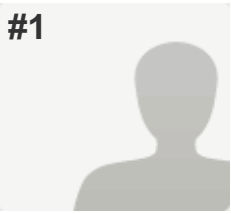


#1



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, May 01, 2017 1:28:45 PM
Last Modified: Monday, May 01, 2017 1:32:31 PM
Time Spent: 00:03:46
IP Address: 119.224.3.87

PAGE 1

Q1: I am giving feedback as:

An individual

PAGE 2

Q2: Name of organisation

Respondent skipped this question

Q3: Would you like to include your name as part of this feedback?

Respondent skipped this question

PAGE 3

Q4: Full name

Eddie Gapper

Q5: Email address

[REDACTED]

Q6: Postal address

[REDACTED] Queenstown

PAGE 4

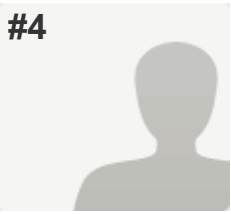
Q7: My thoughts on the proposed special housing area are:

Sounds like a good plan. Bush/Brewery Creek flooding issues aside.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I understand

#4



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, May 02, 2017 8:35:13 AM
Last Modified: Tuesday, May 02, 2017 8:38:13 AM
Time Spent: 00:02:59
IP Address: 125.239.72.149

PAGE 1

Q1: I am giving feedback as:

An individual

PAGE 2

Q2: Name of organisation

Respondent skipped this question

Q3: Would you like to include your name as part of this feedback?

Respondent skipped this question

PAGE 3

Q4: Full name

Matthew Parker

Q5: Email address

[REDACTED]

Q6: Postal address

[REDACTED] Arrowtown

PAGE 4

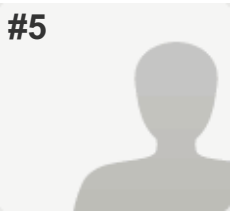
Q7: My thoughts on the proposed special housing area are:

This is great, we need to go up and not out in Queenstown and the basin. I would much rather see 10 storey plus apartment blocks around that area, provided they are well designed, well built and provide proper amenities for residents, than any more open space carved up for houses. I think if anything the current limit of 4 and 6 storeys is not progressive enough. The solution to the overcrowding we're seeing in the Wakatipu is intensive development of the CBD and other already built areas, not extending the suburban sprawl throughout the district.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I understand

#5



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, May 02, 2017 10:36:56 AM
Last Modified: Tuesday, May 02, 2017 10:45:49 AM
Time Spent: 00:08:53
IP Address: 82.132.218.142

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation *Respondent skipped this question*

Q3: Would you like to include your name as part of this feedback? *Respondent skipped this question*

PAGE 3

Q4: Full name Scott Ferguson

Q5: Email address [REDACTED]

Q6: Postal address [REDACTED] queenstown

PAGE 4

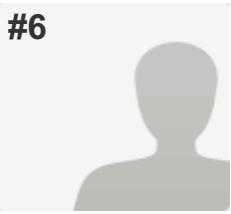
Q7: My thoughts on the proposed special housing area are:

The council need to take this up leaving it up to private developers will not make affordable housing. If the council or say a non profit housing association were to develop this area then their can be low cost rental accommodation. This would hopefully help to also bring down the height rents people are subject to at the moment. Maybe skyline, nz ski, real journeys could partner the project. Which would also help their staffing issues.

Private developers are out to make money. I did hear that the carters location has been put on hold because their is not enough profit in it.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#6



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, May 03, 2017 3:03:23 PM
Last Modified: Wednesday, May 03, 2017 3:08:22 PM
Time Spent: 00:04:59
IP Address: 118.149.183.90

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation *Respondent skipped this question*

Q3: Would you like to include your name as part of this feedback? *Respondent skipped this question*

PAGE 3

Q4: Full name Emma Wilson

Q5: Email address

[REDACTED]

Q6: Postal address

[REDACTED]

