

**To:** Queenstown Lakes District Council

**Address:** Sent via email to: [pdpsubmission@qldc.govt.nz](mailto:pdpsubmission@qldc.govt.nz)

**Name of submitter:** Queenstown Country Club (QCC)

**Trade Competition:** QCC cannot gain an advantage in trade competition through this submission. QCC maybe 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.

**Submitter interests:** QCC is a considerable urban development located at 420 Frankton-Ladies Mile Highway, Queenstown (on the south side of the Ladies Mile). The QCC has development capacity for urban intensification. QLDC is proposing to rezone the QCC into MDRZ.

**Submission and relief sought:** QCC support the proposed amendments to the Medium Density Residential Zone except that:

- QCC seek that retirement villages should be exempt from rule 8.5A.1 (requiring an assessment against the residential design guidelines), proposed new rule 8.5.5 (in relation to outdoor living space), and proposed new rule 8.5.6 (in relation to outlook space).
- QCC seek that the PDP provisions are amended as required to ensure that within any residential zone any residential activity, retirement village activity, community activity, or high traffic generating activity, that breaches any rule or standard in the PDP, is classified as either a controlled, RDA, or discretionary activity (i.e. so that all residential activities, retirement village activities, community activities, and high traffic generating activities cannot trigger the non-complying activity status).

Aside from the above, QCC seeks that the proposed provisions be retained as notified, or otherwise amended with like effect. QCC also seeks any such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the proposed district plan and the purpose and principles of the Resource Management Act 1991.

**General Reasons:** Rules 8.5A.1, 8.5.5, and 8.5.6 do not align well with appropriately designed comprehensive care retirement villages and will impose unnecessary development costs and restrictions that will not result in the effective or efficient development (or intensification) of retirement villages. The non-complying activity status will frustrate the ability to provide for urban intensification and is not needed. Apart from the non-complying activity status, the proposed provisions broadly align with providing for urban intensification, which is an appropriate outcome for the QCC site.

**Hearings:** QCC wish to be heard in support of this submission.

**Address for Service:** Queenstown Country Club  
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**Date:** 3 October 2023