

Submission on Queenstown Lakes Proposed District Plan 2023 – Urban Intensification Variation

Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: Scenic Hotel Group Limited

c/o John Edmonds and Associates Limited
Mobile: 021-409-075
Email: john@jea.co.nz
Postal address: PO Box 95
Queenstown, 9300

1. This is a submission on the Proposed Urban Intensification Variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

This submission relates to the land described as:

Lots 1-2 DP 7821	OT289/125	25, 27, 29 and 31
Sections 3, 5, 12 BLK XXXIII Queenstown	OT7A/1495	Stanley Street
Section 10 Block XXXIII Queenstown TN	OT405/27	40 Melbourne Street

Table 1 – The land included in this Submission

2. Scenic Hotel Group Limited (**Scenic**) cannot gain an advantage in trade competition through this submission.
3. Scenic’s submission relates to the whole Variation.
4. Scenic’s submission is:
 - a. Generally supports the Variation, subject to the amendments identified in this submission.
 - b. High Density Residential Zone Purpose
The 8th paragraph of the Zone Purpose addresses various forms of Visitor Accommodation, and concludes with the proviso that ‘adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated’.

Scenic submits that this proviso be amended to refer to the ‘adverse effects of visitor accommodation activity on the residential amenity values of nearby residents is avoided, remedied or mitigated’, so as to clarify that this statement does not relate to the effects of buildings.

Reasons:

It is appropriate to clarify that this statement refer to the effects of the visitor accommodation activity, and not to the effects resulting from buildings, which are described in the second paragraph of the Zone Purpose.

c. Objectives and Policies

Objectives 9.2.1, 9.2.2 and 9.2.3 be amended by removing initial reference to 'High density residential' from each objective and amending Objective 9.2.3 by removing the term 'existing', as set out below:

Objective 9.2.1 – ~~High density housing development~~ Development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.

Objective 9.2.2 - ~~High density residential development~~ Development provides a positive contribution to the environment through quality urban design.

Objective 9.2.3 – ~~High density residential development~~ Development maintains a minimum level of ~~existing~~ amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.

Reasons:

Amending the introductory wording of each objective ensures that they have general application in respect of all development activities within the HDR.

The removal of the term 'existing' from Objective 9.2.3 will ensure that the amenity expectations are properly aligned with the proposed rules. The maintenance of 'existing amenity values' is not consistent with the intention of the variation.

d. Amend Definitions and Rules

Provision	Submission	Relief Sought
Definitions	<p>New definitions are proposed for the terms 'Habitable Room' and 'Outlook Space'.</p> <p>Proposed Rule 9.5.8 refers to the Outlook Space requirements for a 'principal living room/ space' and for 'all other habitable rooms'.</p> <p>The proposed definition of 'habitable room' is uncertain, and there is no definition of 'principal living room/ space'.</p>	<p>Amend the proposed definition of 'Habitable Room' to:</p> <p><u>Any room in a residential unit or visitor accommodation unit that exceeds 8m², except for a garage, hallway, stairwell or laundry.</u></p> <p>Include new definition of 'Principal Habitable Room' :</p> <p><u>The Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.</u></p>

Rule 9.5.8 Outlook Space (per unit)	The rule refers to the minimum outlook space for a 'principal living room/ space' and for 'all other habitable rooms'. The submission point above relating to the proposed definitions seeks a new definition of 'Principal Habitable Room' and as a consequence Rule 9.5.8 needs to be amended.	Amend Rule 9.5.8 (a): <u>The Principal Habitable Room principal living room/ space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u>
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Reasons:

These amendments improve plan administration.

5. Scenic seeks the following decision from the local authority:

That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/ or the relief requested.

6. Scenic wishes to be heard in support of the submission.
7. If others make a similar submission, Scenic will consider presenting a joint case with them at a hearing.



Signature of person authorised to sign on behalf of submitter

5 October 2023

Address for Service of Submitter:

Scenic Hotel Group Limited
C/-John Edmonds and Associates Limited
PO Box 95
Queenstown 9348
Tel 03 450 009/ 021 409 075

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Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: Queenstown Residential Group Limited

c/o John Edmonds and Associates Limited
Mobile: 021-409-075
Email: john@jea.co.nz
Postal address: PO Box 95
Queenstown, 9300

1. This is a submission on the Proposed Urban Intensification Variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

This submission relates to the land described as:

Section 7 Block XXXV Queenstown TN	OT3B/854	17 Melbourne Street
Section 8 Block XXXV Queenstown TN	OT12C/642	21 Melbourne Street

Table 1 – The land included in this Submission

2. Queenstown Residential Group Limited (**QRG**) cannot gain an advantage in trade competition through this submission.
3. QRG’s submission relates to the whole Variation.
4. QRG’s submission is:
 - a. Generally supports the Variation, subject to the amendments identified in this submission.
 - b. High Density Residential Zone Purpose

The 8th paragraph of the Zone Purpose addresses various forms of Visitor Accommodation, and concludes with the proviso that ‘adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated’.

QRG submits that this proviso be amended to refer to the ‘adverse effects of visitor accommodation activity on the residential amenity values of nearby residents is avoided, remedied or mitigated’, so as to clarify that this statement does not relate to the effects of buildings.

Reasons:

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Objective 9.2.3 – ~~High density residential development~~ Development maintains a minimum level of ~~existing~~ amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.

Reasons:

Amending the introductory wording of each objective ensures that they have general application in respect of all development activities within the HDR.

The removal of the term 'existing' from Objective 9.2.3 will ensure that the amenity expectations are properly aligned with the proposed rules. The maintenance of 'existing amenity values' is not consistent with the intention of the variation.

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Reasons:

These amendments improve plan administration.

5. QRG seeks the following decision from the local authority:

That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/ or the relief requested.

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Signature of person authorised to sign on behalf of submitter

5 October 2023

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C/-John Edmonds and Associates Limited
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FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of further submitter



FURTHER SUBMISSION // In support of or opposition to a submission on:

[write the name of the plan change or variation here]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the general public's interest; or

[in this case, also specify the grounds for saying that you come within this category]

The local authority for the relevant area.

I wish I do not wish* to be heard in support of my further submission.

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

* Select one

When a person or group makes a submission or further submission on a District Plan or Plan Change this is public information.

Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to QLDC.

There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have compelling reasons why your submission or your contact details should be kept confidential, please contact the Senior District Plan Administrator on 03 441 0499 to discuss.



I SUPPORT (OR OPPOSE) // The submission of:

The specific submission(s) that this further submission relates to are as follows:

Original submission point number <small>You MUST include the original submission number and particular submission points that you support OR oppose.</small>	Original submission details <small>You MUST include the name, address, AND the submission number of the original submission and serve notice on the original submitter.</small>	Support or oppose <small>Tick whether you support OR oppose the original submission.</small>	Reason <small>Give reasons why you support or oppose the original submission.</small>	Decision sought from Council <small>State whether you seek all or part of the original submission to be allowed or disallowed.</small>
		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		
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		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		



NOTE // To person making further submission

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

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



YOUR DETAILS // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]

Telephone/mobile

Postal Address including post code: [or alternative method of service under section 352 of the Act]

Contact person [name and designation, if applicable]

SIGNATURE

** Signature [or person authorised to sign on behalf of submitter]

Date

*** A signature is not required if you make your submission by electronic means.*





FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
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VARIATION OR PROPOSED POLICY STATEMENT



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TO // Queenstown Lakes District Council

Name of further submitter



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