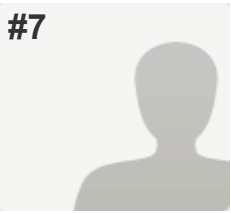
PAGE 4

Q7: My thoughts on the proposed special housing area are:

Yes yes yes and yes. We are so desperately short of affordable housing that any more anywhere in town has to be of benefit. I'm running a business (on Gorge Rd as it happens) and staff turnover is a total nightmare. It's costing me hundreds of dollars per week to continue advertising for, recruiting and training a constant stream of staff - and I only employ around 12 at any one time. Gorge Rd is ideal for housing as it's an easy walk to town and has quite a bit of under used land.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#7



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, May 03, 2017 10:43:52 PM
Last Modified: Wednesday, May 03, 2017 10:49:59 PM
Time Spent: 00:06:06
IP Address: 125.238.206.40

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation *Respondent skipped this question*

Q3: Would you like to include your name as part of this feedback? *Respondent skipped this question*

PAGE 3

Q4: Full name Paul Green

Q5: Email address [REDACTED]

Q6: Postal address [REDACTED] Queenstown

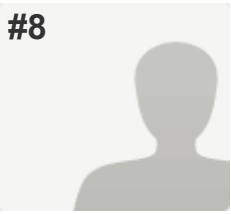
PAGE 4

Q7: My thoughts on the proposed special housing area are:

This area contains a number of natural hazards. Alluvial fans, and rockfall among them. Potential developers need to be made aware. I am not confident that this will be done. I fear that mitigating against these hazards will render any development here uneconomic if that development also has to meet Urban Design Panel approval AND still represent 'affordable' housing – both of which I regard as essential prerequisites.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#8



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, May 05, 2017 7:04:17 PM
Last Modified: Friday, May 05, 2017 7:07:11 PM
Time Spent: 00:02:54
IP Address: 110.92.17.10

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation *Respondent skipped this question*

Q3: Would you like to include your name as part of this feedback? *Respondent skipped this question*

PAGE 3

Q4: Full name Tim Goodwin

Q5: Email address [REDACTED]

Q6: Postal address [REDACTED] Albany 0793

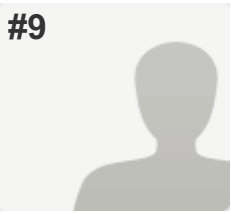
PAGE 4

Q7: My thoughts on the proposed special housing area are:

I own the bare piece of land - 4 Kiely lane and wish to build service worker accommodation. It is my hope that this area as well as others all the way to Industrial place can also be included in the SHA to allow a greater density to help Queenstown's lack of accommodation for the service industry.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#9



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, May 05, 2017 10:22:59 PM
Last Modified: Friday, May 05, 2017 10:29:13 PM
Time Spent: 00:06:13
IP Address: 111.69.112.222

PAGE 1

Q1: I am giving feedback as:

An individual

PAGE 2

Q2: Name of organisation

Respondent skipped this question

Q3: Would you like to include your name as part of this feedback?

Respondent skipped this question

PAGE 3

Q4: Full name

Neki Patel

Q5: Email address

[REDACTED]

Q6: Postal address

[REDACTED]

PAGE 4

Q7: My thoughts on the proposed special housing area are:

I would prefer that the school remains an education centre - a polytechnic, with accomadation blokes - diversifying from tourism . I do believe that the rt side of gorge road , the ex carter side should be housing - as higher height plans have less of a visual - each complex needs to look worthy and avoiding a ghetto feel with ample parking blocks . I am trying to under the lines in your picture , which includes the commercial reawards site . Why not extend into the that block , where I own a building 38 gorge road where we are trying to get mixed usage . I really believe the school should remain an educational area as there is ample area on gorge road .

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I understand

#11



COMPLETE

Collector: Web Link 1 ([Web Link](#))
Started: Saturday, May 06, 2017 1:48:40 PM
Last Modified: Saturday, May 06, 2017 1:53:40 PM
Time Spent: 00:04:59
IP Address: 122.58.74.88

PAGE 1

Q1: I am giving feedback as:

An individual

PAGE 2

Q2: Name of organisation

Respondent skipped this question

Q3: Would you like to include your name as part of this feedback?

