissions
50/16	Maximum Mojo Holdings Limited	Supports PC50 on condition that Isle Street sub-zone is confirmed and that the Isle Street sub-zone is subjected to the same level of rigorous planning and urban design analysis undertaken for the Lakeview sub-zone. Agrees expansion of the CBD is required and believes that this will enhance the economy and social well-being of the CBD and wider area, and will retain businesses rather than seeing them relocate to Frankton.	✓		For reasons set out in primary submissions
50/14	Alan and Marie Brown	Strongly opposes the proposed height limits on Man Street		✓	For the reasons set out in primary submissions
50/29	Doug and Betty Brown	Visual impacts – height/bulk and scale of potential development given the proposed provision could lead to "concrete jungle". There will also be transport and parking issues. Seeks to remove Man and Isle Streets from PC50. Opposes PC50 being an extension of existing CBD		✓	For the reasons set out in primary submissions
50/31	Gillian and Donald McDonald	Objects in particular to proposed heights, site coverage, amalgamation of small sites, car parking provisions and increased rates		✓	For the reasons set out in primary submissions
50/33	Waterfront Investment Limited	Considers PC50 a rational extension of the CBD. Has concerns over Isle Street sub-zone rules. In particular, building height limits and the requirement for a recession plane. Seeks the rule relating to the prevention of car parking be removed.	✓		For the reasons set out in primary submissions
50/36	G Hockey	Supports PC50 in that it is rational expansion of the Town Centre. Has concerns with Isle Street sub-zone rules. In particular, building height controls and the need for a recession plane.	✓		For the reasons set out in primary submissions
50/39	Memorial Property Limited	Concerned about the nature and scale of development proposed by PC50 and whether infrastructure should be provided. Has concerns about overall rationale of PC50. Alternative option should be analysed that are more in keeping with the natural direction of commercial expansion and topographical boundaries. Sudden significant expansion will undermine rather than support the existing CBD. Potential adverse effects have not been adequately addressed. Traffic effects will be significantly compounded, and PC50 lacks an overall car parking strategy. Public and Private investment could be diverted away from the existing CBD. Alternative sites should be assessed for the convention centre. Lakeview sub-zone should remain as HDR zone.		✓	For the reasons set out in primary submissions
50/40	Justin Wright	Seek amendments to the provisions of Lakeview on Isle Street sub-zone to allow for more intensive development. Seeks volumetric design controls which will result in better built form outcomes.	✓		For the reasons set out in primary submissions

Submission No	Submitter	Submission content supported or opposed	Support	Oppose	Reason for Support of Opposition
50/24	John Thompson	<p>a) Increase site coverage in the Isle Street sub-zone to 80% and any consequential change</p> <p>b) The proposed requirement for acoustic insulation for residential and visitor accommodation activated in the Isle Street sub-zone (10.6.5.1.v11e and 10.6.5.1.xvi).</p> <p>c) The different treatment for noise associated with premises licenced for the sale of liquor (10.6.5.1.xv)</p> <p>d) The different rules relating to recession planes in the Isle Street sub-zone proposed</p> <p>e) Delete the requirement for frontage onto Isle and Man Streets for sites in excess of 2000 m2 in order to qualify for a height limit of 15.5m.</p> <p>f) Proposal to delete the standard that means maximum retail space in excess of 400 m2 becomes a non-complying activity</p> <p>g) The benefits and costs of the effects of the provisions referred to in the Isle Street sub-zone have not been properly assessed or quantified in accordance with section 32 nor have they been assessed with regards to their suitability for giving effect to the relevant policies.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p>	<p>For the reasons set out in primary submissions</p>
50/18	Marjory Jane Pack and John Allen	<p>That Policy 2.1 be retained as notified</p> <p>That Policy 3.2 be retained as notified</p> <p>The introduction of new objective 4 and policies 4.1 and 4.4</p> <p>The introduction of Proposed Policy 4.2, 4.3 and 4.5</p> <p>Support of site standards 10.6.5</p> <p>Amendment to site standards 10.6.5.(iv)</p> <p>Retain site standards 10.6.5 (vii)</p> <p>Proposed Amendments to site standard 10.6.5 (xi)</p> <p>Proposed Amendment to zone standard 10.6.5.2 (iv)</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p>	<p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>The amendment sought is not necessary</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p>
50.03	Reid Investment Trust	<p>Delete reference to Town Centre Transition sub-zone (TCTSΖ)</p> <p>That PC50 renders TCTSΖ meaningless and the provisions relating to such should be removed</p> <p>Deletion of certain rules, standards, assessments matters and references to the TCTSΖ from the District Plan</p>	<p>✓</p> <p>✓</p> <p>✓</p>		<p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p> <p>For the reasons set out in primary submissions</p>

Dated: 30 October 2014

Further Submission on Plan Change 50: Queenstown Town Centre Zone Extension

Clause 8 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of submitter: Geoff McPhail, c/o Maree Baker-Galloway

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal Address: PO Box 201, Queenstown 9348

1. This is a further submission on Plan Change 50: Queenstown Town Centre Zone Extension ("Plan Change").
2. I am a person that has interests greater than the public generally. My family hold 2 leases for cabins on Antrim Street, one in perpetuity and one fixed term, that will be affected by the Plan Change.
3. I support the submission of Tai Ward-Holmes (submission number 50/07).
4. I believe the Antrim and Farnshaw Street cribs and baches should be exempt for the plan change, and retained under current zoning, due to their heritage values, and the value they provide to the existing residents and leaseholders.
5. I wish to be heard in support of my submission.
6. I will consider presenting a joint case with others presenting similar submissions.



.....
Geoff McPhail

By its duly authorised agents
ANDERSON LLOYD LAWYERS
Per: Maree Baker-Galloway

Address for service of submitter:

Anderson Lloyd
PO Box 201
QUEENSTOWN 9348
Tel 03 450 0700
Fax 03 450 0799
Contact Person: Maree Baker-Galloway

RESOURCE MANAGEMENT ACT 1991
SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE REQUEST (PLAN CHANGE 50) BY
QUEENSTOWN LAKES DISTRICT COUNCIL

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

Private Bag 50072

QUEENSTOWN

Attention: Policy Team – Plan Change 50

Email: pcsubmission@qldc.govt.nz

NAME: REMARKABLES JET LIMITED

P O Box 240

Auckland

1. This is a further submission on Plan Change 50: Queenstown Town Centre Zone Extension (**Plan Change**).
2. Remarkables Jet Limited (**RJL**) has an interest greater than the public generally as a landowner in the Queenstown CBD and as an original submitter on the Plan Change. RJL is not a trade competitor and will not gain an advantage in trade competition through this submission.
3. RJL's support, opposition and reasons on particular parts of other submissions is set out in the table below.

SUBMITTER	SUBMISSION NUMBER	SUPPORT /OPPOSE	REASON
Queenstown Chamber of Commerce	50/11	Partly Support	Support parts 2 and 3 of this submission in relation to the need to stage extensions to the Town Centre carefully and strategically for the reasons stated by the submitter and the reasons outlined in our primary submission.
NZ Institute of Architects Southern Branch	50/15	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
Allan Huntington	50/30	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
Robins Road Limited	50/8	Support	Agrees there are better areas for expansion of the Town Centre for the reasons stated by the submitter and the reasons outlined in our primary submission
Memorial Property limited	50/39	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
DJ and EL Cassells	50/9	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
Reid Investment Trust	50/3	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
Michael Legge	50/1	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission

SUBMITTER	SUBMISSION NUMBER	SUPPORT/ OPPOSE	REASON
Craig Stobo	50/21	Partly Support	Support in relation to 1,2,3 and 4 for the reasons stated by the submitter and the reasons outlined in our primary submission
Doug and Betty Brown	50/29	Support	For the reasons stated by the submitter and the reasons outlined in our primary submission
Cath Gilmour	50/48	Partly Support	Support the submission on the lack of justification for the scale of Town centre expansion proposed
Joy Veint	50/43	Partly Support	Support the alternative area for expansion of Town Centre and concerns about effect on landscape for the reasons stated by the submitter and the reasons outlined in our primary submission
Janet Sarginson	50/45	Support	Support the alternative area for expansion of Town Centre and concerns about effect on landscape for the reasons stated by the submitter and the reasons outlined in our primary submission

4. RJL wishes to be heard in support of this submission.
5. If others make a similar submission RJL will consider presenting a joint case with them at the hearing.

REMARKABLES JET LIMITED
by its lawyers and duly authorised
agents **BROOKFIELDS** per:

DATED the 30th day of October 2014

J D Young / R A Davidson

THIS SUBMISSION is filed by **JOHN DYLAN YOUNG**, solicitor for Remarkables Jet Limited. The address for service of the submitters is at the offices of Brookfields, Lawyers, Tower One, 9th Floor, 205 Queen Street, Auckland.

Documents for service on the submitters may be left at the address for service or may be:

1. Posted to the solicitor at P O Box 240, Auckland 1140.
2. Left for the solicitor at Document Exchange for direction to DX CP24134.
3. Transmitted to the solicitor by facsimile to 09 379 3224.

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: tim pearce

Phone Numbers: Work 0274637446 Home _____ Mobile _____

Email Address: timestherwgtn@gmail.com

Postal Address: unit 23 gorge road retail complex Post Code: _____
queenstown

This is a further submission in support of (or in opposition to) a submission on the following Plan Change:

IN OPPOSITION

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)

I TIM PEARCE OPPOSE THIS PLAN CHANGE

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)

I TIM PEARCE OPPOSE ALL OF THE PLAN CHANGE

The reasons for my support (or opposition) are:

WORST LOCATION FOR THE PROPOSED PLAN CHANGE FRANKTON SHOULD BE BUILT UP FURTHER AS FAR LESS IMPACT ON DOWNTOWN THE POSSIBLE HEIGHT LIMIT CHANGES TO GORGE ROAD ARE BY FAR THE BEST ALTERITAVE

I seek that that the whole or part [*describe part*] of the submission be allowed, or disallowed. Give precise details

ALL THE PLAN CHANGE SHOULD BE DISALLOWED

I DO NOT wish to be heard in support of my submission.

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

16.10.14

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.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz



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: Bev Dawson, Les Dawson

Phone Numbers: Work: _____ Home: 03/442 8244 Mobile: 027 220 4386

Email Address: lesbev.dawson@extra.co.nz

Postal Address: 1 Gum Lane, Queenstown. Post code: 9300



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

Q.L.D.C. P.C. 50

- 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.

Queenstown Lakes District Council
P.C 50 submission.



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.

Selling off of the Camping Ground / under Reserve land on QLDC notes held at Hocken Library.



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

The Borough Camping Ground - now under QLDC is vested for the Mayor, Councillors, and inhabitants of Queenstown (Citizens) and as such All concerned should have an equal say in this area.
Visitors are important income spenders to Queenstown Campers known to provide good income to businesses.



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

whole Part be disallowed.

Y Camping Ground area - Vested to Mayor/Councillors, Citizens of Queenstown and as such All of above should have full equal say in what happens to land.

Not just a selected few.

And be kept as a Camping Area not high rise/conference centre development.

We understand the land is classified as recreation reserve.

wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Pravin - Dawn

Date *30 - Oct - 2014*

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

QLDC

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.

31 OCT 2014

QUEENSTOWN



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz



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) **

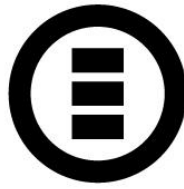
Date

*** 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: pctsubmission@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 15th 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.

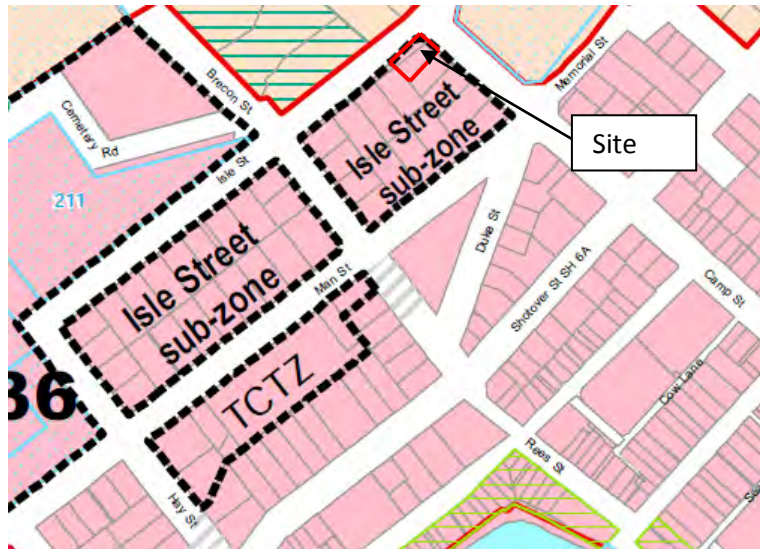


Figure 1: Proposed Zoning Map (Source: Proposed District Plan Planning Map 35)

COMMENTS ON SUBMISSIONS

5. Maximum Mojo Holdings Ltd submission:

Summary of Maximum Mojo Ltd submission (50/16)	Further Submission
<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>Support 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>Neutral</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>Support – 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>Support – 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>Support</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.	
--	--

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

APPENDIX C – SUMMARY OF DECISIONS REQUESTED



**SUMMARY OF DECISIONS REQUESTED FOR
PLAN CHANGE 50 – QUEENSTOWN TOWN
CENTRE ZONE EXTENSION**

FURTHER SUBMISSIONS DUE

Michael Legge

Submission Number	Position	Topic	Decision Requested
50/01/01	Oppose	Plan Change itself	Plan Change will result in environmental and visual damage of high rise approach, will turn town into surfers paradise. Request an understanding that plan change can be scrapped by future councils (or by ratepayer referendum).

Phebe Darkin

Submission Number	Position	Topic	Decision Requested
50/02/01	Oppose (in part)	Affordable Housing	Submitter is owner of Cabin 112 at Lakeview Holiday Park, and considers that concession will need to be made with regard to housing issues. A large number of families and people could be displaced with resulting pressure on an already tight rental market. Submitter fearful that she will not be able to afford a market rental in Queenstown. Great potential for the plan change to have a very negative social impact if this process is not handled sensibly and sympathetically.
50/02/02		Cabins	Requests that Cabin owners remain on site through extension of lease where they are not affected by development process.

Reid Investment Trust

Submission Number	Position	Topic	Decision Requested
50/03/01	Support (in part)	Town Centre Transition Sub-Zone	Submitter supports deletion of paragraphs explaining the Town Centre Transition Sub-Zone (TCTSΖ) in section 10.2.2, however requests subsequent changes to the TCTSΖ as a result of PC50.
50/03/02	Support	Isle Street sub zone	Submitters supports the rezoning of Isle Street Sub Zone and Beach Street Blocks.
50/03/03	Oppose	Lakeview sub zone	Submitter opposes the rezoning of Lakeview sub-zone, and seeks deletion of Lakeview sub-zone (both in maps and reference to the Lakeview sub-zone in the text).
50/03/04	Oppose	Town Centre Transition Sub-Zone	The submitters land is controlled by the provisions of the TCTSΖ. If PC50 is to be adopted, the submitter seeks that the TCTSΖ be deleted and seeks the following relief relating to the TCTSΖ: 1. 10.2.2 - Remove reference to the TCTSΖ. 2. Rule 10.6.5.1(i)(b) (Building coverage) - delete subsection (b) in its entirety. 3. Rule 10.6.5.1(iv)(c)(Street scene) - delete subsection (c) in its entirety. 4. Rule 10.6.5.1(vii)(c) (Residential Activities) - delete the word "except that" at the end of paragraph (c) and delete the entirety of the following bullet point relating to the TCTSΖ. 5. Rule 10.6.5.1(xi)(a) and (b) (Building height and façade) - delete subsections (a) and (b) in entirety 6. Rule 10.6.5.1(xii) (Premises licensed for the Sale of

Submission Number	Position	Topic	Decision Requested
			Liquor) - delete this rule in its entirety. 7. Rule 10.6.5.2(i)(a)(Building and Facade Height) - delete the fourth, fifth and sixth bullet points in their entirety. 8. Rule 10.6.5.2(ii)(b)(Noise) - delete reference to the TCTSZ. 9. Rule 10.10.2(v)(Assessment Criteria) -delete entire criterion (relating to Visitor Accommodation in the TCTSZ). 10. 10.10.2(vii)(b)(Assessment Criteria) - delete sub clause (b) relating to the TCTSZ. 11. 14.2.4.1(i) (Minimum Parking Space Numbers) - delete reference to the TCTSZ.

David Odell

Submission Number	Position	Topic	Decision Requested
50/04/01	Oppose	Plan Change itself	Submitter opposes the plan change for rezoning and high density development and seeks that Lakeview site should be excluded from high density development.
50/04/02		Traffic, Parking and Infrastructure	Plan change will only compound traffic and parking problems.
50/04/03		Growth Limits	Submitter proponent of growth limits applied successfully in areas such as Aspen and Boulder.
50/04/04		Lakeview sub zone	Submitter considers that Lakeview site should be utilised as another park.
50/04/05		Frankton Business Area	The idea that the town centre is at risk due to development at Frankton has no merit.
50/04/06		Existing Town Centre	Existing town centre should be beautified, and supported with a parking friendly centre with areas of recreational open space.
50/04/07		Affordable Housing	The existing cabins provide an important source of housing that already exists, for families trying to live and work in Queenstown. The plan change will displace people, including families, elderly and disabled and fledgling business owners.
50/04/08		Cabins	Campground and cabins provide income. Cabin leases should be extended and cabins renovated.
50/04/09		Convention Centre	Submitter considers that Lakeview site should be developed as a park and parking instead of a convention centre and considers that the private sector should build the hotel/convention centre by the airport where there is more room, parking and no taxpayer risks. The Council should consider other options.

