

Verbal statement for the Stage 2 District Plan Hearings by Inga Smith

My name is Inga Jane Smith. I am a former resident of Richards Park Lane, Fernhill, Queenstown. I do not currently own any property in the region covered by the draft District Plan. No legal entities associated with me or my family currently own property in the region covered by the draft District Plan. My submission is made on my own behalf, as someone concerned about what could happen to Fernhill and the wider Queenstown Lakes District in the future if a robust and sensible District Plan is not in place. I am not an expert witness.

Submission and outcome sought: My submission was brief, as I was supportive of the Proposed District Plan Stage 2 Map 34 Fernhill and Sunshine Bay for Richards Park Lane and nearby streets. I sought to be heard to be able to provide context and location details to the hearing, and also in case any changes to Map 34 were suggested by other submitters (which has turned out to be the case). My submission and outcome sought was as follows:

Stage 2 Planning Maps: Stage 2 Map 34 - Fernhill and Sunshine Bay: Support

My Submission is: As a former resident of Richards Park Lane, Fernhill, Queenstown, I strongly support the Visitor Accommodation Sub-Zone boundaries indicated on Stage 2 Map 34 - Fernhill and Sunshine Bay with respect to Richards Park Lane. No properties with Richards Park Lane addresses lie within the proposed Visitor Accommodation Sub-Zone. This is consistent with the character of the street, which provides vital housing for families and young workers within easy walking and biking distance of town and close to a regular bus route.

I seek the following: I strongly support the Visitor Accommodation Sub-Zone boundaries indicated on Stage 2 Map 34 Fernhill and Sunshine Bay with respect to Richards Park Lane and seek confirmation of the boundaries in the final District Plan. Any attempts to extend the Visitor Accommodation Sub-Zone into Richards Park Lane and nearby streets should be rejected.

Reasons to decline the extension of VASZ sought by Coherent Hotels : To extend this zone sets a dangerous precedent for hotels to acquire cheaper residential properties, allow them to become run-down and unoccupied, and then apply for rezoning to get them to be zoned Visitor Accommodation. Fernhill already has a large VASZ. The hotel, under both its previous and current owners, could have acquired properties that were already zoned for Visitor Accommodation, for example those on Matakauri Place and Manata Lane. Instead, they targeted cheaper houses and land in Richards Park Lane. They then neglected to maintain these to the same standards as other houses and land in the street. Extending the VASZ will clearly lead to a loss of housing supply if the VASZ extension is granted because Coherent Hotels states in their submission that they intend to develop the properties on Richards Park Lane and Aspen Grove "as an extension to the Aspen Hotel".