Respondent skipped this question

PAGE 3

Q4: Full name

Pete Ritchie

Q5: Email address

[REDACTED]

Q6: Postal address

[REDACTED] Queenstown

PAGE 4

Q7: My thoughts on the proposed special housing area are:

That the area should be extended to include properties located as described below. A submission has been made to the Proposed District Plan in this regard.

The submission relates to 5 adjoining sites 30-46 Gorge Road. They are zoned High Density Residential in the proposed District Plan as notified 26 August 2015.

The sites adjoin the Business mixed used zone at the northern end of the subject land.

Land to the south of the subject land is currently used as a council carpark and beyond this the land is zoned Queenstown Town Centre.

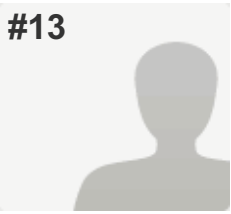
The land comprises of a small strip of land that is sandwiched between the Town centre zone and the Business Mixed Use Zone. It has naturally developed over the years into what could be described as mixed use, from the corner retail stores adjoining Robins Road which are zoned for mixed use to the physiotherapists, cleaning operator, residential, chiropractor and vacant land.

The sites have naturally developed over the years into what could be described to having a similar purpose to that described in the Business Mixed use zone, that is a mixture of Business and residential activity.

Gorge Road Special Housing Area

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#13



COMPLETE

Collector: Web Link 1 ([Web Link](#))
Started: Tuesday, May 09, 2017 9:56:14 PM
Last Modified: Tuesday, May 09, 2017 10:14:32 PM
Time Spent: 00:18:17
IP Address: 219.89.165.229

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation *Respondent skipped this question*

Q3: Would you like to include your name as part of this feedback? *Respondent skipped this question*

PAGE 3

Q4: Full name Elizabeth Boyd Macdonald

Q5: Email address [REDACTED]

Q6: Postal address [REDACTED] Queenstown

PAGE 4

Q7: My thoughts on the proposed special housing area are:

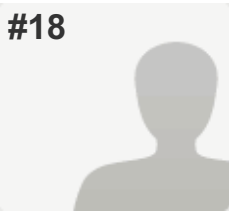
That the Gorge Road area is certainly most appropriate for use for Special Housing with a high density of housing, because it is close to the CBD, but it is not attractive for family living due to its low sunshine hours. This disadvantage makes it vulnerable to becoming a run down workers ghetto within a few years.

As the gateway to Coronet Peak skifield and Arrowtown, Gorge Road is a significant tourist route so care needs to be taken to keep it looking good.

I am totally opposed to the suggestion that 6 storey housing is contemplated. This density is uncharacteristic of Queenstown and would set an unfortunate precedent. Furthermore 6 storeys do not make for a human scale and would require lifts. Walking up a flight of three storeys is acceptable whereas four is not.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#18



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, May 22, 2017 2:31:43 PM
Last Modified: Monday, May 22, 2017 3:26:27 PM
Time Spent: 00:54:44
IP Address: 114.23.98.128

PAGE 1

Q1: I am giving feedback as: An individual

PAGE 2

Q2: Name of organisation Gorge Road Trading Ltd

Q3: Would you like to include your name as part of this feedback? Yes

PAGE 3

Q4: Full name Erna Spijkerbosch

Q5: Email address [REDACTED]

Q6: Postal address [REDACTED] Queenstown

PAGE 4

Q7: My thoughts on the proposed special housing area are:

As long-term, local residents, we have seen many changes to the area. While we support growth and the need for worker accommodation, we would like to ensure it is carried out in a tasteful manner. We would also like to ensure the development don't result in the creation of a corridor effect down Gorge Road, which will have ever increasing importance as an alternative entry into Queenstown. Therefore, the retention of setbacks and stepped height limits from Gorge Road are crucial.

We support the addition of 133 Hallenstein Street to the SHA.