Daniela Bagozzi

Submission Number	Position	Topic	Decision Requested
50/05/01	Oppose	Heritage	Many of the cabins on this site have heritage value, represent a link with the past of Queenstown as a family holiday resort and represent a tourist attraction. The submitter is the holder of a Licence to Occupy for Cabin 151 Earnslaw Terrace (let as worker accommodation). This cabin does not have of itself heritage value, but most of the surrounding ones do. The income I derive from this cabin is negligible, and does not determine my views. Submitter requests that the Cabins and Cribs be allowed to stay.
50/05/02		Cabins	The cabins provide a return to QLDC through Ground Rent (with submitter paying \$5400 p.a.)
50/05/03		Convention Centre	Too many cities and holiday resorts have built (and some are still considering building) large Convention Centres, which prove very expensive for the local authority funding or subsidising them. International trends suggest there is no need for more convention centres. The submitter requests that no convention centre be built.
50/05/04		Traffic, Parking and Infrastructure	Submitter considers that more infill housing and/or high rise buildings in Queenstown (be they residential or hotel developments), add to infrastructure, traffic management and other costs. The submitters requests that a moratorium be placed on new high rise buildings in Queenstown.

David Stringer

Submission Number	Position	Topic	Decision Requested
50/06/01	Oppose (in part)	Cabins	The submitter is opposed to the removal of 'Kiwiana' cribs/batches on Antrim Street and Earnslaw Street and seeks Antrim Street and Earnslaw Street cribs/batches be retained by partial exclusion of zone extension over this part of Lakeview site.

Tai Ward-Holmes

Submission Number	Position	Topic	Decision Requested
50/07/01	Oppose (in part)	Cabins	The submitter is opposed to the removal of 'Kiwiana' cribs/batches on Antrim Street and Earnslaw Street and seeks Antrim Street and Earnslaw Street cribs/batches be retained by partial exclusion of zone extension over this part of Lakeview site.

Robins Road Limited

Submission Number	Position	Topic	Decision Requested
50/08/01	Oppose (in part)	Expansion of Plan Change boundary	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

Submission Number	Position	Topic	Decision Requested
			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.
50/08/02		Inadequate Consultation	The failure to consider areas on the periphery is highlighted by the failure to consult with parties in these areas. The consultation boundaries are considered to be constrained and as such, submitter considers that a failure to consultation has occurred.

D J and E J Cassells

Submission Number	Position	Topic	Decision Requested
50/09/01	Oppose (in part)	Traffic, Parking and Infrastructure	The submitter has raised general concerns relating to traffic and parking and has reserved the right to oppose this aspect of the proposed plan change
50/09/02		Scale, Height and Density	The submitter has raised general concerns relating to the scale, height and density and has reserved the right to oppose this aspect of the proposed plan change.
50/09/03		Convention Centre	The submitter has raised general concerns relating to the convention centre and Lakeview proposal and queries the justification and nature of this part of the plan change. Submitter wishes to reserve the right to oppose this aspect of the proposed plan change.
50/09/04		Inconsistent with Queenstown Town Centre Zone	The submitter has raised general concerns that the plan change will be inconsistent with the nature and amenity of the CBD and Queenstown. Submitter wishes to reserve the right to oppose this aspect of the proposed plan change.

Brecon Street Partnership Ltd

Submission Number	Position	Topic	Decision Requested
50/10/01	Support (in part)	Plan Change itself	PC50 is supported, in part, as it is broadly appropriate to provide for the continued strategic development of Queenstown as the centre of the District into the future by way of appropriate intensification on land that is: (i) well connected and within easy working distance of existing centre; and (ii) sufficiently set back from that core area that it can accommodate greater development height and intensity without significantly impacting upon the intimate character area.
50/10/02		Lakeview sub zone - Height	PC50 is, in places, unjustifiably conservative and does not reflect a successful balancing of the need to maximise the potential efficiency of land.

Submission Number	Position	Topic	Decision Requested
50/10/03		Cemetery Road	<p>No sound resource management, environmental effects, effectiveness or efficiency, urban design or town planning grounds to promote building heights of up to 26m in height within that part of the Lakeview sub-zone that relates the most poorly to the existing town centre “core”, while suppressing the potential of that part of the sub-zone that is closest to the existing “core” to accommodate buildings to a similar or even greater height.</p> <p>The submitter seeks that PC50 be amended including relevant provisions and diagrams to allow building heights up to seven habitable storeys on the site at 34 Brecon Street, and any such similar increase in maximum building heights between that site and the proposed sub-zone “peak” of 26m, and incorporate complementary bulk and location requirements so as to maintain suitable amenity on adjacent sites.</p>
50/10/04		Rules	<p>Seeks that the Plan Change be amended to provide for the placement of Cemetery Road in the eastern part of the structure plan as a permitted activity (should such improvements be agreeable between the relevant land owners and the Council at the time of development).</p> <p>The submitter supports, in part, the following relevant provisions:</p> <ul style="list-style-type: none"> (i) Figure 2: Lakeview sub-zone Structure Plan; (ii) 10.6.5.1(xiii); (iii) 10.6.5.1(xiv). <p>Cemetery Road currently follows a dog-leg shape from the intersection of Brecon and Isle Streets upwards to the proposed Hay Street extension. More logical outcome to promote a legible development if, through a land-swap process, Cemetery Road was able to follow a direct and straight route from the proposed Hay Street extension along the northern edge of the sub-zone and adjoining the cemetery boundary.</p>
50/10/05		Rules	<p>Seeks amendments to the Structure Plan, and/or amend clauses 10.6.5.1(xiii) and 10.6.5.1(xiv) to allow these to happen as permitted activities.</p> <p>The submitter supports, in part, the following relevant provisions:</p> <ul style="list-style-type: none"> (i) Figure 2: Lakeview sub-zone Structure Plan; (ii) Figure 3: Lakeview sub-zone Height Limit Plan; (iii) 10.6.3.3; (iv) 10.6.4; (v) 10.6.5.1(i)(d); (vi) 10.6.5.1(xi)(d); (vii) 10.6.5.1(xi)(f); (viii) 10.10.2.

Submission Number	Position	Topic	Decision Requested
			<p>Seeks amendments to the height limit plan to provide for buildings at 34 Brecon St up to 19m as a controlled activity, and amend 10.6.3.3, 10.6.4, and/or 10.6.5.1(xi)(d) so as to provide, as a non notified restricted discretionary activity, buildings up to 24m height. Discretion would be restricted to the relevant matters for the Lakeview sub-zone set out in 10.2.2, and ensuring the additional building height is designed to be visually recessive and add visual interest to the remainder of the building.</p> <p>An alternative to this is to set the restricted discretionary height limit at 22.5m provided that 10.6.5.1(xi)(f) was also amended so as to allow habitable space inside the 2m roof bonus, and in consequence specify that roof plant may exceed this provided that it is no greater than an additional 3m in height, is no greater than 40m² in area, and is located at least 10m from any road boundary.</p>
50/10/06		Rules	Amend Clause 10.6.5.1(i)(d) so that any building height greater than 19m at 34 Brecon St must comply with a maximum building coverage of 70%.
50/10/07		Rules	Amend the Structure Plan and Height Limit Plan to add a building setback of 17m from the existing southern boundary of the cemetery, applying to all building height above 15m (note: in the event that Cemetery Road was realigned in accordance with other submission points, all buildings would need to be clear of that road from the ground and no further setback would be required unless the road was narrower than 17m).
50/10/08		Rules	Amend Clause 10.6.5.1(xiv)(a)(d) to specify a minimum 3.5m ground floor floor-to-ceiling height limit so as to remove the uncertainty that exists around interfloor and service height in a floor-to-floor requirement, and ensure the most efficient possible use of space.

Queenstown Chamber of Commerce

Submission Number	Position	Topic	Decision Requested
50/11/01	Support	Convention Centre	The submitter agrees that the construction of a Convention Centre is important to diversifying the current economic base, providing for additional visitors outside of the seasonal peaks of summer and winter, and supporting the existing businesses in the District.
50/11/02		Convention Centre	The submitter supports the proposed Plan Change, and the location of the proposed Convention Centre at the Lakeview site.
50/11/03		Impacts Upon Existing Town Centre	Seeks to strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD, this may be undertaken by a "health

Submission Number	Position	Topic	Decision Requested
			check” type provision to be included as part of the Plan Change as has been included in the “3 Parks Plan Change” in Wanaka to protect the Wanaka CBD.
50/11/04		Existing Town Centre	Support amendment of the existing provisions of the Town Centre to provide for PC50 as opposed to the creation of a new special zone.
50/11/05		Pedestrian Links	Support the well-resourced provision of quality connections and the use of urban design techniques to ensure the connections between the PC50 area and the existing CBD, however, ensure that adequate resources are afforded to the development of quality urban design and attractive and safe pedestrian linkages to the existing town centre from the site

Alan Bunting

Submission Number	Position	Topic	Decision Requested
50/12/01	Oppose (in part)	Isle Street sub zone	The submitter objects to the proposed height limits proposed within the Isle Street sub-zone, due to concerns relating to loss of sun (which will cause shading in winter and summer) and seeks the retention of the existing High Density Residential Zone height limit (7 metre height limit), so as to mitigate the loss of sun and protect some of the best views of Queenstown.
50/12/02		Isle Street sub zone	The submitter objects to the proposed site coverage and setbacks within the Isle Street sub-zone and seeks that site coverage be increased to 60% and that setbacks should be provided off all boundaries.
50/12/03		Rates	The submitter objects to the increase in rates as a consequence of the change of town centre zoning and seeks that if a property within the Isle Street sub-zone for residential purposes that the rates be the same as High Density Residential formula.
50/12/04		Isle Street sub zone	The submitter objects to the fact that no provision is made for on site parking within the Isle Street sub-zone, and seeks that on site parking be provided for retail, office, visitor accommodation and residential accommodation and requests that parking should be the same as the existing High Density Residential Zone.
50/12/05		Isle Street sub zone	The submitter objects to the potential noise from bars-restaurants and night clubs and requests that these activities not be provided for within the Isle Street sub-zone and that this is reinforced by a prohibited activity for all bars, night clubs and restaurants.

Louise Wright

Submission Number	Position	Topic	Decision Requested
50/13/01	Support (in part)	Isle Street sub zone - Height Provisions	<p>The submitter supports PC50, generally, however has concerns with the Site Standards supporting the Isle Street sub-zone.</p> <p>The submitter considers that within the Isle Street sub zone the combination of 12m height limit in conjunction with the proposed site restrictions dictates unusual built form. Dominated by the recession planes the resultant forms are asymmetrical and truncated. The submitter considers that combined sites (eg 21-23 Isle Street) give rise to aggregated forms being low, squat and again truncated edges on 3 sides and aggregate forms like this can be seen in Tauranga / Mt Maunganui. The resulting rooflines are more a reflection of the shading protections than of any character or quality in the built form. The roof bonus is marginally beneficial on single sites due to the overriding restriction on built form above 5m in height. Combined sites is encouraged by these rules to increase economic floor areas. The increase in height in this zone, combined with the restrictive planes may not provide upper level spaces of any economic merit or visual quality.</p> <p>No parking on the front boundaries may give rise to 3m driveway gaps to access rear parking areas.</p>
50/13/02	Support (in part)	Isle Street sub zone - Height Provisions	<p>Grant Plan Change 50, however amend Site Standards as follows:</p> <ol style="list-style-type: none"> 1. Consider qualitative volumetric controls as opposed to maximum height limits, setbacks and recession planes. Qualitative volumetric controls should allow for higher height limits for developments that provide lower site coverage and quality forms that afford sunlight access and quality built form; or 2. Remove sunlight recession plane restrictions; 3. Provide for a variation over proposed height limits for quality developments. 4. Provide Appendix 4 diagrams.

Alan and Marie Brown

Submission Number	Position	Topic	Decision Requested
50/14/01	Oppose	Scale, Height and Density	The submitter strongly opposes the height increase proposed in Man Street and directly against higher ground, eg the camping ground - Gorge Road.

New Zealand Institute of Architects – Southern Branch

Submission Number	Position	Topic	Decision Requested
50/15/01	Support (in part)	Use of Community Reserve Land	<p>The submitter raises concerns relating to the use of community reserve land and displacement of affordable housing.</p> <p>The lack of objectives in the proposed plan change for use</p>

Submission Number	Position	Topic	Decision Requested
			as affordable housing, community services or community amenity is of concern on reserve and community land.
50/15/02		Affordable Housing	The lack of objectives in the proposed plan change for use as affordable housing, community services or community amenity is of concern on reserve and community land. The submitter therefore request that 30 percent of any residential uptake on reserve and council owned land be for community housing.
50/15/03		Need for Plan Change	The submitter raises concerns relating to the need for the plan change and notes that there appears to be no analysis of existing empty office space or land in the town centre, given that there appears to be office space within the town centre still to be built or empty. The submitters concern is that the expanded area of the town centre is too large as proposed and will grossly undermine the existing town centre.
50/15/04		Convention Centre	The submitter considers that the location of the conference centre is too far from the town centre for walking and the associated commercial activity will struggle.
50/15/05		Assessment Matters	The submitters states that the plan change proposes to add additional objectives and policies to the Queenstown town Centre Objectives around achieving quality urban design and building design. The submitter seeks that the proposed assessment matters addressing urban design outcomes be replaced with one assessment matter which requires an urban design panel review mechanism In the Council's Urban Design Strategy it states that every council project should be the subject of Urban Design Review by the panel. Introduce new assessment matter as follows: " A positive review by the QLDC Urban Design Panel".

Maximum Mojo Holdings Limited

Submission Number	Position	Topic	Decision Requested
50/16/01	Support (in part)	Isle Street sub zone	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

Submission Number	Position	Topic	Decision Requested
50/16/02		Isle Street sub zone	<p>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>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.</p> <p>These reasons include:</p> <ol style="list-style-type: none"> 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-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. 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.
50/16/03		Isle Street sub zone - Height Provisions	<p>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.</p> <p>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>

Submission Number	Position	Topic	Decision Requested
50/16/04		Isle Street sub zone - Building Setbacks	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.
50/16/05		Isle Street sub zone	The submitter believes that further and substantial assessment needs to occur in relation 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.

Christopher Mace and Queenstown Trust

Submission Number	Position	Topic	Decision Requested
50/17/01		Lakeview sub zone	<p>The Submitter is the owner of 15 Brunswick Street and the Trust owns 3, 5, 9 and 11 Brunswick Street. The Submitter seeks that Council ensures that Plan Change 50 contains adequate provisions and controls to ensure that:</p> <p>(a) The proposed roading network in the Lake View sub-zone can efficiently and safely cater for the increased traffic arising from the proposed expansion of the CBD. The current corner between Man Street and Thomson Street to the northwest of the submitter's landholdings may well prove unsafe and inefficient in dealing with increased traffic flows. The proposed Lake View Structure Plan indicates that this roading alignment will not now be altered (as previously proposed).</p> <p>(b) Sufficient car parking will be provided within the wider area proposed to be zoned Town Centre, to avoid traffic or parking congestion or other adverse amenity impacts on residential neighbours.</p> <p>(c) Development of the land zoned reserve for hot pools (or other uses) will be subject to detailed controls to avoid any adverse effects on neighbouring residential properties including noise, light, odour and traffic. This contemplated change of use has potential for adverse effects including noise, shadowing, light spill, odour, visually bland or dominant buildings, walls and fences and effects arising from pedestrian and vehicle entrance arrangements. It will be important that the planning framework addresses these matters, ensuring that activities on this site appropriately avoid, remedy or mitigate any such offsite effects.</p>

Submission Number	Position	Topic	Decision Requested
50/17/02		Lakeview sub zone	<p>The submitter requests the following relief:</p> <p>(a) That the Lake View Structure Plan incorporate an appropriate realignment of Thompson Street to create a more safe and efficient road environment for that road and its intersection with Man Street;</p> <p>(b) That the Decision on Plan Change 50 be based on evidence that the roading network, public parking provision and on-site parking rules are adequate to accommodate the land use activities proposed and protect the amenity of neighbouring residences;</p> <p>(c) That the rules for the reserve land proposed to front Thompson Street in the Lake View Structure Plan relating to noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls be strengthened as necessary to protect the amenity of nearby residential properties and public places is appropriately protected;</p> <p>(d) That noise rules for the wider zone be strengthened as necessary to ensure the amenity of properties and public places within and beyond the zone is appropriately protected.</p> <p>(e) Such other relevant planning controls, requirements or remedies in relation to protection of neighbouring residential amenity as may arise once detailed evidence in support of the Plan Change has been heard.</p>

Marjory Pack and John Allan

Submission Number	Position	Topic	Decision Requested
50/18/01	Oppose (in part)	Isle Street sub zone	<p>The submitters own 16 Isle Street, which lies within that part of Isle Street Sub Zone. The submitters oppose the rezoning of their land to Isle Street sub-zone given the residential character of the area and the level of amenity they currently enjoy. However, in the event that the land is rezoned, they seek amendments to the proposed rules, site and zone standards and include the following:</p> <ol style="list-style-type: none"> 1. Rezoning 2. S32 Report 3. Policy 2.1: Amenity 4. Policy 3.2: Built Form 5. 10.2.4 – Proposed Policy 1.2 6. 10.2.4 – Proposed Policy 1.5 7. 10.2.4 – Objective 4 5 8. 10.6.3.2 – i Buildings located in the town centre 9. 10.6.3.2 - iii Premises Licensed for the Sale of Liquor 10. 10.6.3.2 – iv Visitor Accommodation 11. 10.6.4 – Non-Notification of Applications 12. 10.6.5 – i Building Coverage 13. 10.6.5 – iv Street Scene 14. 10.6.5 – vii Residential Activities 15. 10.6.5 – xi Building and Façade Height (i) Recession Planes 16. 10.6.5 xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone. 17. 10.6.5.2 I Building and Façade Height

Submission Number	Position	Topic	Decision Requested
			18. 10.6.5.2 ii Noise 19. 10.6.5.2 iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone.
50/18/02		Adequacy of Section 32 report	The s32 report also contains broad statements such as 'the changes are appropriate' and 'that benefits outweigh the costs' without fully analysing the costs and benefits. This does not fulfil the requirements of s32 and the submitters consider that that has led to the potential effects and implications of the rezoning not being fully considered.
50/18/03		Isle Street sub zone - Objectives and Policies	<p>The proposed amendment to the wording of Policy 2.1 is supported and seeks retention of this policy as notified. The proposed amendment to the wording of Policy 3.2 is supported and seeks retention of this policy as notified. That proposed Policy 1.2 be deleted, or the proposed Policy 2.1 is rewritten to provide greater clarity on the meaning of the word 'suitable'.</p> <p>Introduce the following objective and policies: <u>"Proposed Objective 4</u> <u>A high quality, attractive environment within the Isle Street sub-zone where visitor accommodation, high density residential and small scale commercial activities will be the predominant use, and development will be sensitive to existing residential activities.</u></p> <p><u>Policy 4.1</u> <u>To provide a mixed use environment by enabling the establishment of the following activities:</u> · <u>Small scale commercial activities;</u> · <u>high quality visitor accommodation; and</u> · <u>well-designed high density residential activities.</u></p> <p><u>Proposed Policy 4.2</u> <u>To achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that is well connected with the adjoining town centre.</u></p> <p><u>Proposed Policy 4.3</u> <u>To develop a desirable place to visit, live and work by requiring a high quality of built form and landscaping, which will contribute to the visual amenity of the area and acknowledge the changing character and amenity of the Isle Street sub-zone.</u></p> <p><u>Proposed Policy 4.4</u> <u>To enable the establishment of small scale commercial activities to meet demand for growth within the Queenstown town centre area, and to avoid the development of large scale retail activities."</u></p>
50/18/04		Transport Section - Objectives and policies	That the wording of Policy 4.15.1 remains unchanged.

