

Appendix A - A copy of the Appellants' submission

SUBMISSION ON THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Name of submitter: Well Smart Investment Holding (NZQN) Limited
(Submitter)

1. This is a submission on:

- 1.1 The Queenstown Lakes Proposed District Plan 2015 (the **Proposed Plan**).
- 1.2 The Submitter is the unconditional contracted purchaser of the properties at 65 to 67 Shotover Street and 5 to 15 Hay Street, Queenstown (the **Site**).
- 1.3 The Submitter could not gain an advantage in trade completion though this submission, and in any case is directly affected by the Proposed Plan.

2. The Submitter supports the zoning and controls of the Proposed Plan, as they relate to the Site.

- 2.1 The Submitter supports the Town Centre Zoning of the Site, and more particularly the removal of the Town Centre Transition Sub-Zone (the **TCTSZ**) that overlays the Site under the Operative Queenstown Lakes District Plan.
- 2.2 The Submitter is aware of Plan Change 50 to the Operative Queenstown Lakes District Plan (the Operative Plan) that rezones land to the north and west of the Site to Town Centre, and understands that Plan Change 50 will be adopted into the Proposed Plan once appeals are resolved. The Submitter is the successor of an appeal to the Environment Court on Plan Change 50 seeking the removal of the TCTSZ.

3 The Applicant's submission is that, with the adoption of the extended Town Centre Zone, the Proposed Plan will enable the appropriate expansion of the Town Centre.

- 3.1 The Site is presently located on the edge of the Town Centre zone, and under the Operative Plan is subject to the TCTSZ overlay, which introduces restrictive controls to protect the amenity of the neighbouring residentially zoned properties. Plan Change 50 to the Operative Plan alters the zoning of these neighbouring sites from residential to Town Centre, enabling a much greater density of development on these neighbouring sites, however failed to remove the TCTSZ which was rendered obsolete by the rezoning. The Proposed Plan redresses this situation.
- 3.2 The TCTSZ overlay, and the associated restrictive controls, have not been included in the Proposed Plan and the standard Town Centre controls otherwise apply to the Site. This will enable the appropriate intensive development of the Site, which will positively contribute to the amenity of the town centre and the wellbeing of the community.

4 The Submitter seeks the following decision:

- 4.1 That the Site remain Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, 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: Well Smart Investment Holding (NZQN) Limited
by their authorised agent:



Paul Arnesen

Planning Focus Limited

Date: 23 October 2015

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