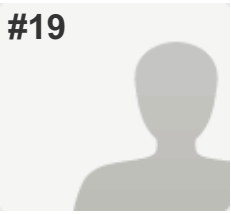
We oppose the inclusion of Warren Park in this proposal. Warren Park is reserve land and one of very few open spaces left in this area of town. Should the proposed SHA go ahead, it will become a vital open space to compensate for the housing density and balance the amenity. We would support the inclusion of the rear part of Warren Park, but would like the larger portion closer to Gorge Road to be left as reserve area.

Should all or part of Warren Park be included, we would like to see any development be extremely considerate of neighbours. 15m height would have major impact on neighbours, especially those to the south and west.

Gorge Road Special Housing Area

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

#19



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, May 22, 2017 3:28:52 PM
Last Modified: Monday, May 22, 2017 3:31:58 PM
Time Spent: 00:03:06
IP Address: 114.23.98.128

PAGE 1

Q1: I am giving feedback as: An organisation

PAGE 2

Q2: Name of organisation Gorge Road Trading Ltd

Q3: Would you like to include your name as part of this feedback? Yes

PAGE 3

Q4: Full name Duncan Ridd

Q5: Email address [REDACTED]

Q6: Postal address PO [REDACTED] Queenstown

PAGE 4

Q7: My thoughts on the proposed special housing area are:

Gorge Road Trading Ltd has commercial interest in properties at 124-128 Gorge Road. Gorge Road Trading supports both the Proposed Business Mixed Use Zone and the proposed Gorge Road Special Housing Area.

We support the addition of 133 Hallenstein Street to the SHA.

We oppose the inclusion of Warren Park in this proposal. Warren Park is reserve land and one of very few open spaces left in this area of town. Should the proposed SHA go ahead, it will become a vital open space to compensate for the housing density and balance the amenity. We would support the inclusion of the rear part of Warren Park, but would like the larger portion closer to Gorge Road to be left as reserve area.

Should all or part of Warren Park be included, we would like to see any development be considerate of neighbours. 15m height would have major impact on neighbours, especially those to the south and west.

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

Gorge Road Special Housing Area

#20



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, May 22, 2017 3:33:11 PM
Last Modified: Monday, May 22, 2017 3:39:43 PM
Time Spent: 00:06:31
IP Address: 114.23.98.128

PAGE 1

Q1: I am giving feedback as: An organisation

PAGE 2

Q2: Name of organisation Queenstown Holiday Park Ltd

Q3: Would you like to include your name as part of this feedback? Yes

PAGE 3

Q4: Full name Duncan Ridd

Q5: Email address gm@camp.co.nz

Q6: Postal address PO Box 247 Queenstown

PAGE 4

Q7: My thoughts on the proposed special housing area are:

Queenstown Holiday Park Ltd, trading as Queenstown Holiday Park & Motels Creeksyde, operates campervan and motel accommodation and shares a boundary with Warren Park.

We support the addition of 133 Hallenstein Street to the SHA.

We oppose the inclusion of Warren Park in this proposal. Warren Park is reserve land and one of very few open spaces left in this area of town. Should the proposed SHA go ahead, it will become a vital open space to compensate for the housing density and balance the amenity. We would support the inclusion of the rear part of Warren Park, but would like the larger portion closer to Gorge Road to be left as reserve area.

Should all or part of Warren Park be included, we would like to see any development be extremely considerate of neighbours. 15m height would have major impact on neighbours, especially those to the south and west. As Queenstown Holiday Park & Motels Creeksyde shares a boundary with Warren Park, we are concerned about the impact of 15m height development to the north. This will have considerable impact on sunlight to the Holiday Park.

Gorge Road Special Housing Area

Q8: I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. I understand

Anita Vanstone

From: QLDC Services <SERVICES@QLDC.GOV.NZ>
Sent: Tuesday, 16 May 2017 10:51 AM
To: [REDACTED]
Subject: FW: Submission to the Council re SHA being enlarged in Gorge Road [#263P]

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: "Kirsty Sharpe"
Sent: Monday, 15 May 2017 5:13 PM
To: "Services - Queenstown Lakes District Council"
Subject: Submission to the Council re SHA being enlarged in Gorge Road

Dear Services

Could you pass this on to the appropriate person please.