Submission Number	Position	Topic	Decision Requested
50/18/05		Rules	<p>Amend 10.6.3.2 Controlled Activities i as follows: <i>"i Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone Buildings in respect of design, appearance, signage and servicing requirements within the Isle Street sub-zone, (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)"</i></p> <p>That the following rule be included in the Plan: <u>"10.6.3.2 Controlled Activities</u> <u>iii Premises licensed for the Sale of Liquor within the Isle Street sub-zone</u> <u>(c) Premises within the Isle Street sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 7am and 11pm with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.</u> <ul style="list-style-type: none"> • <u>To any person who is living on the premises;</u> • <u>To any person who is present on the premises for the purpose of dining."</u> <p>10.6.3.3 Discretionary Activities <u>"(v) Premises licensed for the Sale of Liquor within the Isle Street sub-zone</u> <u>Premises within the Isle Street sub-zone which are licensed for the sale of liquor</u> <u>under the Sale of Liquor Act 1989, for the consumption of liquor on the premises</u> <u>between the hours of 11pm and 7am with respect to the scale of the activity, car</u> <u>parking, retention of amenity, noise and hours of operation.</u> <u>This rule shall not apply</u> <u>to the sale of liquor.</u> <ul style="list-style-type: none"> • <u>To any person who is living on the premises;</u> • <u>To any person who is present on the premises for the purpose of dining."</u> <p>That Rule 10.6.3.2(iv) be retained as notified.</p> <p>That Site Standard 10.6.5.11(e) is retained as notified.</p> </p></p>
50/18/06	Oppose (in part)	Non-notification	<p>The submitter is opposed to 'noise' being included within the notification clause 10.6.4, given that noise can adversely impact on adjoining sites, affecting the ability to use outdoor living areas and the ability to sleep. Seeks that provision 10.6.4 is not amended as proposed.</p>

Submission Number	Position	Topic	Decision Requested
50/18/07		Rules	<p>The submitter seeks amendments to 10.6.5 Site Standards (iv street scene), which currently proposes a reduction of 0.5 metres from the 2 metre setback required under the High Density Residential zone rules.</p> <p>Amend Site Standard 10.6.5 iv as follows: iv street scene <u>"(e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 2.5 metres.</u> <u>(g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 2 metres."</u></p> <p>Amend the wording of Site Standard 10.6.5 iv to provide for a 2 metre setback from internal boundaries where the subject site is located adjacent to a site containing a residential unit built prior to XXXXXX.</p> <p>Site Standard 10.6.5 vii Residential Activities be retained as notified.</p> <p>Amend 10.6.5 Site Standards xi Building and Façade Height (e), to reduce the maximum height limit to 10 metres given the existing character of the zone. Delete reference to the Isle Street sub-zone under 10.6.5 Site Standards xi Building and Façade Height (f). Please refer detailed explanation and supporting plans to this submission point.</p>
50/18/08		Rules	<p>Delete any reference to the Isle Street sub-zone from Site Standard 10.6.5 xv.</p> <p>Include a new Discretionary Activity as follows: <u>"10.6.3.3 Discretionary Activities</u> <u>V Noise from Premises Licensed for the Sale of Liquor in the Isle Street subzone.</u> <u>(a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:</u> <u>(i) night-time (2200 to 0800 hrs) 50 dB LAeq(15 min)</u> <u>(ii) night-time (2200 to 0800 hrs) 70 dB LAFmax</u> <u>(b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</u> <u>(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.</u> <u>(e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998.</u> <u>For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads</u></p>

Submission Number	Position	Topic	Decision Requested
			<u>located within any land designated for Aerodrome Purposes in this Plan."</u>
			Delete Zone Standard 10.6.5.2 I (a) Bullet Points 7 to 10 inclusive.
			Retain Zone Standard 10.6.5.2 ii as notified.
			The Zone Standard 10.6.5.2 iv is amended as follows: <u>"(i) Retail activities in the Lakeview sub-zone and the Isle Street sub-zone shall not exceed a maximum gross floor area of 400m² per tenancy.</u> <u>(ii) Retail-Commercial activities in the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m² per tenancy."</u>

Margaret Walker

Submission Number	Position	Topic	Decision Requested
50/19/01	Oppose	Beach Street Block	The Submitter opposes the rezoning of Beach, Hay, Lake, and Man Street to QTCZ and requests that this be declined.
50/19/02		Rates	Reason for this opposition relates is that a change in the residential use will cause submitters rates to increase and will make it difficult for submitter to remain in the property submitter has resided in for 63 years.
50/19/03		Adequacy of Section 32 report	The submitter considers that the section 32 report provides for minimal justification for the rezoning apart from stating that commercial uses on the Beach Street frontage would provide an entrance to the town centre and that it is logical to extend the town centre into this block. There is no information provided to show the benefits of the rest of the block being rezoned and as such this is not a strong justification to change the zoning.
50/19/04		Traffic, parking and infrastructure	Changing the zoning without containing provisions is not good planning and will increase the parking problem in the area. The change to the QTCZ also removes the need for any provisions of carparking being provided on site. This change would add to the problems of parking that already exists outside submitters property. There is no carparking available for people to park when they come to visit due to workers in the town centre parking outside submitters property all day and most of the night. Carparking is important and should be retained.
50/19/05		Beach Street Block-Height	If the QTCZ is approved there is a need to amend the plan provisions relating to height under 10.6.5.2. The height provisions do not include any provisions for sections 10, 11, and 18 Blk VIII. If the plan change is approved the submitter seeks that these sections be added to the following clause:

Submission Number	Position	Topic	Decision Requested
			"For land legally described as Section 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP444132 and Lot 1 DP7187 Zone Standard 7.5.5.3(v) will apply for all building heights".

Heritage New Zealand

Submission Number	Position	Topic	Decision Requested
50/20/01	Neutral	Heritage	<p>The submitter seeks that the plan change provide for the recognition of:</p> <ol style="list-style-type: none"> 1. The heritage values of the Thompson Street cribs as discussed in the Heritage Impact Assessment and Addendum ('HIA') prepared by New Zealand Heritage Properties Ltd; 2. The status of existing protected heritage trees in the plan change; 3. The potential effects on the Queenstown Cemetery as a result of proposed Lakeview sub zone.
50/20/02	Neutral	Heritage	<p>The submitter notes that the HIA supporting the plan change identifies the presence of heritage cribs, the best examples being located on Thompson Street. The HIA notes that "these should be retained where possible, or at least recorded prior to removal to the equivalent of a Level 4 from the heritage New Zealand building archaeology guidelines (AGS1 Guidelines for investigation and recording of buildings)".</p> <p>If removal of the cribs must occur, given their identified heritage significance in their current location, Heritage New Zealand would encourage the Council to consider options for the retention of a small number of the Thompson Street cribs as representative examples of this period of Queenstown's development from domestic tourism base into a major international tourist destination.</p> <p>If retention is not possible Heritage New Zealand encourages the Council to facilitate the relocation of the cribs in order to avoid their demolition.</p>
50/20/03	Neutral	Heritage-Queenstown Cemetery	<p>Figure 3 Lakeview sub-zone Height Limit Plan provides for opportunity for increased building height (up to 12 metres) on land adjacent to Queenstown Cemetery. The plan change also allows for greater site coverage.</p> <p>Whilst the cemetery is recognised in the Inventory of Protected Features as a Category 2 heritage item, the heritage rules are not able to influence the form of development on adjoining sites.</p> <p>The Queenstown Height Study included in the application notes that: "Opportunity for increased height is also recognised in the Brecon Street area, but the potential increase is limited by</p>

Submission Number	Position	Topic	Decision Requested
50/20/04	Neutral	Heritage-Trees	<p>Queenstown Cemetery and the prominence of the area in important view shafts and vistas...Crucial to this study are the heritage values of the cemetery, which include the gravestones and monuments and the stories they have to tell about the history of the town, but also the physical setting high on the lake beach terrace with views out to the mountains and the town".</p> <p>The submitter requests that the effects of adjoining development on the setting of the cemetery should be taken into consideration as part of the change and considers it important that the cemetery is not marginalised by overly dominant buildings and lack of connection to the wider zone.</p> <p>The concerns raised about the marginalisation of the cemetery will be of particular concern if Cemetery Road is stopped in the future and this location becomes available for development.</p>
50/20/05	Neutral	Objectives and policies	<p>Heritage New Zealand seeks the following relief: That sub-paragraph 11 of the 'Explanation and Principal Reasons for Adoption' section associated with 'Objective 2-Amenity' be expanded as follows:</p> <p><i>"The town centres of Queenstown and Arrowtown contain many of the identified heritage buildings and structures of the District. <u>These areas also contain significant heritage trees which provide a visual reminder of attempts by the District's early settlers to enhance and beautify public spaces.</u> The policy in respect of these complements the District wide heritage policies regarding protection of heritage items by encouraging not only the retention of buildings and, structures, <u>and heritage trees</u> but also those more basic elements and characteristics of the built form of</i></p>

Submission Number	Position	Topic	Decision Requested
			<p><i>the town centres, such as road layout and width, site width, service lanes and pedestrian linkages."</i></p> <p>And that section 10.2.4 Objective 2, Implementation Methods (i)(b) be expanded as follows: <i>"Protection and recognition of historic buildings and precincts and <u>significant heritage trees</u> by way of Objectives, Policies and Rules and inclusion of assessment matters in the District Plan."</i></p> <p>And that the second paragraph of the 'Explanation and Principal Reasons for Adoption" section of 10.2.4 Objective 2 be expanded as follows: <i>"While much of the built form of the town centre is recent, there are still a number of important historical elements including the narrow streets, small frontage sites, low scale of development and facade continuity, <u>and a number of historic buildings and significant heritage trees.</u>"</i></p> <p>And that section 10.2.4 Objective 3 Policy 3.2 be expanded as follows: <i>"3.2 Achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that <u>retains tangible connections with the past and is well connected with the town centre.</u>"</i></p> <p>And that section 10.2.5(xvii) is expanded as follows: <i>"(xvii) Protection and preservation of important historic buildings, <u>and heritage trees</u> and protection and development of special character areas which contribute to the identity of the town and which help to define its cultural tradition."</i></p>
50/20/06	Neutral	Other Legislation	Any development will need to comply with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

Craig Stobo

Submission Number	Position	Topic	Decision Requested
50/21/01	Oppose	Isle Street sub zone	<p>The submitter is a ratepayer at 28 Isle Street, and therefore fall within the proposed Isle Street sub-zone.</p> <p>The submitter considers that PC50 directly contravenes the QLD Management Strategy 2007 principle 2, strategy 2 of "no further expansion beyond the current zone boundaries". It is disconcerting to see that clear agreed consensual strategy challenged after only seven years.</p> <p>The submitter finds the rationale for extending the Town Centre zone to be ill-founded. The rezoning drivers from the McDermott Miller report seem to be: "-growth in the Queenstown town centre is constrained,</p>

Submission Number	Position	Topic	Decision Requested
			<p>-avoid a reduction in range of quality and products on offer to visitors without vehicles”</p> <p>-increase the range and quality of products on offer to assist growth”</p>
			<p>The submitter considers that this does not address the economics of the best use of the town centre land and that CBD land is increasingly expensive and rental costs for businesses servicing local residents are high. Landlords will want to get the highest and best value use of their land. Retail including bulk retail will inevitably continue shift to larger cheaper sites such as Gorge Rd and Remarkables Park (the zoning of which has been approved by Council) where there is room to expand. The Queenstown town centre will increasingly be servicing tourists who have different spending profiles. The Plan Change does not acknowledge that normal commercial services businesses and retail businesses servicing residential needs will inevitably shift to cheaper sites requiring transport solutions, while tourism businesses are unlikely to shift away due to the features of the lake and its infrastructure/gondola etc. The nature of the businesses in the CBD are changing and should be seen as complementary. Perversely, the submitter considers, that by extending the Town Centre may even mean that in the short term current CBD businesses will shift to the cheaper Isle St sub zone leaving the core cbd vacant.</p>
50/21/02		Lakeview sub zone	<p>The submitter has no comments on the plan change for the convention centre, but wants businesses (who will benefit) to be rated to pay for it not residents, and we do not support a location of a casino to the site.</p>
50/21/03		Lakeview sub zone	<p>The submitter does not support the change to allow buildings up to 26m high up against the Ben Lomond Reserve, as this would be visually disastrous.</p>
50/21/04		Lakeview sub zone	<p>The submitter wants confirmation that the Clouston Reserve at the corner of Man and Hay Sts will remain a reserve.</p>
50/21/05		Isle Street sub zone	<p>The submitter notes that the proposed mixed use is intended to be of a “high quality”, but there is very little explanation of what this means, and whether existing ratepayers have to change to this “standard” and therefore request an explanation on this point.</p>
50/21/06		Isle Street sub zone	<p>The submitter notes that the new rules inexplicably permit a height of 12m above the ground level for “everyone”, but then 15.5m for anyone on the Isle and Man corner if they have 2000sq m. The submitter seeks explanation justifying why the latter have a different application.</p>

Submission Number	Position	Topic	Decision Requested
50/21/07		Isle Street sub zone	The submitter seeks an explanation as to why there is no parking in front yards and (i) whether this will apply to new buildings or existing buildings and (ii) whether this will apply to parking in back yards or side yards.
50/21/08		Isle Street sub zone	The submitter seeks an explanation as to why there is no recession plane restrictions for the north/north east aspects of sites.
50/21/09		Isle Street sub zone	The submitter requests that any bars wishing to operate after 2200hrs be notified basis. The submitter does not support non-notification.
50/21/10		Beach Street Block	The submitter considers that the height and noise changes on the Beach St zone will affect them and seeks an explanation as to how the changes have been managed to limit impact on submitter.

Skyline Enterprises Limited

Submission Number	Position	Topic	Decision Requested
50/22/01	Support	Plan Change itself	<p>The submitter supports the entire plan change provisions.</p> <p>The submitter considers that the Lakeview and Isle Street sub zones will provide a logical framing of the existing QTCZ and that activities such as commercial, visitor accommodation, commercial recreation, community facilities and a convention centre are appropriate for this location. The company considers that the Isle Street sub-zone will perform an important role in housing a range of activities, while linking the QTCZ to the Lakeview sub-zone and that the location of both sub-zones provide an excellent opportunity to allow higher built form to be absorbed into this setting without creating adverse effects.</p>
50/22/02		Convention Centre	<p>SEL supports the establishment of a convention centre in this location for the following reasons:</p> <ol style="list-style-type: none"> 1. Central Queenstown provides an environment which is vibrant, colourful and interesting to both locals and visitors due to its settlement pattern, built form, and location next to Queenstown Bay; 2. Persons attending conference facilities in central Queenstown will benefit from easily accessible and vast array of cafes, restaurants, bars, and retail outlets which cater for a range of clientele; 3. In close proximity to central Queenstown are a number of large hotels and other accommodation providers, which increase the likelihood of persons walking to and from a possible convention centre as opposed to using small vehicles and coaches; 4. A range of central Queenstown business (and further afield) will directly benefit from the construction and operation of a convention centre in central Queenstown;

Submission Number	Position	Topic	Decision Requested
			<p>5. Central Queenstown already has an infrastructure base which can be designed and managed to handle the possible conference centre;</p> <p>6. Central Queenstown is a transportation hub for businesses that have a strong downtown presence but whose activities and operations are carried out elsewhere.</p> <p>Overall, the submitter believes the development of a convention within central Queenstown will only help to strengthen the commercial, social and civic role of this urban setting in the context of the Wakatipu Basin.</p>

Nigel Brown

Submission Number	Position	Topic	Decision Requested
50/23/01	Oppose	Isle Street sub zone	The submitter is opposed to the Isle Street sub zone (particularly the block bounded by Hay, Isle, Brecon and Man Streets) and raises specific objections relation to car parking, height limits, site coverage and the change of zoning.
50/23/02		Isle Street sub zone - carparking	<p>The proposed plan change does not allow enough on site car parking. There is already a problem with the lack of parking in the area and the proposed number of parks required will not ease this problem. The submitter understands the reasoning that people staying short term in the area will bus direct from the airport, this will not happen as any accommodation will need independent travellers to maintain their capacity.</p> <p>The submitter requests that residential use of any building should follow current high density rules for the block, and for non-residential uses on site car parking should be required for staff and customers.</p>
50/23/03		Isle Street sub zone - Height Provisions	<p>The submitter consider that the proposed height limit are totally out of scale for the area especially the 15.5 metres of sites over 2,000m². This will lead significant shading of adjoining properties and Man Street itself. The 12 metre proposal on the individual sites is too high. The current town centre works because it is mainly flat ground, however once you tackle into account the sloping sites in the Isle Street block the scale of the buildings will be overbearing.</p> <p>The submitters requests that the current high density height limits and rules for the entire block be retained. Alternatively, set a 5 metre height restriction on the Man Street rear boundaries and allow them a horizontal plane (sic) towards Man Street to a maximum height of 12 metres.</p>
50/23/04		Isle Street sub zone - Building coverage	The submitter states that the proposed site coverage is far too intensive and will lead to minimum setbacks between properties. This will take away views of Queenstown Bay and the downtown area from any properties without

Submission Number	Position	Topic	Decision Requested
			frontage on to Man Street. The Isle Street block is one of the few areas in town which have great views and are within easy walking distance of the town centre.
			The submitter requests that that a maximum site coverage of 55% be provided for, which would give more space between the buildings and perhaps encourage lanes and open spaces.
50/23/05		Rates	Any residential use of a property should be rated on the basis of high density zoning, and not town centre.
50/23/06		Lakeview sub zone	The submitter request that for the Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary.
50/23/07		Isle Street sub zone - Height Provisions	The submitter requests that the amalgamation of 2,000m2 sites should be a non-complying activity as this would mean amalgamating four sites from Isle Street to Man Street and the bulk and scale of this would be overpowering using the proposed heights and rules.