While I support the proposed extension to the SHA in Gorge Road and lower Hallenstein St, I have one reservation. That is whether Warren Park is suitable for housing especially high rise. Years ago this area was a swamp. It has been filled with rocks etc over the years to bring it up to its present condition. Engineering reports etc are needed to establish if this area is safe and stable enough to be built on.

kind regards
Kirsty Sharpe

[REDACTED] ad
Queenstown 9300

[REDACTED]

17 May 2017

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Attention: Anita Vanstone

Dear Anita,

**BUSINESS MIXED USE ZONE SPECIAL HOUSING AREA – GORGE ROAD
NGAI TAHU PROPERTY LIMITED**

Ngai Tahu Property Limited ("Ngai Tahu") understands that the Council is seeking public feedback on the re-establishment and extension of the existing Gorge Road Business Mixed Use Zone Special Housing Area ("BMU SHA"). The existing BMU SHA is due to expire on the 23rd of June 2017.

Ngai Tahu supports the re-establishment of the BMU SHA due to its interest in the land occupied by the Wakatipu High School. This land is owned by the Crown and is administered by the Ministry of Education.

The Wakatipu High School will be moving to a Frankton location in the near future. As such, it is likely that the Crown will seek to dispose of the land. Pursuant to Part 9 of the Ngai Tahu Claims Settlement Act 1998, Ngai Tahu has first right of refusal on such a disposal, and may have a commercial interest in acquiring the land for development.

Ngai Tahu also understands that the extended BMU SHA will now include the land located at Warren Park. Warren Park adjoins the Wakatipu High School. Ngai Tahu is supportive of the inclusion of Warren Park in an extended BMU SHA.

Through the BMU SHA and intensification proposed under the Proposed District Plan (principally the Business Mixed Use Zone), Ngai Tahu considers that Warren Park can perform a vital role in terms of the overall development in the area, allowing for both expansion of residential development options and the provision of an attractive open green space and amenity for residents of this area. The area could also be potentially interspersed with various community facilities, storm water management and amenities.

Ngai Tahu notes there are three land parcels owned by the Crown and administered by the Ministry of Education that have been excluded from the BMU SHA. Such land includes 12, 34 and 38 Sawmill Road (being Lot 13, 7 and 6 DP 8700). The land located at 34 and 38 Sawmill Road presently form part of the Wakatipu High School. In Ngai Tahu's view, these parcels of land should be included within the extended BMU SHA as this outcome will lead to an integrated development outcome for the Crown land.

Should you have any questions, please contact Scott Freeman at Southern Planning Group who is acting on our behalf in respect of this submission.

Yours Sincerely



Alan Grove
Senior Development Manager



Anita Vanstone

From: QLDC Services <SERVICES@QLDC.GOV.T.NZ>
Sent: Wednesday, 17 May 2017 1:21 PM
To: Anita Vanstone
Subject: FW: Special Housing Area Queenstown [#39BO]

Hi there Anita,

I think this may be for you.
If there's something you want me to do with it, please let me know.

Kind regards,
Hannah

-----Original Message-----

From: "Graeme Wong" [REDACTED]
Sent: Wednesday, 17 May 2017 1:13 PM
To: "services@qldc.govt.nz" <services@qldc.govt.nz>
Subject: Special Housing Area Queenstown

I am making comments for consideration regarding the decision to be made on the Special Housing area. I have had a discussion with Anita Vanstone albeit that was cut short as she had to attend another meeting.

I am a multiple ratepayer to QLDC on private housing and commercial property.

I am supportive of the concept of SHA objectives and the area badly needs well designed, high density housing within close proximity to the central township that can accommodate workers that often work late and may not always have private transport/cars.

My points for consideration are as follows;

1. In order to fulfil the objectives of worker accommodation it needs to be economic and there are some major issues regarding the substrata suitability on the eastern side of Gorge Road for higher density multi level buildings. This area is known for its underground water and I have in the past investigated sites here for industrial/commercial buildings but had to discard plans due to risk to stability of foundations and cost overrun. This is made more difficult, costly and risky where heavier multi level buildings are concerned. There are already some known subsidence issues on this side of Gorge Road and Council needs to take this into account as a regulatory and safety function.
2. There are many instances around Queenstown where market forces have been left alone to make these decisions and Geotech investigation has been found wanting on projects resulting in long delays, cost overruns, and developer collapse. In this instance Council is making a special zone in order to promote social objectives and I believe that means making decisions that best promote these objectives. Given that the SHA is targeting economic (lower cost) housing, the eastern side of Gorge Road does not fulfil this objective and will result in potentially more problems later.

3. My comments do not apply to the western side of Gorge Road and I support this.
4. QLDC should extend the SHA on the Western side to include Industrial Place. The majority of industrial land and tenant demand is now towards the airport side of town and that trend will continue and is not likely to change. So this small pocket of land needs to find another use over time. I understand that there is to be a QLDC review of industrial land later but by then the SHA decision will have been made and further review seems unlikely.
5. In order to actually implement and build accommodation to the target density and height, actual consents still need to be issued and it seems to be the natural order under the RMA for extended consultation and objections from affected home owners. This is less likely in the industrial area and so there will be faster implementation if Industrial Place is included.

I would be pleased to provide further and more detailed feedback upon request.

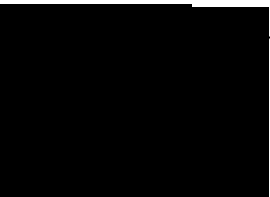
Thank you

Graeme Wong

Graeme Wong

Chairman

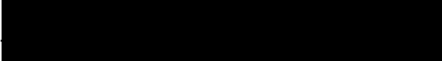
Southern Capital Partners Limited

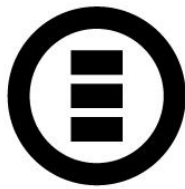
se

Wellington

New Zealand

Mobile 

Email 



TOWNPLANNING GROUP

Our Ref: 1058-17-SUB

22 May 2017

Anita Vanstone
Planning and Development Team
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN

VIA EMAIL: anita.vanstone@qldc.govt.nz

Dear Anita,

PUBLIC FEEDBACK FOR GORGE ROAD SPECIAL HOUSING AREA

The Queenstown Lakes District Council has recently re-opened public feedback for the re-establishment and extension of the Gorge Road Special Housing Area (“SHA”) This submission is made on behalf of Hvar Holdings Limited, which owns the property at 24 Bowen Street, Queenstown.

This submission sets out their feedback to the proposal and requests an extension of the SHA to include the high density residential zoned properties north of Warren Park.

1 REQUEST

Hvar Holdings Limited is generally supportive of the proposed Gorge Road SHA. It is their understanding that this will increase the density of development which, given the current issues around housing shortage and affordability, should be encouraged within the Queenstown Lakes District *in appropriate locations*. The District is generally lacking appropriate locations in close proximity to Queenstown.

Hvar does have concerns about the current land uses within the proposed SHA, particularly the Gorge Road retail centre, and considers that it is extremely unlikely that this area of land and buildings will be redeveloped in line with the Council’s Housing Accord Lead Policy. Warren Park is of a similar concern particularly given its underlying reserve status and value to the community as a scarce amenity in close proximity to the CBD. It makes much more sense and is better aligned with the Policy if these areas are removed and another area is incorporated into the SHA that can achieve the requirements of the SHA.

The exclusion of the High Density Residential Zone north of Warren Park in the proposed Gorge Road SHA misses an opportunity to encourage development at increased densities also in an appropriate location. It is requested that, either:

1. The proposed Gorge Road SHA be extended to include the High Density Residential Zone north of Warren Park, as shown in [Figure 1](#); or
2. This area be extended to relate to those properties on the southern side of Bowen Street, which includes the property owned by Hvar Holdings Limited, as shown in [Figure 2](#).