John Thompson

Submission Number	Position	Topic	Decision Requested
50/24/01	Support (in part)	Plan Change itself	The submitter supports the Plan Change, as it allows for the expansion of the Queenstown Town Centre, in a way that will provide for high quality mixed use retail, commercial and high density residential developments and requests that the plan change be approved subject below.
50/24/02	Oppose	Isle Street sub zone - Building coverage	The maximum coverage in site standards is proposed to be 70% in Isle Street Sub-Zone, however this is less than some other areas of the town centre, including new Lake View Sub Zone (80%). The submitter requests that the maximum site coverage (under Rule 10.6.5.1.i.e) within the Isle Street Sub-Zone be increased to 80%, and any consequential changes.
50/24/03	Oppose	Isle Street sub zone - Acoustic Insulation	The proposed acoustic insulation requirement for residential and visitor accommodation activities within the Isle Street Sub-Zone (10.6.5.1.vii.e and 10.6.5.1.xvi) are overly prescriptive. The submitter considers that the costs and benefits have not been evaluated. The same restrictions are not imposed throughout the Town Centre Zone. The submitter requests that the provisions be deleted and any consequential amendments.
50/24/04	Oppose	Isle Street sub zone - Noise arising from premised licenced	In the Isle Street Sub-Zone noise from the premises licenced for sale of liquor is restricted to certain levels, between 10pm and 8am (under Rule 10.6.5.1.xv). In the

Submission Number	Position	Topic	Decision Requested
		for sale of liquor	<p>adjacent zone, levels are not set, but instead Council may impose conditions on noise, between the hours of 11pm and 7am. The different treatment for the Isle Street Sub-Zone has not been justified.</p> <p>The submitter seeks that the standards be amended to standard Town Centre provisions for noise arising from premises licenced for sale of liquor and any consequential changes.</p>
50/24/05	Oppose	Isle Street sub zone - carparking	<p>In chapter 10 and chapter 14 (transport) there are specific provisions for parking requirements proposed (10.6.5.1.iv.f and 14.2.4.1 Table 1). The submitter considers that this will encourage use of cars and cannot be justified given the already congested town centre roading network that does not cope with current levels of traffic. Furthermore, the same requirements are not imposed on the adjacent Lakeview Sub-Zone – several activities in that zone are proposed to have no minimum parking requirements. Further, it is noted that there is a parking building just a quarter of a block down Man St from the Isle Street Sub-Zone.</p> <p>The submitter seeks the deletion of the minimum parking requirements and restrictions in the Isle Street Sub- Zone and any consequential changes.</p>
50/24/06	Oppose	Isle Street sub zone - Building setbacks	<p>The Isle Street Sub-Zone has minimum setback from side boundaries of 1.5m, (10.6.5.1.g) whereas the Town Centre, the Transition Sub-Zone and the Lakeview Sub-Zone have no such restriction. This cannot be justified. The submitter seeks that deletion of this provision and any consequential changes.</p>
50/24/07	Oppose	Isle Street sub zone - Height Provisions	<p>The recession planes off internal boundaries for the Isle Street Sub-Zone (10.6.5.1.xi.i) appear to be different than the Town Centre, and Lakeview Sub-Zone, without justification. The same provisions should apply. The submitter seeks the deletion of the recession plane requirements for internal boundaries in the Isle Street Sub-Zone and any consequential changes.</p>
50/24/08	Oppose	Isle Street sub zone - Height Provisions	<p>The maximum controlled height is 12m, except in Isle St Sub-Zone where a site that is greater than 2000m², and that has frontage on both Man and Isle St, has a maximum zone standard height of 15.5m (10.6.5.2.i.a). The requirement to have frontage on both Man and Isle Street to meet this standard is unjustified. The submitter seeks the deletion of the requirement that a site have frontage on both Man and Isle Street, to meet this zone standard and any consequential changes.</p>

Submission Number	Position	Topic	Decision Requested
50/24/09	Oppose	Isle Street sub zone - Maximum retail space	The maximum retail space is 400m ² per tenancy in the Isle Street Sub-Zone (10.6.5.2.iv). Breach of this standard makes an activity non-complying. Such a stringent status is not justified. The submitter seeks that this provision be deleted and any consequential changes.
50/24/10	Oppose	Isle Street sub zone - Assessment Matters	<p>There is a sub set of assessment matters that are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time. The assessment matters of concern require that a building be designed so that it fits with its surroundings. This is not appropriate given the surroundings for the Isle Street Sub-Zone are single storey old houses, in a zone that contemplates new 12m plus tall buildings for mixed commercial use. The assessment matters include:</p> <p>10.10.2.iii.a, b, c, e, 10.10.2.iv 10.10.2.vii.a 10.10.2.viii.a,b,d,g 10.10.2.xiii.a,d, 10.10.2.xvi.a,c,g, 10.10.2.xvii.a,b,c 10.10.2.xvii.a,b,c,e 10.10.2.xviii.a,b,e,f,</p> <p>The submitter considers that these assessment matters will hamper the sensible transition of this zone and therefore seeks that the identified assessment matters be excluded for activities within the Isle Street Sub-Zone, where they refer to or relate to adjacent and nearby buildings, streetscape and general location.</p>
50/24/11	Oppose	Adequacy of section 32 report	The submitter considers that the benefits and costs of the effects of the provisions referred to above in respect of the Isle Street Sub-Zone have not been appropriately assessed or quantified in accordance with section 32, nor have they been assessed with regards to their suitability for giving effect to the relevant policies.

Tim McGeorge

Submission Number	Position	Topic	Decision Requested
50/25/01	Oppose	Expansion of Plan Change boundary	The submitter seeks the expansion of the plan change to include the block of land bounded by Lake Street, Man Street, Thompson Street, and Brunswick Street. At present the submitters property is surrounded on three sides at 48 and 52 Man Street by new commercial zoning.

Submission Number	Position	Topic	Decision Requested
50/26/01	Oppose (in part)	Isle Street sub zone	<p>The submitter is the registered proprietor of the multi award winning visitor accommodation complex located at:</p> <ul style="list-style-type: none"> • 10 Isle Street, being legally described as Section 8 Blk XII Town of Queenstown. This property is 405m² in area; and • 21 Brecon Street, being legally described as Section 9 Blk XII Town of Queenstown. This property is 405m² in area. <p>The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.</p> <p>The Isle Street Sub-Zone is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site.</p> <p>The submitter supports the mixed use allowance for activities in the Isle Street Sub-Zone, however considers that the development controls for the Isle Street Sub-Zone are inappropriate and will create significant tension for a mixed use area. Based on this view, the submitter has the following issues with the planning provisions proposed for the Isle Street-Sub-Zone.</p>
50/26/02		Isle Street sub zone - Height Provisions	<p>Submitter raises concerns with the proposed building height limit and building setbacks (both from the road and internal boundaries). In relation to the building height limit, these are set out under proposed Rules 10.6.5.1(xi)(e),(f) and (i).</p> <p>Considers 12m height limit to be appropriate, however more detailed work needs to be undertaken as to the potential loss of outlook from a number of properties, particularly properties that front onto Isle Street. The submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.</p> <p>The submitter further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes relaxed.</p>
50/26/03		Isle Street sub zone - Building setbacks	<p>Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub Zone.</p> <p>The submitter believes that there should be the ability to</p>

park vehicles within the road boundary setback.

The submitter considers that the internal setbacks will disrupt the continuity of the road frontages within the Isle Street Sub-Zone.

The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone, as well as providing for a service lane to run through the two blocks (in a central manner).

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning provisions that apply to the Isle Street Sub-Zone.

50/26/04 Traffic, parking and infrastructure

Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub Zone.

Man Street Properties Limited

Submission Number	Position	Topic	Decision Requested
50/27/01	Oppose (in part)	Town Centre Transition Sub-Zone	<p>The submitter is the registered proprietor of the podium level that exists on top of the underground Man Street car parking building. This site is 3961m² in area and legally described as Lot 1 Deposited Plan 399240.</p> <p>The submitters property is located within the TCTZ. The submitter seeks that Plan Change 50 is declined unless the TCTZ is amended to reflect those amendments set out below.</p>
50/27/02		Town Centre Transition Sub-Zone - Height	<p>It is the submitters view that it is appropriate to deal with the lower height limit (8m) within the TCTZ within the context of Plan Change 50. This view is formed on the basis that if the Council is proposing to considerably increase building heights on the land to the north of Man Street, the overall building height equation that includes the TCTZ should be addressed at the same time.</p> <p>With the possibility of significantly increased building heights on land located to the north of Man and Thompson Streets, combined with the 12 metre building height limit for the majority of the existing QTCZ, the TCTZ will have a considerably lower building height limit than the majority of the surrounding land. This is illogical and inconsistent in a planning sense.</p> <p>The submitter now seeks amendments to the existing building height limit for its property.</p> <p>Rather than determining the building height limit from the original ground level, the submitter submits the height limit should be determined from the level of the podium. The podium level is 327.1m. This approach provides for a more</p>

Submission Number	Position	Topic	Decision Requested
			<p>efficient building style for the site, as opposed to dealing with the highly varied original topography.</p> <p>the submitter believes that a 12 metre building height limit from 327.1m is appropriate for two areas of the site, being referenced as Zones A and B (maximum height being 339.1m) in the drawing attached to the submission. Zones A and B are two roughly square areas. This recommended height limit is less than what is proposed within the Isle Street Sub-Zones.</p> <p>In combination with the increased building height limit, the submitter also suggests two other areas within the site (being Zones C and D) where built form can be constructed to a lower building height, being four metres above the podium (maximum height 331.1 m).</p> <p>Zone C backs onto the existing building located off Shotover Street, which roughly sits between 3 metres to 4 metres above the podium level. Zone D sits to the south of the existing vehicle ramp into the building.</p>
50/27/03		Town Centre Transition Sub-Zone - Building coverage	The submitter also requests that the existing maximum building coverage of 70% that applies to the TCTZ be increased to 80%. The latter coverage limit is consistent with the majority of the QTCZ .
50/27/04		Town Centre Transition Sub-Zone - setbacks	The submitter believes that a 4.5 metre minimum building setback from Man Street for its site is excessive when compared to the potential 1.5 metre maximum building setback that is being promoted within the Isle Street Sub-Zone that will adjoin Man Street. In this regard, the submitter seeks a minimum building setback of 3 metres from Man Street.

Any Old Fish Company Holdings Limited

Submission Number	Position	Topic	Decision Requested
50/28/01	Oppose (in part)	Isle Street sub zone	<p>The submitter is the registered proprietor of the residential property located at 37 Man Street, being legally described as Part Section 16 Block XI Town of Queenstown. This property is 533m² in area.</p> <p>The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.</p> <p>The Isle Street Sub-Zone is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site.</p> <p>The submitter supports the mixed use allowance for</p>

Submission Number	Position	Topic	Decision Requested
50/28/02		Isle Street sub zone - Height Provisions	<p>activities in the Isle Street Sub-Zone, however considers that the development controls for the Isle Street Sub-Zone are inappropriate and will create significant tension for a mixed use area. Based on this view, the submitter has the following issues with the planning provisions proposed for the Isle Street-Sub-Zone.</p> <p>The Submitter raises concerns with the proposed building height limit and building setbacks (both from the road and internal boundaries). In relation to the building height limit, these are set out under proposed Rules 10.6.5.1(xi)(e),(f) and (i).</p> <p>Considers 12m height limit to be appropriate, however more detailed work needs to be undertaken as to the potential loss of outlook from a number of properties, particularly properties that front onto Isle Street. The submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.</p> <p>The submitter further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes relaxed.</p>
50/28/03		Isle Street sub zone - Building setbacks	<p>Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub Zone.</p> <p>The submitter believes that there should be the ability to park vehicles within the road boundary setback.</p> <p>The submitter considers that the internal setbacks will disrupt the continuity of the road frontages within the Isle Street Sub-Zone.</p> <p>The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone, as well as providing for a service lane to run through the two blocks (in a central manner).</p> <p>Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning provisions that apply to the Isle Street Sub-Zone.</p>
50/28/04		Traffic, parking and infrastructure	<p>Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub Zone.</p>

Doug and Betty Brown

Submission Number	Position	Topic	Decision Requested
50/29/01	Oppose	Plan Change itself	<p>The submitters oppose the plan change and consider that the projected height and bulk provisions would create a concrete jungle with massive transport and carparking problems. The submitters request that the plan change be amended as follows:</p> <ol style="list-style-type: none"> 1. Amend provisions to leave Isle Street/Man Street blocks as they are; 2. Lakeview site to retain the green area used as childrens playground on corner of Hay Street and Man Street; 3. Balance of Lakeview site to be High Density Residential zoning similar to Isle Street/Man Street blocks; 4. Oppose PC50 being extension of CBD.

Allan Huntington

Submission Number	Position	Topic	Decision Requested
50/30/01	Oppose	Plan Change itself	<p>The submitter opposes the extension of the QTCZ into the existing HDRZ and opposes the provision of a convention centre as a controlled activity. The submitter seeks the following relief:</p> <ol style="list-style-type: none"> 1. Lakeview to remain as HDRZ; 2. Withdraw the change to the QTCZ; 3. Withdraw the provision for convention centre on Lakeview; and 4. Modify the increase in height of the existing HDRZ on Lakeview to 10 metres plus a roof form bonus of 2.0 metres. <p>The submitters reasoning for this is set out below.</p>
50/30/02		Lakeview sub zone - retention of HDRZ	<p>The submitter considers that the emphasis of PC50 on commercial and visitor accommodation development is at the detriment of providing HDR zoned land close to town and in accordance with the District Plan objectives and policies.</p> <p>The District Plan identifies that High Density land is used to maintain a large core of residents close to town and that High Density land is in scarce supply in Queenstown. A much higher level of good quality residential development on Lakeview would assist the vitality of QTCZ and address some of the issues with drift to Frankton.</p>
50/30/03		Town Centre Capacity Issues	<p>The submitter considers that Frankton is now the hub for residents and Queenstown is the centre for tourists. This is the direction the community took some time ago with the development of Remarkables Park, the location of the Events Centre and Aquatic Centre as well as the large adjacent residential subdivisions.</p> <p>The submitter considers that the concern that Frankton's</p>

Submission Number	Position	Topic	Decision Requested
			success will diminish Queenstown's potential is unfounded. Tourists love Queenstown for its vitality, uniqueness, its compact form and closeness to Lake Wakatipu and surrounding grandeur of mountains and lake. Tourists will gravitate to Queenstown over Frankton.
50/30/04		Convention Centre	The convention centre, commercial and visitor accommodation on Lakeview will diminish the opportunities for suitable long term residential population, with Queenstown's late night hospitality and part atmosphere not suitable for a well balanced mix of residential population. It may be suitable for visitor accommodation but High Density living needs to extend living areas to decks and other outdoor living spaces and not be cooped up inside. Seeks withdrawal convention centre on Lakeview site.
50/30/05		Lakeview sub zone - hot pools and commercial development	Keeping the height at 4.5 metres curtails the development potential of the site. Keeping height consistent with adjacent land would maintain a higher value and premium for what is a community asset. An alternative location for a hot pool would be at One Mile Creek.
50/30/06		Lakeview sub zone - Height	Submitter is in agreement with a height increase for high density residential development on the Lakeview site but would propose 10 metre maximum with a 2 metre roof form bonus.

Gillian & Donald McDonald

Submission Number	Position	Topic	Decision Requested
50/31/01	Oppose	Isle Street sub zone	The submitters operate Browns Boutique Hotel located within the proposed Isle Street sub zone, and their specific concerns relate to the block bounded by Hay, Isle, Brecon and Man Streets and raise objections relating to the following matters: <ol style="list-style-type: none"> 1. the proposed height restrictions; 2. the proposed site coverage; 3. the amalgamation of small sites; 4. proposed car parking provisions; and 5. rating same as Town Centre.
50/31/02		Isle Street sub zone - Height Provisions	The proposed height limits are out of scale for this area. The 15.5 metres on sites with dual frontage over 2000 metres will create a "big box" effect and is inappropriate for this zone with its sloping sections. This will create significant shading of adjoining properties. The 12 metre proposal on smaller sites is also too high. <p>The town centre high limits works because buildings are on flat land. Imposing these heights on the higher contours of the Isle Street Sub Zone buildings block views and reduce property values and business viability of affected property owners in this zone.</p>

Submission Number	Position	Topic	Decision Requested
			The submitter seeks retention of the current high density limits and rules for the Isle Street Sub Zone. Given the sloping contours, alternatively a 5 metre height restriction on the Man Street rear boundaries and allow them a horizontal plane towards Man Street to a maximum of 12 metres.
50/31/03		Isle Street sub zone - Building coverage	<p>The proposed site coverage of 70% is too intensive. This will lead to minimum set backs between properties. It will take away the views of Queenstown Bay and the downtown area from any properties without a frontage to Man Street. It will also mean there is no space for onsite parking.</p> <p>The submitter requests that rather than have separate standards for residential and non-residential as is currently the case, the maximum site coverage for all should be 55%. This would allow room for some onsite parking, and encourage open areas and lanes between buildings and create a continuation of the “village fee” like in Arrowtown and areas of the Queenstown CBD.</p>
50/31/04		Isle Street sub zone - site amalgamation	The proposal to allow the amalgamation of 2000 metre sites (four existing sites) should not be allowed. Buildings of this scale will dwarf the area and the CBD. The amalgamation of 2000 metre sites should not be allowed.
50/31/05		Isle Street sub zone - carparking	<p>The proposed plan change does not allow for enough onsite car parking. There is a lack of street parking in downtown Queenstown and local people and visitors are parking along the outer perimeters. Hay, Man, Isle & Brecon Streets are very congested. It is incorrect to assume that visitors staying in town will not need cars. All our guests are independent travellers and 70% of them have cars. We have parking for 50% of our guest rooms and that is not enough.</p> <p>The submitters request that the current high density rules should apply to residential use of any building. All new commercial accommodation builds should have underground parking if there is not sufficient space for outside parking. Onsite parking for retail should be required for staff and customers.</p>
50/31/06		Rates	The existing rates for Isle /Man Streets should be retained. The higher town centre rates would be a financial burden on existing businesses in the zone.
50/31/07		Lakeview sub zone - Height	The submitter request that for the Lakeview sub-zone, where this has a frontage to Isle Street and Hay Street there should be a generous setback of 50 metres or a 7 metre height restriction within 50 metres of the street boundary.