It is requested that the expanded area be included within 'Gorge Road B', with a height limit of 20m and maximum of six storeys.

2 REASON FOR REQUEST

The extension of the SHA is considered appropriate as it will encourage increased density at a location that has been identified for high density residential development in both the operative and proposed district plans.

The area of residential land is respectively small in the context of the wider Queenstown area, as it is contained by the road, topography and other zonings and non-residential development. In this regard, the requested area is a relatively finite extension and will only have beneficial outcomes in providing for increased residential development within Queenstown's Urban Growth Boundary. Higher densities in close proximity (easy walking and cycling distance) to the CBD should be encouraged under the Council's Housing Accord Lead Policy.

While some of the area has been developed at densities that can be considered high, sites remain with unrealised development potential. Inclusion within the Gorge Road SHA will encourage land owners to develop these remaining sites at a density that can contribute to tackling the District's housing supply issue. Proposed provisions related to the Gorge Road SHA will ensure these developments also contribute to the housing affordability issue.

The requested extension is considered consistent with the Council's Housing Accords and Special Housing Areas Act 2013 Implementation Policy. In particular:

1. The location is within a Category 1 area, meaning it is considered suitable for establishment as a SHA;
2. Inclusion of the area within a SHA is consistent with the strategic direction for development in the District, as outlined in Objective 3.2.2.1 of the Proposed District Plan. Specifically, the requested inclusion will promote a compact and integrated urban form through location within the Queenstown Urban Growth Boundary, manage the cost of Council's infrastructure through location within an area already serviced, and help protect the District's rural landscapes from sporadic and sprawling development; and



3. Suitable infrastructure exists in the area, with the adequacy of this shown through the proposed Gorge Road SHA.

Furthermore, the requested extension will promote the purpose of Housing Accords and Special Housing Areas Act 2013 (“the Act”), being the enhancement of housing affordability and facilitation of increased land and housing supply in an area identified as having housing supply and affordability issues.

As noted above, both the Gorge Road Retail Centre and Warren Park have been included within the Gorge Road SHA. The proposed extension is seen as in greater accordance with the Act and Council’s Implementation Policy than inclusion of either the Retail Centre or Warren Park. It appears extremely unlikely that either the Retail Centre or Warren Park will be redeveloped for affordable housing prior to expiration of the SHA in September 2019. In comparison, there are a significant number of residential properties within the proposed extension that could be redeveloped within that timeframe. It is my opinion that significant success in facilitating housing supply can be had within the proposed extension, particularly compared to areas within the proposed SHA.

In regard to Warren Park, Hvar Holdings Ltd is not aware of any consultation or intention to revoke the underlying status of the reserve land. Placing a SHA over this area seems to be a predetermination of any disposal process under the Public Works Act that the Council would be required to follow. The areas of land which Hvar Holdings Ltd refer to in this submission are not fraught with such issues.

For the above reasons, it is requested that the Gorge Road SHA be extended as sought in this submission.

3 OTHER

Hvar Holdings Limited is currently in the process of scoping for development options for its property at 24 Bowen Street. Having the site included within the SHA would greatly encourage redevelopment of the site and, should this submission be accepted, necessary consents would be advanced promptly with a speed-to-market build that would have its positive effects realised sooner than most other developments in the area.

By way of background, 24 Bowen Street has had resource consent RM041245 previously approved for a multi-unit development comprising 23 residential units with associated earthworks and car parking. This consent has since lapsed but provides a useful background as to the level of development that has been considered appropriate in this location.

The reality that development will be advanced should be taken into account as part of this submission. Under the current zoning framework, the consent process is fraught with challenges (some bureaucratic, some engrained in what is an outdated zone framework for the state of the town) and including the site within the SHA will enable development to occur at a form and rate that will support Queenstown.



Please do not hesitate to contact me should you have any queries. You can contact me direct on 03 442 3397 or via email at brett@townplanning.co.nz

Yours sincerely,

Town Planning Group

A handwritten signature in black ink, appearing to be the name 'Brett'.

Brett Giddens

Director





Figure 1: Proposed Gorge Road SHA (red) with requested extension option 1 (blue). Borders indicative.



Figure 2: Proposed Gorge Road SHA (red) with requested extension option 2 (blue). Borders indicative.



**SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL
ANNUAL PLAN 2017-18**

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,
Attention: Ann Lockhart and Richard Thomas

***Comments on the Queenstown Lakes District Council ("the Council")
Gorge Rd, Special Housing Area (SHA).***

The Chamber is motivated by the best long-term outcomes for the business community and is an independent voice with no vested interest. Therefore, the Chamber is pleased to be able to present this feedback on behalf of the 645 Queenstown businesses it represents:

Situation

The Queenstown Chamber of Commerce welcomes the initiative by Council to re-establish and extend the Gorge Rd SHA.

The Chamber undertook a Labour Force Assessment Report in early 2106 which projected the requirement for up to 19,000 additional full-time equivalents by 2033. This is on the basis that the recent high rates of growth (2006 – 2013) continue at the same rate. Moderate rates of growth estimate 10,000 additional FTE's will be required by 2025.

Queenstown already struggles with attracting and retaining both New Zealanders and migrants into certain roles and sectors across a number of industries but in particular the tourism industry. Issues relating to this are primarily affordability, including the high price of accommodation and housing.

As noted in the Chamber's recent submission to the Annual Plan, both the Labour Force Survey and Market Assessment Report highlighted that long term affordable worker accommodation is one of the biggest issue for employers, second only to immigration settings and visa issues.

Barriers to employing New Zealand citizens/permanent residents:

Survey respondents were asked about a range of issues and the extent to which, in the last 12 months, these issues made it difficult to employ people with New Zealand citizenship or residency. Of the top 4 issues, 2 related to housing:

- Shortage of affordable housing for staff (59% identifying this as a recurring issue and 25% saying occasional issue)
- Shortage of suitable housing options for staff (54% identifying this as a recurring issue and 26% saying occasional issue).

Barriers to employing non-New Zealand citizens or residents:

Five factors emerged as key issues in employing staff who are not New Zealand citizens- 2 of the top 5 related to housing:

- Shortage of affordable housing for staff (52% identifying this as a recurring issue and 29% saying occasional issue)
- Shortage of suitable housing options for staff (e.g. smaller/larger houses, hostels or apartments) (47% identifying this as a recurring issue and 31% saying occasional issue)

Since undertaking the Labour Force Survey and Labour Market Assessment Report, the Chamber has facilitated a number of meetings and forums with stakeholders, including employers, property developers and construction companies. This has been frustratingly slow due to a number of factors including, lack of appropriate land; cost of land; zoning issues and satisfactory ROI for developers. This situation is predominately in the downtown Queenstown area where it is recommended worker accommodation be built. That is, within walking distance and/or regular transport routes.

Finding solutions to affordable housing will take a long- term integrated approach and the Chamber welcomes the recently convened mayoral forum to look at innovative and sustainable solutions to the pressing housing situation. Council's proposal to extend the SHA in Gorge Rd will be a positive step towards this.

In the meantime, we urge Council to maintain the highest standards of quality, design, aesthetics and consideration of environmental impacts when facing the current demand for "quick fix" housing solutions.

Recommendations:

Extend Gorge Rd SHA as prescribed including 133 Hallenstein Street and Warren Street: The Chamber suggests lifting the 30% requirement of having the dwellings comprise of studio, 1 or 2 bedroom apartments to a minimum of 40 %.

Worker Accommodation: The Chamber requests Council progress and finalises the District Plan review at the earliest possible time to clarify zoning issues and to process resource and building consents as a matter of urgency in order to facilitate further new affordable housing and worker accommodation.

The Queenstown Chamber of Commerce

Ann Lockhart

Chief Executive Officer

Date: 22/05/2017