IHG Queenstown Ltd and Carter Queenstown Ltd

Submission Number	Position	Topic	Decision Requested
50/32/01	Support (in part)	Plan Change itself	<p>The submitter supports the plan change, including:</p> <ul style="list-style-type: none"> - the need for additional town centre zoned land, - the rezoning of the land bound by Lake Esplanade, Lake Street, Man Street and Hay Street to Queenstown Town Centre Zone; - subject to the relief set out in this submission. <p>The submitter seeks the inclusion of the land bound by Lake Esplanade, Lake Street, Man Street and Hay Street within the QTCZ, with provisions as set out in PC50 as notified (amended in accordance with the relief set out below)</p>
50/32/02		Beach Street block - Noise	<p>The submitter seeks the removal of a specific noise rule for the block of land bound by Lake Esplanade, Lake Street, Man Street and Hay Street (Noise (Rule 10.6.5.2 (ii) (b), page 10-15). Instead it seeks the application of the operative town centre-wide noise rule.</p> <p>The submitter seeks the removal of a specific noise rule for this block of land, and, instead the application of the operative town centre-wide noise rule for this block of land.</p>
50/32/03		Beach Street block - Veranda	<p>The submitter seeks deletion of Rule 10.6.5.1 (vi) which requires the provision of a veranda along the Hay Street frontage of its land.</p>

Watertight Investments Ltd

Submission Number	Position	Topic	Decision Requested
50/33/01	Support	Isle Street sub zone	<p>Watertight is the owner of land at 50, 52 and 54 Camp Street. The combined land area of these sites totals approximately 1500m². The submitter seeks that 50, 52 and 54 Camp Street are conformed as part of the Queenstown Town Centre Zone.</p>
50/33/02		Isle Street sub zone - Height Provisions	<p>The submitter questions the need for a recession plane control. In particular, it is considered that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms.</p> <p>Further, there are some unclear matters with respect to the controls on height. It is questioned how easily and consistently the matter of what a 'northern boundary' will be interpreted with respect to the recession plane rule (it may, for example be more efficient to name the street boundaries to which this rule applies rather than refer to cardinal points). It is also unclear whether the rule applies for boundaries between sites held in common ownership (and it is submitted that this should not be the case). And it is unclear whether the roof bonus rule provides an exemption</p>

Submission Number	Position	Topic	Decision Requested
			from the recession plane requirement, or only the overall 12 metre height limit.
			The submitter seeks the removal or amendment to the internal boundary recession plan rule as it applies to the Isle Street subzone, so as to allow greater building height closer to boundaries, to clarify the rules and to exempt the rule's application from boundaries between sites held in common ownership.
50/33/03		Isle Street sub zone - carparking	The submitter seeks the removal of the rule that seeks to prevent car parking in front yards in the Isle Street subzone.

Ngai Tahu Tourism Limited

Submission Number	Position	Topic	Decision Requested
50/34/01	Support (in part)	Lakeview sub zone	<p>The submitter supports the plan change, subject to the relief set out in this submission.</p> <p>The submitter has an interest in leasing approximately 7,500m² of land located to the west of the intersection of Man and Thompson Streets, generally indicated as 'reserve' on Figure 2 of the 'Lakeview Sub-Zone Structure Plan' (page 10-17 of the proposed plan provisions). It is NTT's intention to establish a commercial hot pool facility on this land, together with associated spa treatment rooms and ancillary retail, service and administrative activities (the scope of which have not yet been determined). This submission refers to the land as the 'lease area'.</p> <p>The submitter wishes to ensure that the proposed plan provisions do not frustrate their ability to establish such facilities upon that land. If a lease were to be granted, the proposed rules as notified would restrict the ability of NTT to establish and operate a world class hot pool facility on the land and this submission seeks to remedy that.</p> <p>The key aspects of this submission relate to the proposed rules on:</p> <ul style="list-style-type: none"> - Car-Parking; - Protected Trees; - Active Frontages; - Building Height; - Viewshafts; and - Widening of Thompson Street. <p>Together these rules create uncertainty as to the amount of land that would be available for use for a hot pool facility.</p>
50/34/02		Lakeview sub-zone - Reserve Status	That area identified as the Lakeview Sub-Zone contains a combination of freehold and reserve land. The general split is freehold land over the western half of the sub-zone, and reserve land over the eastern half. The Plan Change indicates the spatial reorganisation of these areas. As part

Submission Number	Position	Topic	Decision Requested
50/34/03		Lakeview sub-zone - parking	<p>of this reorganisation the 'lease area' is to change from freehold to reserve.</p> <p>It is unclear through these provisions whether the 'reserve' will be vested and gazetted as a reserve under the Reserves Act 1977. It is also unclear whether any land that is vested as a reserve will also be designated in the District Plan as a reserve. If so, the rules affecting that future designation remain uncertain.</p> <p>The submitter seeks confirmation from the Council on the subsequent status of the land as a reserve and in respect of any subsequent future Designations or Notices of Requirement and the rules that apply.</p> <p>The Plan Change provisions amend the car-parking rules at pages 14-14 to 14-17.</p> <p>In most cases the plan change intends to exclude on-site parking requirements in the Lakeview sub-zone for commercial activities. The introductory rule (14.2.4.1 (i)(a)) has been amended, although it appears inadvertently, to now require car-parking throughout all of the Town Centre zones.</p> <p>The operative rule and proposed rules read as follows:</p> <p><i>"Operative District Plan Provisions:</i> <i>(a) Activities in the Town Centre Zones, excluding the Town Centre Transition sub-zone, which shall be subject to the existing car parking requirements.</i> <i>Proposed Plan Change 50 Provisions:</i> <i>(a) Activities in the Town Centre Zones, (excluding the Town Centre Transition sub-zone and the Town Centre Lakeview sub-zone), which shall be subject to the existing car parking requirements."</i></p> <p>This amendment appears to unintentionally require car-parking in the Town Centre zones, with the exception of the two mentioned sub-zones. A minor amendment needs to be made to reverse that.</p> <p><i>"(a) Activities in the Town Centre Zones, excluding the Town Centre Transition and Town Centre Lakeview sub-zones, which shall be subject to the existing car parking requirements."</i></p>
50/34/04		Lakeview sub-zone - parking	<p>With respect to the 'lease area', it is intended to establish and operate a commercial hot pools, which is closely described as a 'Commercial Recreation Activity' within the District Plan. PC50 generally excludes any on-site parking for commercial activities in the Lakeview sub-zone, with the exception of 'Commercial Recreation Activities', 'Convention Centres' and 'Visitor Accommodation'. In the</p>

Submission Number	Position	Topic	Decision Requested
50/34/05		Lakeview sub-zone - Protected Trees	<p>case of 'Commercial Recreation Activities' the on-site parking requirement is proposed at '1 parking space per 5 people the facility is designed to accommodate'.</p> <p>The Traffic Design Group Report (Appendix I to the AEE) suggests a maximum occupancy of 500 people, which would result in 100 on-site car-parking spaces being required for the 'lease area'. Typically each carpark occupies about 30m² (including manoeuvring space), which would result in at least 3,000m² of the 'lease area' being required for parking. This would make the hot pools project entirely unfeasible. It is noted that within the operative plan there is no parking category for 'Commercial Recreation Activities', the closest category being 'Commercial Activity' at 1 space per 25m². The submitter acknowledges that the provision of parking is necessary, however the comparison with other hot pools (Mt Maunganui and Hanmer) is not appropriate as these hot pools are destination hot pools, which result in specific vehicle trips. The proposed NTT hot pools would be associated with other activities and facilities and located close to existing forms of accommodation. Without any new hotels being constructed within the Lakeview Sub-Zone, there is almost 1,000 existing hotel rooms within a radius of 750m of the 'lease area'. The submitter already operates a fleet of mini-coaches and it would be intended to utilise these vehicles to provide a regular pick-up and drop-off service from the town centre to the hot pool facility.</p> <p>The submitter argues that the 1:5 parking ratio does not adequately accommodate unique circumstances (refer submission for more detailed analysis) including shared parking, multi-purpose visits, pedestrian accessibility. The submitter seeks:</p> <ul style="list-style-type: none"> - That the requirement for Commercial Recreation Activities in the Lakeview Sub-Zone be deleted; or - A substantial reduction in the on-site car-parking requirements. - That in either case that there also be provision for car-parking requirements to be met by the use of shared off-site car-parking. - The identification of a publically owned communal parking facility <p>The District Plan maps indicate a cluster of protected trees in the vicinity of the 'lease area'. The 'Figure 2 – Lakeview Sub Zone Structure Plan' suggests the possible location of these trees as a faintly drawn group of circles, both within the lease area, and also under the proposed 'road' and area described as a 'square'.</p> <p>The Planning map (#35) signals the presence of this cluster of trees with a single notation of #214. The associated 'Inventory of Protected Features (page A3-16 of the</p>

Submission Number	Position	Topic	Decision Requested
50/34/06		Lakeview sub-zone - Active Frontage	<p>operative district plan) more fully describes this notation as representing:</p> <ul style="list-style-type: none"> - 2 Wellingtonias - 6 Oaks - 4 Cedars <p>These trees are briefly discussed at pages 58 and 69 of Appendix G (NZ Heritage Properties Ltd report) to the Plan Change as being of significance. The operative heritage trees rules require that any structures be located outside of the drip-line of such trees. In the case of mature trees such as these, it is likely that an arborist would require a greater separation. Previous reports have suggested that, for example, that one of the Wellingtonia trees have a 'root protection area' radius of 11.2m, while one of Cedars may have a RPA of up to 18m.</p> <p>It would appear that a grouping of six Oak trees occur in the north-west corner of the proposed 'lease area' – and that probably one of the large Cedars(or at least its RPA) is also within the 'lease area'. The combined 'root protection area' of the Oak trees has been previously estimated at approximately 1,900m², while the Cedar has a 'rpa' of approximately 1,100m² (of which at least half would be within the 'lease area'.</p> <p>The actual area of land that needs to be set aside for tree protection has an overall effect on the amount of usable land. The submitter seeks that the location of the trees and the tree-root protection areas be more accurately defined through this plan change.</p> <p>The Structure Plan (Figure 2 at page 10-17) indicates a solid red line around most of the eastern and the entire northern boundary of the proposed 'lease area', which represents an 'active frontage area'. This is cross-referenced to proposed Rule 10.6.5.1 (xiv) at page 10-12.</p> <p>This proposed rule is not entirely clear, however it may be interpreted to require that where any building is located along that 'active frontage' that such a building must be developed so that most of (80%) of the buildings frontage must be glazed and unobstructed. The rule also requires that any building along that frontage have a minimum depth of 8m, and that the building must have a minimum internal floor height of 4.5m. The height rules also separately provide for an additional (optional) 2m of building height that can be used for roof articulation purposes. Any breach of this rule would require a Restricted Discretionary activity resource consent.</p> <p>If a hot pool facility is developed on this land, then a building comprising reception, administration, and associated customer services areas will be required,</p>

Submission Number	Position	Topic	Decision Requested
50/34/07		Lakeview sub zone - Height	<p>although only along part of the northern or eastern frontage of the site. The location of existing protected trees would limit the ability to develop across the north-east part of the 'lease area'. Additional structures will also be required for customer changing facilities, maintenance etc. The location of these structures has not been confirmed, but not necessarily along the frontages of the site.</p> <p>If the intent is to vest the 'lease area' as a reserve, then in most cases it would be unusual for the development of an active retail frontage along two boundaries of a reserve. The submitter considers that while the active frontage rule has merit within the other locations shown on the 'Figure 3 - Lakeview Sub-Zone Structure Plan', that such a requirement would not be appropriate, achievable nor desirable within the 'lease area'. The constraints that apply to this particular parcel of land, as a result of the protected trees, the associated root protection areas, and the street layout of the structure plan limit the ability of this land to provide the active frontages. The submitter seeks that the active frontage rules are deleted from this area, to enable an appropriate level of design flexibility.</p> <p>The submitter seeks that the 'active frontage' areas shown on the Figure 2 Structure Plan, as they relate to the 'lease area' be deleted.</p> <p>Building height within the plan change area varies considerably. The 'Figure 3 - Lakeview Sub-Zone Height Limit Plan' (page 10-18) indicates a 4.5m height limit for the 'lease area'. At Page 27 of Appendix F to the AEE (the Urban Design Peer Review) the comment is made that the hot pools will be overlooked by taller buildings to the north, and therefore a 4.5m height limit is appropriate. The report also acknowledges the presence of protected trees in the vicinity.</p> <p>However, the presence of these trees within the lease area, and other protected trees in close proximity will most likely restrict any views from these possible 'taller buildings to the north' from overlooking the 'lease area'.</p> <p>The submitter considers that a 4.5m height limit is unnecessarily restrictive.</p> <p>The height limit currently applying to any buildings within Recreation Reserves within the Town Centre Zone is 8m (refer page A1-20 of the District Plan).</p> <p>The submitter seeks that the proposed PC50 rules for building height within the 'lease area' are consistent with the rules for Recreation Reserves, and amended to a</p>

Submission Number	Position	Topic	Decision Requested
50/34/08		Lakeview sub-zone - viewshafts	<p>maximum height of 8m.</p> <p>The Plan Changes introduces the concept of 'viewshafts' which are indicated on 'Figure 2 – Lakeview sub-zone Structure Plan', however they are not cross-referenced to any rule. As a result the purpose of the viewshafts is unclear.</p> <p>In some case they occupy areas on the Structure Plan that are shown as 'white', while in others they traverse areas that are indicated as 'reserve'. In the case of the 'lease area' there are viewshafts along the eastern and western boundaries. Where a viewshaft is indicated on a plan, then it must be supported by rules, that prevent or deter certain activities such as structures, planting of trees etc, while also enabling other activities. In this case there are none.</p> <p>The end use of the viewshaft is an important consideration for the submitter, as that will impact upon the amenity and privacy of any hot pools that get developed. It is important that such viewshafts are limited to landscaping together with either pedestrian or cycle connections, but not for vehicular purposes.</p> <p>The width of the western-most viewshaft is also a matter of concern for the submitter. This is indicated as being only 8m wide. Given the likely scale of adjacent development the submitter considers that a 20m wide viewshaft should be located along this boundary. The submitter is also concerned that the viewshaft along the western boundary does not encroach upon the 'lease area', and seeks confirmation of its location.</p> <p>The submitter seeks amendment to proposed rule 10.6.5.1 (xiii), where it refers to the Structure Plan features having a potential 5m permitted variance, such that it does not apply to this viewshaft.</p> <p>While the submitter supports the general principle of viewshafts, it considers that:</p> <ul style="list-style-type: none"> - a policy and associated rule is necessary to implement an effective regime of viewshafts. - neither viewshaft should be located within the proposed 'lease area'. - that the western viewshaft should be widened to the width of a 'primary viewshafts' which appears to be approximately 20m wide. - that the use of the viewshafts should be limited to landscaping and either pedestrian or cycle use, but not vehicular usage.
50/34/09		Lakeview sub-zone - widening Thompson	<p>The submitter states that Rule 10.6.5.1 (xiii) creates uncertainty and enables, at paragraph 3 of that rule, for an unspecified widening of Thompson/ Man Street realignment</p>

Submission Number	Position	Topic	Decision Requested
		Street	at any time. The submitter seeks that the third paragraph of Rule 10.6.5.1 (xiii) either be deleted, or a more precise measurement of the scope of widening be provided.
50/34/10		Lakeview sub-zone	The submitter seeks such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.

Kelso Investments Ltd and Chengs Capital Investments Ltd

Submission Number	Position	Topic	Decision Requested
50/35/01	Support (in part)	Expansion of Plan Change boundary	<p>The submitter generally support the case set out in PC50 that there is a need to extend the QTCZ (although the submitter is not necessarily convinced that scale of the extension proposed under PC50 is justifiable).</p> <p>The submitter own five contiguous parcels of land (refer submission for map of these land parcels), bordered by Stanley Street, Gorge Road and Shotover Street. These lots are (i) 1, 3 and 5 Shotover Street; (ii) 67 Stanley Street (with the exception of one unit); and (iii) 2 and 4 Gorge Road. These sites are currently zoned High Density Residential Sub Zone A.</p> <p>The submitter requests the rezoning to QTCZ the area bound by Shotover Street, Stanley Street, Gorge Road, Horne Creek and District Plan Designation 232 (as outlined in green in the image in this submission); or alternatively, the area (outlined in blue in the image in this submission), being land owned or substantially owned by the submitter. If this relief is not granted, the plan change should be declined in its entirety.</p>

C Hockey

Submission Number	Position	Topic	Decision Requested
50/36/01	Support (in part)	Isle Street sub zone	<p>The submitter is the owner of land at 4 and 8 Isle Street, and has an interest in 2 Isle Street. The combined land area of these sites totals 1700m².</p> <p>The submitter supports the intention to rezone 2 to 8 Isle Street Town Centre Zone and requests that 2, 4 and 8 Isle Street are confirmed as part of the Queenstown Town Centre Zone.</p>
50/36/02		Isle Street sub zone - Height Provisions	The submitter, in addressing the building height controls, questions the need for a recession plane control. In particular, it is considered that a 45 degree recession plane starting 5m above the boundary is overly restrictive and could result in poor design outcomes including unattractive built forms.

Submission Number	Position	Topic	Decision Requested
50/36/03		Isle Street sub zone - carparking	<p>Further, there are some unclear matters with respect to the controls on height. It is questioned how easily and consistently the matter of what a 'northern boundary' will be interpreted with respect to the recession plane rule (it may, for example be more efficient to name the street boundaries to which this rule applies rather than refer to cardinal points). It is also unclear whether the rule applies for boundaries between sites held in common ownership (and it is submitted that this should not be the case). And it is unclear whether the roof bonus rule provides an exemption from the recession plane requirement, or only the overall 12 metre height limit.</p> <p>The submitter, therefore, requests that the internal boundary recession plan rule as it applies to the Isle Street subzone be removed or amended, so as to allow greater building height closer to boundaries, to clarify the rules and to exempt the rule's application from boundaries between sites held in common ownership.</p> <p>It is also questioned how reasonable and practical the rule preventing the parking of cars within front yards within the Isle Street subzone is. There are and will continue to be many residential properties where this practice can reasonably be expected to continue in this subzone. And given sites in this subzone typically have quite narrow frontages and are relatively steeply sloping, it is not clear that this standard will prove practically achievable while allowing reasonable development of a site.</p> <p>The submitter requests the removal of the rule that seeks to prevent car parking in front yards in the Isle Street subzone.</p> <p>Any such other related or consequential relief that may be deemed appropriate to address the matters raised in this submission.</p>

H W Holdings NZ Limited

Submission Number	Position	Topic	Decision Requested
50/37/01	Support (in part)	Lakeview sub zone	<p>The submitter supports the plan change, including the need to identify additional town centre zoned land, subject to the relief set out in this submission.</p> <p>The submitter owns 9 contiguous titles of land located to the west of the Lakeview camp ground. This block of land comprises a total of 4,530m²; creating an almost rectangular block of land that generally measures 50m x 80m. This land all has frontage to Thomson Street. There are three adjacent separately owned titles (1,542m²) that complete this block through as far as Glasgow Street (refer submission for image of site).</p>

Submission Number	Position	Topic	Decision Requested
			The submitter supports the inclusion of the land within the Town Centre zone; however there are concerns that the land may be significantly impacted upon by the way in which development occurs on the Council's adjacent Lakeview land.
50/37/02		Lakeview sub zone - Viewshafts	<p>The Lakeview Sub-Zone is based upon a Structure Plan (Figures 2 and 3 of the Proposed Plan Change provisions), which include an indicative roading layout and a series of viewshafts.</p> <p>The submitter is very concerned that this secondary view-shaft adjacent to the eastern boundary of their land will in fact become a service lane; used as the back-of-house area for the convention centre for location of skip bins, deliveries, and other low amenity aspects. The submitters land is at the same elevation at the adjoining Lakeview land and would be significantly impacted upon if the eastern edge of that land is used for service or back-of-house activities, as they would be highly visible in direct line-of-sight.</p>
50/37/03		Lakeview sub zone - Controlled Activity/Non-notification of Convention Centre	<p>The proposed zone provisions identify a convention centre as requiring a Controlled Activity (non-notified) resource consent approval anywhere within the Lakeview sub-zone. It is understood that the convention centre would have a footprint of approximately 7,500m², and such a building would typically have large expanses of continuous wall, particularly along the less public edges or facades.</p> <p>The submitter requests that the Plan change provisions (including objectives, policies and methods) be amended so that:</p> <ol style="list-style-type: none"> 1. Any building or development within the adjoining Lakeview Sub-Zone involves a Restricted Discretionary consent process (rather than Controlled Activity); 2. The viewshaft that runs parallel to the submitters land be limited to use for landscaping, pedestrian/ cycle purposes only (at least where that viewshaft is adjacent to the submitters property boundary). 3. The viewshaft not be used for vehicle access purposes, at least over that part of the viewshaft that is adjacent to the submitter's property boundary. 4. Matters of Discretion and associated Assessment Matters be included to ensure that any development of land within the Lakeview Sub Zone to the east of the submitters land be managed so that there are no service or back-of-house facilities located adjacent to the common boundary of the submitters land. 5. Any related or consequential relief that may be deemed appropriate to address the matters raised in this submission.
50/37/04		Lakeview sub zone - Structure Plan	The submitter notes that proposed Rule 10.6.5.1 (xiii) requires that development within the Lakeview Sub-Zone

Submission Number	Position	Topic	Decision Requested
			<p>occurs in accordance with the Structure Plan, with provision for a 5m variance. The submitter seeks amendments to this rule to ensure that the viewshaft is not able to be varied so that it might be located within the submitter's land.</p> <p>The submitter seeks that Rule 10.6.5.1 (xiii) be amended so that the secondary viewshaft adjacent to the submitters land cannot be located within the submitter's land.</p>

Queenstown Gold Ltd

Submission Number	Position	Topic	Decision Requested
50/38/01	Support (in part)	Expansion of Plan change boundary	<p>The submitter supports the plan change, subject to the relief set out in this submission.</p> <p>The submitter owns two contiguous parcels of land, Lot 1 DP306661 and Lot 2 DP27703, on the eastern side of upper Brecon Street comprising 5,713m² (refer submission for a map that shows the location of the sites, bordered in blue).</p> <p>The submitter seeks that the area on Brecon Street currently zoned High Density Residential with a 'Commercial Precinct' overlay be rezoned to Town Centre Zone.</p>

Memorial Property Ltd

Submission Number	Position	Topic	Decision Requested
50/39/01	Support (in part)	Plan Change itself	<p>The submitter supports the better utilisation of Council's landholdings in the Lakeview area through enabling more development and rationalising reserve holdings. It also supports generally the idea of a Convention Centre within the Lake View area. However, the submitter is concerned about the nature and scale of development proposed by PC50 and whether infrastructure could and should be provided to support the proposed developed. The submitter is also concerned that the plan change as currently proposed could undermine the vitality of the existing town centre and detract from those values it aims to enhance.</p>
50/39/02	Oppose (in part)	Impacts Upon Existing Town Centre	<p>The submitter has reservations about the overall rationale of Plan PC50, noting that it represents a significant departure from the policy framework established in the current District Plan and the preferred direction promoted by Council in recent years, including to contain the spatial extent of the town centre.</p> <p>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</p>

Submission Number	Position	Topic	Decision Requested
50/39/03		Traffic, parking and Infrastructure	<p>of the existing town centre. A fragmented, sprawling commercial area could emerge which lacks the walkable appeal of the current town centre.</p> <p>The submitter has concerns around assumptions that the current transportation network will be little changed, when significant adverse effects under the 'status quo' are identified. It is considered that PC50 could significantly compound those adverse traffic effects. It also appears that PC50 lacks a strategy for dealing with car parking and that the road network in and around the site may prove inadequate to cater for the levels of development enabled.</p> <p>The submitter is concerned about some of the assumptions that have been used for modelling, particularly traffic modelling. It considers that the land use activities enabled by the zoning could differ significantly from what was assumed in that modelling and, as a result, that substantially greater traffic generation could arise than has been assumed. Further, it is not always possible through reading the plan change documentation to analyse the evidence base relied upon. Some assumptions are not made clear (for example the land uses that make up the 'status quo' scenario for traffic modelling).</p> <p>The submitter requests that either identify within the District Plan an adequately sized public car parking area(s) or apply more rigorous on-site car parking standards. Further, the submitter requests amendments to ensure that the internal roading network can safely and efficiently cater for the proposed land uses.</p>
50/39/04		Town Centre Capacity Issues	<p>The submitter considers that the supporting report by McDermott Miller substantially underestimates the amount of unutilised commercial development capacity in the Queenstown Town Centre.</p>
50/39/05		Scale, Height and Density	<p>The submitter is concerned that the proposed building heights in the PC50 area could detract from the visual amenity and landscape qualities of Queenstown and its surrounds. The submitter seeks the reduction of the height limits enabled to align with other comparable zonings of the operative Queenstown Lakes District Plan.</p>
50/39/06		Impacts Upon Existing Town Centre	<p>The submitter is concerned that both public and private investment could be diverted away from the existing town centre as a result of PC50, which could result in lower standards of buildings in the town centre as opportunities to redevelop existing sites are not pursued.</p>
50/39/07		Convention Centre	<p>The submitter has concerns that PC50 enables via a controlled activity the development of a Convention Centre. In principle, Memorial Property Ltd supports the development of a convention centre near the Queenstown Town Centre. The submitter also agrees that the wider</p>

Submission Number	Position	Topic	Decision Requested
50/39/08	Lakeview sub zone	<p>Lake View area is likely to contain a suitable site for such a facility. The submitter requests that either, (i) limit the location allowed via a controlled activity for a convention centre to the site shown in the attached annotated Structure Plan (refer submission), or (ii) raise the activity status of a convention centre to restricted discretionary, with a matter of discretion listed as "the suitability of the proposed location" with associated assessment matters included to address, amongst other matters, the consideration of the benefits that may be afforded to the existing town centre as a result of factors such as the walking distance for conference delegates to the existing town centre.</p>	
50/39/09	Isle Street sub zone	<p>Given the issues raised in the submitter's submission, the submitter doubts that Town Centre zoning is the most appropriate zoning for the Lake View area. Alternative zonings that more precisely control the range of activities enabled are likely to be more appropriate. This may for example be achieved with a subzone of the High Density Residential Zone (which is in fact the current zoning of the area) and if necessary the use in specific areas of other zones and overlays already used in the Plan.</p> <p>The submitter seeks that the plan change be amended as follows:</p> <ol style="list-style-type: none"> 1. Amend the plan change to apply a zoning regime to the Lake View area which enables the following activities only: <ul style="list-style-type: none"> o visitor accommodation o residential activity o conference facilities o tourism facilities o activities ancillary to those listed above 	
50/39/10	Rules	<p>The submitter considers that the extent of the proposed Isle Street subzone and the development allowed therein needs to be rationalised. It is questioned whether that area has the appropriate attributes to convert to a town centre area. Certainly, the proposed height limits for this subzone appear inappropriate for this area. The submitter considers that subzone should either be deleted or the area which it covers should be significantly reduced, to align with the extent contemplated in 2009 Queenstown Town Centre Strategy and the 2012 consultation document regarding the District Plan review.</p>	
50/39/10	Rules	<p>The submitter seeks the deletion or reduction in size of the proposed Isle Street subzone.</p> <p>As a consequence, the submitter seeks in the first instance that the plan change be declined in its entirety.</p> <p>Alternatively, that the plan change be amended as follows:</p> <ol style="list-style-type: none"> 1. Amend the plan change to apply a zoning regime to the Lake View area which enables the following activities only: 	

Submission Number	Position	Topic	Decision Requested
			<ul style="list-style-type: none"> o visitor accommodation o residential activity o conference facilities o tourism facilities o activities ancillary to those listed above <p>2. Reduce the height limits enabled to align with other comparable zonings of the operative Queenstown Lakes District Plan;</p> <p>3. Either identify within the District Plan an adequately sized public car parking area(s) or apply more rigorous on-site car parking standards;</p> <p>4. Provide amendments to ensure that the internal roading network can safely and efficiently cater for the proposed land uses;</p> <p>5. Delete or reduce in size of the proposed Isle Street subzone;</p> <p>6. Either, (i) limit the location allowed via a controlled activity for a convention centre to the site shown in the attached annotated Structure Plan, or (ii) raise the activity status of a convention centre to restricted discretionary, with a matter of discretion listed as "the suitability of the proposed location" with associated assessment matters included to address, amongst other matters, the consideration of the benefits that may be afforded to the existing town centre as a result of factors such as the walking distance for conference delegates to the existing town centre.</p> <p>7. Any other related or consequential relief that may address the issues raised in this submission</p>

Justin Wright

Submission Number	Position	Topic	Decision Requested
50/40/01	Support (in part)	Plan Change itself	<p>The submitter addresses a range of provisions proposed by PC50, including:</p> <p>Section 16.6.5.1 Site Standards. Lake View Sub-Zone</p> <ul style="list-style-type: none"> • Max Building Cover 80% 10.6.5.1-i(D) • Glasgow St Set Back 4.5 M 10.6.5.1 - iv (d) • No residential on ground floor for active fronts 10.6.5.1 - vii (d) • No residential on ground floor for active fronts 10.6.5.1 - xi (e) • Max Height = as per map 10.6.5.1 - xi (d) • Glasgow St 2.5+25° • Thompson 4.5 = 45° <p>Isle St SubZone</p> <ul style="list-style-type: none"> • Max Cover 70% • Max Set Back is 1.5M to Road 10.6.5.1 iv(e) • No front yard parking 10.6.5.1 iv(f) • Minimum setback to other boundaries is 1.5M 10.6.5.1

Submission Number	Position	Topic	Decision Requested
			<p>iv(g)</p> <ul style="list-style-type: none"> • Max Height = 12M 10.6.5.1 - xi (e) • Add 2M for roof form - xi (f) • Sunlight recession 5M+45° <p>Active Fronts</p> <ul style="list-style-type: none"> • 4.5M Above ground level. <p>A number of these provisions are addressed in detail below.</p>
50/40/02			<p>The submitter seeks that the provisions amended to allow for more intensive development on the proposed Lake View Subzone and Isle St Subzone.</p> <p>The submitter considers that further densification of the Queenstown Centre and Surrounds will make for a more vibrant built environment, allowing for intensive development within and surrounding the existing town centre allows for development that does not require further subdivision of our open space. High density is a more sustainable development as it allows to leverage of existing infrastructure. High quality urban design creates good work and living environments. While the proposed plan change is on the right track, a more intensive development will have further benefits to the urban environment and the economy.</p>
50/40/03		Isle Street sub zone - Building coverage	<p>The submitter wishes to see the minimum building cover on both the lake view site and the Isle St Sub zone to be increased to a minimum of 95%. For the development of these blocks to integrate into the existing urban fabric it is critical to maintain a consistency of density at ground level.</p>
50/40/04		Lakeview sub-zone - site coverage	<p>The submitter wishes to see the minimum building cover on both the lake view site and the Isle St Sub zone to be increased to a minimum of 95%. For the development of these blocks to integrate into the existing urban fabric it is critical to maintain a consistency of density at ground level.</p>
50/40/05		Isle Street sub zone - Height Provisions	<p>The submitter wish to see all recessions plane rules be removed from the Isle Street sub zone. The implication on building form has not been tested and will likely lead to poor building form that are a detriment to the urban form and environment.</p>
50/40/06		Isle Street sub zone - Height Provisions	<p>The submitter wishes to see adoption of volumetric design controls instead of maximum height plane controls. Volumetric controls allow for flexibility in building mass. They create the condition were buildings can be taller if they are thinner. The result is that a building form can be adjusted to accommodate the same area of occupation, while creating flexibility within the building lot to adjust for sun light access and view depending on the build form around the site. Volumetric design controls result in building that respond better to neighbouring buildings allowing for</p>

Submission Number	Position	Topic	Decision Requested
			<p>view and sunlight access. They also result in a modulated skyline, instead of single height block mass.</p> <p>The submitter requests the local authority to commission a report on the economics of development to ensure the proposed rules do not create a set of conditions that make the proposed plan unfeasible. Specifically at risk is the development of the building that form the Isle St extension. The ground floor retail requirements are for a min 4.5 metre inter floor height.</p> <p>The max building height allows for only 2 stories above. The height from ground floor to upper level likely require lift access to be attractive for a tenant. The rules impose additional costs of the extra volume on ground floor and the lift. Hence it may be that the proposed change imposes rules that adds cost to the building that means they are simply not feasible and thus will not be realized. This passage is critical to the connections of the urban fabric. The local authority may find that the feasibility of such a development requires a min of 6 stories to cover the increased expense of the lift and ground floor quality.</p>
50/40/07		Lakeview sub zone - Structure Plan	<p>The submitter wishes to ensure that the structure plan is amended to allow further building on the strip of land marked as reserve on the north. Higher density of building will support the vibrancy of the ground floor. Given the proximity of the massive Ben Lomond reserve adjacent to the site, there is more than adequate provision for open space already. The submitter wishes to see this urban space developed, and see the Council realise the valued added to the council owned asset.</p>

Mark and Ann McKenzie

Submission Number	Position	Topic	Decision Requested
50/41/01	Support (in part)	Cabins	<p>The submitter seeks the PC50 be amended exclude the Antrim Street area of Lakeview sub-zone from the proposed plan change. Antrim Street is on the outer boundary of the plan change area and should be preserved for its cultural and historic values.</p>

Queenstown Lakes Community Housing Trust

Submission Number	Position	Topic	Decision Requested
50/42/01		Affordable Housing	<p>The Trust states that PC50 needs to be consistent with the objects of PC24, the Trust is seeking the provision of affordable and community housing to be included within the Plan Change. The submitter would like to discuss with Council the way in which the objects of PC24 might be delivered within PC50.</p>

Joy Veint

Submission Number	Position	Topic	Decision Requested
50/43/01	Oppose	Plan Change itself	<p>The submitter raises specific concerns relating to the proposed plan change including:</p> <ol style="list-style-type: none"> 1. Economic growth should not come at the expense of losing mountains forever; 2. The unique alpine resort town that we have now will be lost forever if Council allow high rise buildings to go up the District's mountains; 3. We need to preserve the town's beauty for future generations to come; 4. Just to change the zoning to allow a convention centre to go ahead on the Lakeview site is an assault on the District's natural landscape; 5. The extension of the town centre should go out Gorge Road. <p>The submitter does not support the extension of the town centre just to allow a convention centre to go ahead on the Lakeview site.</p>
50/43/02		Scale, Height and Density	No high rise buildings should be approved as it will impact on the natural landscape.
50/43/03		Precedent	The plan change will create a precedence for others to follow.
50/43/04		Earthquake Risk	Queenstown is on many major fault lines. A huge earthquake is a serious risk to our resort.
50/43/05		Traffic, parking and Infrastructure	Congestion on roads in the CBD is dangerous for people now. It will only get worse with traffic making its way through town to get to this high density commercial zone. The roads we use today in the CBD were built for horses in the 1860's.
50/43/06		Convention Centre	A convention centre should be easily accessible to all by road, with plenty of parking and no danger zones to contend with.
50/43/07		Alternative Town Centre Expansion	The extension of the town centre should be out Gorge Road, where there has been commercial development for the last 60 years. The development footprint is already there.

Douglas Veint

Submission Number	Position	Topic	Decision Requested
50/44/01	Oppose	Plan Change itself	The submitter opposes the proposal to extend the QTCZ towards Lakeview and Isle Street sub-zones. The submitter's reasons are that it would be visually unacceptable to have high rise buildings up the hill in that area. The submitter does not believe the traffic and access problems have been allowed for and it would be more appropriate to extend in the Gorge Road area.

Submission Number	Position	Topic	Decision Requested
			The submitter requests that the Plan Change be abandoned in its present form and that the proposal be looked at again to extend in the direction of Gorge Road.

Janet Sarginson

Submission Number	Position	Topic	Decision Requested
50/45/01	Oppose	Plan Change itself	The submitter opposes the proposal of the town centre extension because of the high rise buildings and would like the Council to rethink PC50 and look again at the Proposal to include Gorge Road extension in the town centre.
50/45/02		Precedent	Other will follow.
50/45/03		Scale, Height and Density	The visual impact on our mountain landscapes will be gone forever.

Otago Regional Council

Submission Number	Position	Topic	Decision Requested
50/46/01		Traffic, parking and Infrastructure	ORCs view is that it is important that present transport business planning is integrated with the preparation of the town structure plan proposed in the plan change documentation. This will provide the opportunity for positive outcomes from both planning initiatives and most importantly, for the residents and visitors to the district. Ideally, the transport business planning should be completed before the structure plan is developed. In that way, not only can the structure plan give appropriate consideration to solutions identified in the business planning, but also the changes proposed to the town centre and transport network in the structure plan. This would assist in establishing a broad development layout and that the final business plan can be integrated to ensure a coherent system.
50/46/02		Traffic, parking and Infrastructure	<p>ORC recommends a review of the council's parking pricing and supply be undertaken before or during the preparation of the structure plan. The plan change signals a limitation on provision of off-street parking on the Lakeview site. The review's purpose would be test if such a limitation would have any undesired effect such as clogging of the area around the town centre with either parked vehicles or drivers circulating looking for a park. Such effects would be contrary to the strategic direction being proposed in the transport business case planning.</p> <p>As the Lakeview site will receive a high degree of tourism, coach and public transport traffic, there is the opportunity to investigate whether the convention centre site would make for a suitable transit hub for public passenger transport, and to incorporate such provision in the wording of the plan change.</p>

James Penwell

Submission Number	Position	Topic	Decision Requested
50/47/01	Oppose	Plan Change itself	<p>The submitter is opposed to the plan change on the basis that it will:</p> <ol style="list-style-type: none">1. Provide permit the construction of much higher building than currently exists;2. The construction will be an eyesore. Multi storey buildings will not 'blend in' to Bob's Peak, anymore than the Hilton/Kawarau Falls developments blend into the Peninsula Road;3. The provision is less about rezoning the area as "town centre" than it is about seeking a means to permit the construction of a conference centre, to which the submitter is also opposed;. In this sense, the plan change is misleading and dishonest. <p>The submitter requests that through the elected Council to reject the plan change.</p>

Cath Gilmour

Submission Number	Position	Topic	Decision Requested
50/48/01	Not specified	Plan Change interface with District Plan Review	<p>The submitter states that the version of the Town Centres Chapter 10 into which this plan change has been incorporated is no longer extant. This old version strongly reflected the McDermott Miller strategy report, with little input at that stage from councillors or the community forum. It has changed considerably through Councillor and forum workshops and discussions between planning staff and portfolio managers.</p> <p>The submitter suggests that this is the version into which PC50 should be incorporated, assuming PC50 goes ahead in this format.</p> <p>The submitter consider that this is vital for the integrity of our District Plan, and the overall better management of Queenstown town centre. There are some quite distinctive elements of our current town centres chapter that plan PC50 should reflect - including more emphasis on having a defined entertainment hub in the innermost part of the town centre, greater emphasis on community, and active street interface of buildings. Also, the change of language in our zone purpose, objectives and policies will give guidance as to how we see economic benefits versus community amenities being balanced as well as they can within the broader town centre zone.</p>
50/48/02		Affordable Housing	<p>The submitter notes that the plan change does several times mention the concept of affordable housing, there is no commitment to providing any. This goes against one of the development principles adopted by Council in December last year and Plan Change 24. The relevant extract from</p>

Submission Number	Position	Topic	Decision Requested
50/48/03		Affordable Housing	<p>council minutes of December 19, 2013, with regard to development principles is as follows:</p> <p><i>"The Chief Executive conferred with the General Manager, Planning and Development and the Manager, Resource Consenting on a further development principle which would address this concern. He suggested the following text:</i></p> <p><i>Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24.</i></p> <p><i>Councillor Gilmour also asked that the development principles refer to the continuing operation of the Queenstown Lakeview Holiday Park. Following discussion it was agreed to add the following:</i></p> <p><i>Considers options for the future operation of the campground. The additional development principles were added to the recommendation."</i></p> <p>The submitter highlights that nowhere has this happened. PC50 does not mention mitigation of lost affordable housing options, beyond saying that they had no guarantee of remaining beyond 2015 and that the high density housing that would be built on site would be placed to town and good quality and therefore might be cheaper to live in. This meets neither the spirit nor the intent of the development principle above.</p> <p>In addressing affordable housing, the submitters addresses PC24, which the submitter states is important in its own right as well and in the reference to it in the above development principle (set out above). The submitter states that the final version of PC 24 is a sadly diluted model of its original self. But the wording of the development principle above - "and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of plan change 24" - is a strong statement that QLDC should ensure through PC50 that such a stakeholder deed is agreed to with the eventual developer/s. Further, it gives strong guidance as to the ballpark figure of affordable/community housing that such a stakeholder agreement should provide. Stakeholder deeds on plan changes under PC24 have resulted in 3 to 5% of the value of developed sites being contributed towards the community's stock of affordable/community housing, primarily through the Queenstown Community Housing Trust. The submitter states that even the Northlake development (currently under appeal but processed after the negotiated PC 24 had been finalised) has resulted in 20 titled and serviced sections being given to the Queenstown Community Housing Trust for this purpose.</p>

Submission Number	Position	Topic	Decision Requested
		Isle Street Sub-zone - Liquor and Noise	<p>In the more than 800 pages of plan change documentation, it is interesting to note that PC24 was not mentioned once. It has just three policies (i) To provide opportunities for low and moderate income households to live in the district in a range of accommodation appropriate for their needs, (ii) To have regard to the extent to which density, height, or building coverage contributes to residential activity affordability (iii) To enable the delivery of community housing, through voluntary retention mechanism). The submitter highlights that the relevant advice note says this is to be applied through the assessment of proposed changes to the district plan. In addition to PC50 ensuring that adequate community/affordable housing is provided, the third policy - a voluntary retention mechanism - must be addressed.</p>
50/48/04		Isle Street Sub-zone - Liquor and Noise	<p>The submitter states on page 3 of Stephen Chiles' noise assessment, "It is understood that it is not desired to limit nightlife to a specific part of the plan change area...". The submitter notes that there was no discussion within the report about why this should or should not be so. Nor, to the submitters knowledge, have councillors discussed the issue. However, we have had considerable discussions about this issue as part of the District Plan review, trying to strike a balance between economic vibrancy downtown and the need to ensure a level of amenity for residents and visitor accommodation on the periphery and adjacent high density zones.</p> <p>Requests that both noise and licensing requirements of the PC50 area reflect the Town Centre Transition Zone requirements of the new district plan.</p>
50/48/05		Need for Plan Change	<p>The submitter acknowledges that the primary justification for the size of the PC50 town centre extension is to incorporate the proposed convention centre site, but query if this is the most efficient, cost effective solution for households and business in the district.</p>
50/48/06		Outline Plan	<p>The submitter consider that it would be useful to have an outline plan stage required to give more surety to the eventual shape of the plan change area and suggests the urban design panel is used when it comes to assessing both this outline plan and the buildings themselves.</p>
50/48/07		Traffic, parking and infrastructure	<p>The submitter agrees with the need to treat stormwater prior to putting it into the lake. Further, as a nearby residents, we have already had repeated blockages of the sewage pipes. This infrastructure may well need upgrading. Stormwater also not always adequate.</p>
50/48/08		Rules	<p>Other concerns raised relating to proposed rules include:</p> <ol style="list-style-type: none"> 1. A variety of the rules need to be looked at, for potentially unintended consequences - e.g. 10.6.5.2.6., 10.6.3.2.7. 2. Reference should be made to cycle/rollable accessibility

Submission Number	Position	Topic	Decision Requested
			as well as pedestrian. Disabled access? 3. If town centre transition zone noise and licensing RMA guidelines are used for PC50, then perhaps mechanical ventilation system et cetera one should not be required? This would be a more cost-effective solution for those landowners.
50/48/09		Convention Centre	The submitter notes that the most rosy picture of economic benefits of proposed convention centre, 466 full-time equivalents in the district. The submitter notes also that the report says full-time jobs - few of them in fact will be. NZIER on the other hand, estimate 120 full-time equivalent jobs throughout the region. Some of the other economic impacts estimated for developers of various parts of the PC50 land also look optimistic.
50/48/10		Isle Street sub zone - carparking	The submitter questions the no parking vehicles in front yards in Isle Street subzone and what the rationale for this is and whether this is the most cost effective and efficient solution for whatever problem may have been identified? The submitter notes that their own property, this outcome could well leave us with no parking at all and disagrees with the contention that the cost is minor and that it is outweighed by the (unnamed) benefit.
50/48/11		Lakeview sub zone - Height	The submitter notes that the Queenstown Height study does assume retention of the 'green finger' of Lakeview campground, in terms of mitigating the effects of increased height on landscape. Further, the submitter questions whether the landscape effect of the heights to be allowed in PC50 more than minor? We have been told that the graphic included in the plan change agenda is misleading, but we haven't actually seen one that looks kinder. It will be interesting to hear the commission's perspective and further evidence.

Remarkables Jet Limited

Submission Number	Position	Topic	Decision Requested
50/49/01	Oppose	Plan Change itself	The submitter opposes the plan change on the following grounds: The Plan Change does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 ("the Act"), because: <ul style="list-style-type: none"> • it does not give effect to Part 2 of the Act; • it does not meet section 32 of the Act; • it is not the most appropriate method for achieving the objectives of the District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits; and • it is neither better than the current zoning nor better than

Submission Number	Position	Topic	Decision Requested
50/49/02		Impacts Upon Existing Town Centre	<p>an alternative CBD expansion .</p> <p>The Plan Change is inconsistent with the Otago Regional Policy Statement and the Otago Regional Plan.</p> <p>The purpose of the Plan Change is internally inconsistent and unclear. It is not clear whether the purpose of the Plan Change is primarily to ensure the expansion of the Town Centre.</p> <p>The submitters seeks the Plan Change be rejected, for the above and those other matters set out below.</p> <p>The Submitter considers that the proposed expansion of the Town Centre will undermine the character and heritage of Queenstown's downtown and surrounding area, and as a result will adversely impact on its tourism appeal.</p> <p>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. This could also take into account the availability of the high school site (expected around 2018).</p> <p>The extent of expansion of the Town Centre will have a negative impact on land values. Should the Plan Change be confirmed, there will be a likely devaluation of CBD land which will have implications for the quality of new development and redevelopment that can occur in the current CBD area.</p> <p>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.</p>
50/49/03		Need for Plan Change	<p>The submitter considers that the plan change is at odds with it's position and evidence for Plan Change 19 which indicated that there was enough town centre/commercial land available to meet demand for the next 20 to 30 years.</p> <p>Further, some of the benefits claimed have been overstated in the Plan Change documentation, as some of these</p>

Submission Number	Position	Topic	Decision Requested
			benefits are considered to be no more than "additional".
50/49/04		Affordable Housing	<p>The submitter considers that the proposed Plan Change provisions will not deliver a High Density Residential outcome, if that is a desired outcome for the area.</p> <p>The Plan Change is largely silent in relation to any residential development opportunities that could be pursued, in particular affordable housing opportunities on Council-owned land. It is likely that the other activities enabled by the Plan Change will be pursued which will push out any potential residential development.</p>
50/49/05		Adequacy of section 32 report	The section 32(1)(b)(i) test has not been properly undertaken. The failure to meet the test under s32(1)(b)(i) renders the section 32 analysis inadequate and deficient.
50/49/06		Scale, Height and Density	<p>The Plan Change has potential to generate significant adverse amenity and traffic effects, particularly with respect to the maximum height limits.</p> <p>The Plan Change allows for development of buildings up to 28m, against the backdrop of the Ben Lomond Recreational Reserve mountains which are identified as Outstanding Natural Landscapes - Wakatipu Basin (ONL (WB)).</p> <p>The operative District Plan states that development in ONL (WB) should be avoided unless the adverse effects will not be more than minor on landscape values and visual amenity values. The proposed height limits will result in significant adverse effects that are more than minor. New urban development is also to be avoided in ONL (WB) areas.</p>
50/49/07		Traffic, parking and Infrastructure	The Plan Change will generate significant adverse effects on the CBD and wider road networks, including Frankton Road. The transport assessment is inadequate.

WN and PJ Labes

Submission Number	Position	Topic	Decision Requested
50/50/01		Plan Change itself	The submitter seeks PC50 be amended to exclude the Antrim Street area because of historic values.

Val Hamlin

Submission Number	Position	Topic	Decision Requested
50/51/01		Plan Change itself	The submitter seeks PC50 be amended to exclude the Antrim Street area.

Les and Bev Dawson (Late)

Submission Number	Position	Topic	Decision Requested
50/52/01		Lakeview sub zone	The submitters concern (along with many other locals) is that the now called Lakeview Site is being considered for high rise development. Submitter is very much aware that Tourism is an important part of Queenstown economy and always will be as town is known worldwide for its natural beauty. The submitter questions whether more hotels are needed.

Carl Loman - Loman Family Trust (Late)

Submission Number	Position	Topic	Decision Requested
50/53/01	Support	Plan Change itself	No objection to the proposed plan change in its current stage

Rebecca Richwhite (Late)

Submission Number	Position	Topic	Decision Requested
50/54/01	Support	Lakeview sub zone	<p>The submitters live in Brunswick Street, directly beneath the proposed Lakeview site, since 2012. I am a qualified architect with extensive European architectural and design experience, and take great interest in urban planning and development.</p> <p>Submitter supports QLDC's plans to develop the extended Queenstown township with vertically oriented, high density dwellings. Responding to the forecast growth of Queenstown with 'density' in mind, is the only way Queenstown's natural environment can be protected. Rather than loose itself to Frankton and an inevitable 'spring' of additional commercial centres, QLDC is seizing the opportunity to connect Lakeview with the existing fabric of Queenstown. This will allow Queenstown to remain the region's focal point and enhance the quality of living for the resident population, as well as visiting tourists. Queenstown would remain accessible to the pedestrian tourist population, whilst eliminating issues of traffic that would otherwise arise.</p> <p>Considers that Council should aspire towards what has been achieved in some of the most admired lakeside and alpine towns of Europe, where condensed built environments nestle into the base of expansive mountainous landscapes. Highlights two such examples, being Lake Como and St Moritz.</p> <p>The proposed principal of 'upward not outward', 'quality not quantity', should be applied to future development in the broader Lakes District. Submitter sees the proposed Plan Change 50 as an opportunity to hone what has begun, and to address some of the urban challenges the region is facing.</p>

Basil Walker (Late)

Submission Number	Position	Topic	Decision Requested
50/55/01	Oppose	Plan Change itself	<p>The submitters property is included within the proposed plan change (within the Isle Street sub zone) and therefore formally submit against the Plan Change because the integrity of Queenstown is now being placed at a level of concern that disapproval is required.</p> <p>The submitter considers that convention centre debate and analysis has been overshadowed by an unreasonable delusional understanding of what the town was actually striving to gain by the Queenstown convention centre and completely stalled for possibly a decade by documentation of the Plan Change 50 proposal.</p> <p>The submitter states at no time have the Consultants proven a point of Need, Success or Requirement on a matter of enormous significance and most importantly whether the natural confines and boundaries of the CBD could accommodate fluctuating visitor numbers caused by a major increase in all aspects of the CBD.</p> <p>The submitter contends that:</p> <p>"there has been no absolute determination that the "Jewel of Queenstown" could not be irreparably ruined by the congestion.</p> <p>There has been no determination that the parallel tourism enjoyed under the entire Queenstown district banner is not more important than congesting the CBD.</p> <p>There has been no determination that QAC can accommodate any variation in aeroplane that their Airline customers may purchase to compete with other airlines".</p> <p>Therefore, the submitter objects to the reports that have no proof of success or mitigation of the many concerns by residents that Consultants who offer no guarantee as to their subjective opinions foist on residents. The submitter considers that the Plan Change should be tabled as a QLDC inclusion in the forthcoming 30 year plan and the Queenstown convention centre be redesigned and built immediately using Community Design and Building expertise and all Queenstown convention centre and Plan Change 50 consultative reports be dispensed with and noted .</p>

**APPENDIX D – AN ASSESSMENT OF PC50 AGAINST HIGHER ORDER
OBJECTIVES AND POLICIES UNDER OPERATIVE DISTRICT PLAN & OTAGO
REGIONAL POLICY STATEMENTS**

AN ASSESSMENT OF PLAN CHANGE 50 AGAINST RELEVANT HIGHER ORDER OPERATIVE OBJECTIVES AND POLICIES (DISTRICT WIDE SECTION) OF THE DISTRICT PLAN & OTAGO REGIONAL POLICY STATEMENT

District Plan Provisions Part 4 – District Wide	Assessment of Plan Change, incorporating recommended changes in 42a Planners report of Nigel Bryce
<p>Objective 1: Nature Conservation Values <i>The protection of outstanding natural features and natural landscapes.</i></p> <p><i>The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.</i></p>	<p>The plan change is contained within the urban boundary and immediately adjoins an outstanding natural landscape (Wakatipu Basin).</p> <p>Dr Read in addressing the landscape impacts of the plan change concludes “[t]his proposed plan change would facilitate the alteration of the urban form but the degree of alteration over that which is already anticipated under the existing District Plan rules is not considered to be significant. It would not affect the shoreline, lake surface or mountain slopes. Overall, the degree of modification which will occur will not degrade the overall landscape quality or visual amenity of the broader landscape.”</p> <p>By siting the plan change boundary outside of the ONL(WB) and containing the higher built elements within those parts of the Lakeview sub zone that can better integrate and absorb larger scale development, the plan change is considered to protect the values of this adjoining ONL (WB) in accordance with Objective 1.</p> <p>Proprietary stormwater treatment devices are recommended to treat the stormwater prior to it entering Lake Wakatipu, which is considered to align with the direction set out in Objective 1.</p>
<p>Objective 2: Air Quality <i>Maintenance and improvement of air quality.</i></p>	<p>The plan change does not raise any specific issues relating to air quality, which will need to be considered once the development of the respective areas within PC50 are advanced. Any air discharges that infringe the air plan provisions will be subject to a separate resource consent process under the regional air plan.</p>
<p>4.2.5 Objective and Policies <i>Objective:</i> <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i></p> <p>Policies:</p> <p>1 Future Development <i>“...(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values...”</i></p> <p>3. Outstanding Natural Landscapes (Wakatipu Basin) <i>“(a)To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:</i> <i>(i) Landscape values and natural character; and</i> <i>(ii) Visual amenity values..”</i></p> <p>6. Urban Development <i>“(a)To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.”</i></p>	<p>As noted above, the degree of modification, which will occur, as a consequence of the plan change, will not degrade the overall landscape quality or visual amenity of the broader landscape.</p> <p>The central thrust of Policy 1(b) is to encourage development in those areas that have greater potential to absorb change. The proposed plan change seeks to achieve this by placing larger scale buildings within the Lakeview sub zone where these have greatest potential to absorb change. This conclusion is confirmed by Dr Read who concludes that the structure plan would locate the tallest buildings in the areas most able to absorb future development.</p> <p>Dr Read in addressing Policy 1(b) concludes “[t]he proposed plan change would not alter the urban boundary of Queenstown township. The proposed plan change will alter the character of the landscape to a degree but this is not considered to detract from the landscape to a significant degree. Adverse visual effects on the landscape are considered to be small and localised in effect and the proposed plan change will not detract from overall visual amenity to any significant degree.” I agree with this conclusion.</p> <p>The plan change avoids development <u>on</u> the ONL of the Wakatipu Basin consistent with the outcome of Policy 3.</p> <p>The plan change does not seek to extend the existing urban boundary of Queenstown, rather it concentrates more intensive development within the confines of the existing urban boundary. The plan change avoids new urban development in ONL of the Wakatipu Basin consistent with Policy 6(a).</p> <p>The Lakeview structure plan and associated height limit plan will guide the</p>

<p>7. Urban Edges <i>“To identify clearly the edges of:</i> (a) Existing urban areas; (b) Any extensions to them; and (c) Any new urban areas”</p> <p>9. Structures <i>“To preserve the visual coherence of:</i> (a) outstanding natural landscapes and features and visual amenity landscapes by:</p> <ul style="list-style-type: none"> • encouraging structures which are in harmony with the line and form of the landscape; • avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops; • encouraging the colour of buildings and structures to complement the dominant colours in the landscape; • encouraging placement of structures in locations where they are in harmony with the landscape;..” 	<p>future placement and scale of structures to ensure that they are sited in areas of the site which will not break the ridgeline and will integrate against the toe of the Ben Lomond and Bob’s Peak. These outcomes reflect the policy direction set out in Policy 9 below.</p>
<p>4.3.4 Objective(s) 4 - Mahika Kai 1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use.</p> <p>Objective 5 - Wai (Water) The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.</p> <p>Objective(s) 9 - Protection of Water Resources 1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District. 2 Minimising the quantities of waste requiring disposal within the District. 3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers. 4 To avoid, remedy or mitigate the adverse effects of eutrophication.</p>	<p>Measures are put in place as part of this plan change to ensure that future development will not result in discharges that compromise the quality of receiving waters of Lake Wakatipu or the life force or ‘mauri’ of this water body.</p>
<p>4.4.3 Objectives and Policies Objective 1 – Provision of Reserves Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.</p>	<p>The Lakeview sub-zone contains, and is adjacent to, relatively large areas of open space and public reserves, which will provide for considerable public reserve areas enabling social benefits.</p> <p>The plan change through the urban design framework and Lakeview structure plan retains the approximately 5,436m² of Crown Recreation Reserve which includes the James Clouston Memorial Park, the recreational reserves (including the proposed Square, the reserve land to</p>

<p>Objective 3 - Effective Use <i>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.</i></p>	<p>the rear of the site and the reserve area adjacent to Thompson Street, which in total is approximately 21,060m² in area.</p> <p>While the future reserve realignments will result in the occupation of some areas of proposed recreation reserve, the central outcome will be the development of high quality public open spaces that are well connected with wider recreational reserve areas. The urban design framework promotes the efficient use of land, while ensuring that buildings do not dominate adjoining public spaces. These outcomes are consistent with the relevant supporting objectives.</p>
<p>4.9.3 Objectives and Policies Objective 1 - Natural Environment and Landscape Values <i>Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.</i></p> <p><i>Policy 1.1 To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.</i></p> <p>Objective 2 - Existing Urban Areas and Communities <i>Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.</i></p> <p><i>2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.</i></p> <p><i>2.2 To cluster growth of visitor accommodation in certain locations so as to preserve other areas for residential development.</i></p> <p>Objective 4 - Business Activity and Growth <i>A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.</i> Policies: 4.1 <i>To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.</i> 4.2 <i>To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.</i></p> <p>Objective 5 - Visitor Accommodation Activities <i>To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.</i> Policy:</p>	<p>Objective 1 and supporting policy 1.1 replicate those outcomes in 4.2.5 Objective and Policies. The proposed plan change will not result in growth outcomes compromising the outstanding landscape qualities of the adjoining ONL.</p> <p>The Lakeview structure plan and height limit plan seek to promote intensification outcomes while reflecting building heights that have been assessed as being acceptable in the context of their setting and relationship with QTC. The extension to the QTCZ will enable the Queenstown community to provide for its social, cultural and economic wellbeing by underpinning development opportunities that support the tourism industry. Further, housing diversity objectives provided for within the amended rule framework for Lakeview will promote greater flexibility in housing stock in Queenstown. These outcomes accord with the policy outcomes embodied within Objective 2 and its supporting policies.</p> <p>The extension of the QTCZ over Lakeview and Isle Street sub zones will enable the adoption of sustainable travel options and will create the catalyst for enhancing public access and pedestrian linkages to the QTC (principally linked through the Hayes Street stairs). These outcomes accord with Objective 4 and supporting policies.</p> <p>Objective 5 seeks to enable visitor accommodation opportunities, while managing their associated adverse effects. The proposed plan change will provide key investment opportunities for visitor accommodation development to complement other flag ship developments within the Lakeview sub zone.</p> <p>The proposed plan change seeks to concentrate expanded QTCZ areas which are interconnected and have a close relationship with the existing QTC. The need for this plan change has been well set out within the accompanying 32 evaluation and the land supply generated by PC50 will provide for a broad range of potential uses that are both complementary and provide for sustainable growth of the QTC and associated tourism industry. On this basis, it is considered that PC50 accords with the central thrust of Objective 7 and relevant supporting policies.</p>

<p>5.1 To manage visitor accommodation to avoid any adverse effects on the environment.</p> <p>5.2 To avoid, remedy or mitigate adverse effects of letting of residential units for short-term accommodation on residential coherence and amenity through a registration process and standards.</p> <p>Objective 7 Sustainable Management of Development The scale and distribution of urban development is effectively managed. Policies:</p> <p>7.1 To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects on the environment.</p> <p>7.2 To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.</p>	
<p>4.10 Affordable and Community Housing 4.10.1 Objectives and Policies <i>Objective 1 Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District</i> Policies</p> <p>1.1 To provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.</p> <p>1.2 To have regard to the extent to which density, height, or building coverage contributes to Residential Activity affordability.</p> <p>1.3 To enable the delivery of Community Housing through voluntary Retention Mechanisms.</p>	<p>In relation to affordable housing and housing diversity, the changes proposed seek to promote outcomes, which underpin more sustainable communities, whereby the needs of the community are recognised through a broader range of housing stock within the Lakeview sub zone. This will have benefits for the community and provide for a higher quality, sustainable housing to support the needs of the community. The amendments to the assessment matters requiring consideration to be given to the delivery of affordable housing where height and site coverage provisions are infringed within the Lakeview and Isle Street sub zones aligns with the approach adopted by PC24 and reflected within 4.10.1 of the District Plan.</p>
<p>Otago Regional Policy Statement</p>	
<p><i>Objective 5.4.1</i> To promote the sustainable management of Otago's land resources in order: (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.</p> <p><i>Objective 5.4.3</i> To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.</p> <p><i>Objective 9.4.1</i> To promote the sustainable management of</p>	<p>Consistent with Objective 5.4.1(b) the extension to the QTCZ will enable the Queenstown community to provide for its social, cultural and economic wellbeing by underpinning development opportunities that support the tourism industry. Further, housing diversity objectives provided for within the amended rule framework for Lakeview will promote greater flexibility in housing stock in Queenstown.</p> <p>The plan change will seek to protect those adjoining ONL(WB) that immediately adjoin the Lakeview sub zone consistent with Objective 5.4.3. The plan change does this by ensuring that the QTC extension does not encroach into the ONL and locates development within the existing urban boundary of Queenstown. Further larger scale development is sited in locations within the Lakeview sub zone which greatest potential to be absorbed against the backdrop of the ONL(WB) without breaking the ridgeline or offending against the outcomes set out within Objective 5.4.3.</p> <p>Subject to further discussion on the site and zone standards supporting</p>

<p><i>Otago's built environment in order to:</i></p> <ul style="list-style-type: none"> <i>(a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and</i> <i>(b) Provide for amenity values, and</i> <i>(c) Conserve and enhance environmental and landscape quality; and</i> <i>(d) Recognise and protect heritage values.</i> <p><i>Objective 9.4.2</i></p> <p><i>To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities.</i></p>	<p>the Isle Street sub zone, the plan change will provide for amenity values, while enabling intensification of the suburban area immediately adjoining the existing QTCZ. The amended provisions supporting PC50 recognise and seek to protect heritage values of the Queenstown Cemetery. As noted above, the plan change will introduce large scale development within close proximity to the adjoining OBL(WB) and any adverse effects generated will not detrimentally impact upon the landscape and visual amenity values supporting the backdrop to central Queenstown. The plan change seeks to provide for the social, cultural and economic wellbeing of the Queenstown community, while having positive economic benefits for the wider District due further growth opportunities supporting the tourism industry. The plan change is, therefore, broadly consistent with the policy outcome of Objective 9.4.1.</p> <p>The explanation supporting Objective 9.4.2 states that roading and rail networks, power generation and transmission systems, water and sewage reticulation and telecommunication systems are all important in ensuring that the needs of Otago's communities are able to be met. They provide an infrastructure for urban development and settlement, economic activity and for the distribution of goods and services within the region. Their sustainable management is required to ensure that they will continue to meet the needs of Otago's communities.</p> <p>As set out within the supporting technical documents to the section 32 evaluation there are no identified impediments that would mean that the plan change cannot be supported with appropriate infrastructure. In my opinion, based on the information before me the plan change accords with and is consistent to Objective 9.4.2.</p>
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**APPENDIX E – AMENDMENTS TO PROPOSED PROVISIONS RECOMMENDED BY
NIGEL BRYCE**

AMENDMENTS TO PROPOSED PROVISIONS RECOMMENDED BY NIGEL BRYCE

Policies

“Policy 1.2 To provide for growth in business, tourist and community activities by zoning suitable additional land ~~within the vicinity in close proximity to~~ of the town centre.

“3.2 Achieve an urban environment and a built form that responds to the site’s location, ~~including any interface with the Queenstown cemetery,~~ and creates an attractive, vibrant and liveable environment that is well connected with the town centre.

Rules

Rule 10.6.3.2 (vi) Buildings located in the Lakeview sub-zone in respect of:

- (a) Design, appearance, ~~landscaping,~~ signage (which may include directional street maps), lighting, materials, colours and contribution to the character of the streetscape; and
- (b) The extent to which outside storage areas and outside parking areas are screened from view from public places;
- (c) The extent to which any fences, walls, ~~landscaping forward of the front buildings line provide visual connections between any building and adjoining public spaces;~~
- (d) Urban design principles (contained in the assessment matters at 10.10.2);
- (e) The provision of pedestrian through site links within the sub-zone and between public spaces / reserve areas.
- (f) The provision of services.
- (g) With respect to buildings that provide for residential activities, the extent to which the design provides for a mixture of unit sizes and numbers of bedrooms to promote housing diversity; and
- (h) The relationship between the setting of the adjoining Queenstown Cemetery from 34 Brecon Street and the Lakeview Camping Ground is taken into account.”

Rule 10.6.3.2 (vii) Convention Centres located within the Lakeview sub-zone in respect of:

- (a) Effects on the transportation network: ~~an integrated transport assessment, including a comprehensive travel plan shall be provided to manage transport impacts related to the activity, and may include directional street map signage to assist pedestrian and vehicle movements to the site.~~
- (b) The enhancement of pedestrian connections and networks from the site to the Queenstown commercial centre (~~Shotover Street and surrounds~~).
- (c) Provision for landscaping.
- (d) Provision for screening of outdoor storage and parking areas.
- (e) The design and layout of buildings and activities on site.
- (f) Management of the effects of noise.
- (g) Hours of operation.”

“10.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for Controlled Activities.
- (ii) Applications for the exercise of the Council’s discretion in respect of the following Site Standards:
 - Building Coverage
 - Historic Building Incentive
 - Residential Activities
 - Noise (within the Lakeview sub zone)”
 - Licensed premises assessment matters covered under 10.10.2viii be amended as follows:

"viii Controlled and Discretionary Activity - Licensed Premises

In considering any application for the sale of liquor between the hours of 11pm and 7am, or for the Lakeview sub zone and the Isle Street sub zone, 10pm and 8am, the Council shall, in deciding whether to impose conditions, have regard to the following specific assessment matters:

- (a) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods.*
- (b) The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.*
- (c) The topography of the site and neighbouring areas.*
- (d) The nature of existing and permitted future uses on nearby sites.*
- (e) The adequacy and location of car parking for the site.*
- (f) The adequacy of screening and buffer areas between the site and other uses.*
- (g) The previous history of the site, and the relative impact of adverse effects caused by activities associated with sale of liquor."*

Rule 10.6.5.1 Site Standard (iv) (f):

"(f) From 17 September 2014, on any site involving the construction of a new building(s) in the Isle Street sub-zone, there shall be no parking of vehicles in the front yards."

Rule 10.6.5.2 Zone Standards i Building and Facade Height (a) bullet point 7.

- ~~*• "In the Isle Street sub-zone where:*~~
- ~~*a site is greater than 2,000m² in area; and*~~
- ~~*has frontage to both Man Street and Isle Street*~~
- ~~*then the maximum building height shall be 15.5m above ground level."*~~

Rule 10.6.5.1 (xiii) Lakeview sub-zone Structure Plan

The layout of the Lakeview sub-zone shall be in general accordance with Figure 2: Lakeview sub-zone Structure Plan. Departures from Figure 2: Lakeview sub-zone Structure Plan shall not exceed 5m change in any direction. This 5m departure from the Structure Plan does not apply to the direct extensions of the existing widths and alignments of Isle Street (south westwards beyond Hay Street through to the intersection with Thompson Street) and Thompson Street (northwards beyond Man Street) into the Lakeview sub-zone, which shall be in general accordance with the Structure Plan.

The extension of Hay Street (and the Hay Street viewshaft) through the Lakeview sub-zone, as shown on the Structure Plan, shall not be developed, required or enforced while Designation 211 remains in place.

The Lakeview sub-zone Structure Plan does not preclude the widening of Thompson Street, including a corner splay, which may encroach the Lakeview sub-zone.

Nothing in this rule shall provide for the secondary view shaft identified on Figure 2: Lakeview sub-zone Structure Plan and sited in the western part of the Lakeview sub zone to extent across the legal boundary of adjoining land to the west described as Lot 4 DP 9388 and Lot 3 Deposited Plan 9388".

Assessment Matters

New Assessment Matter 10.10.2 (i)(c)

“(c) With regard to proposals that breach one or more zone and for the Lakeview sub zone and Isle Street sub zone proposals that breach site standard 10.6.5.1 (xi) or 10.6.5.1(d) or (e), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.”

Note: Assessment matter 10.10.2 (i)(c) provides guidance as to the circumstances where resource consents shall be assessed against the objective and policies of 4.10.1 (Objectives and Policies) of the District Plan.”

vi Buildings located in the Lakeview sub-zone in respect of:

“Urban Design Principles (refer Rule 10.6.3.2(vi)(d))

1. Public Spaces

- *The design of buildings fronting parks and the Square contribute to the amenity of the public spaces.*
- *The relationship between buildings at 34 Brecon Street and buildings at the Lakeview Camping Ground, and the Queenstown Cemetery is taken into account.”*

.....

4. Landscaping

(i) Planting and landscaping is designed to:

- *Maintain access to winter sun.*
- *Integrate site landscape design with the wider context.*
- *Comply with CPTED principles.”*

For Controlled Activity Rule 10.6.3.2 (vii) Convention Centres:

“Transportation

- 3) *Parking, loading, manoeuvring areas and outdoor service areas are been designed and located to:*
- *Protect amenity values of the Square, the streetscape and adjoining sites by screening and landscaping.*
 - *Be away from the front of the site and the primary entrances to buildings.*
 - *Ensure traffic flows minimise adverse effects on amenity values.*
 - *Minimise traffic conflicts and provide safe and efficient vehicle circulation on the site.*
 - *Create an attractive environment that maintains safety and amenity for pedestrians.*
 - *Where applicable, integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking (including the degree to which the parking resource is available for use by other activities in the sub-zone) and where appropriate provide for the adoption of demand-managed transport outcomes utilising walking, cycling and passenger transport options as alternatives to providing for car parking and pedestrian linkages beyond the site linking to Queenstown commercial centre.”*