

INTRODUCTION

1. This submission is made by Ngāi Tahu Property Limited (Ngāi Tahu Property).

STATEMENT OF INTEREST AND BACKGROUND

2. Ngāi Tahu Property is a leading New Zealand property development, management and investment specialist. The company is one of the investment pillars of Ngāi Tahu Holdings Corporation (NTHC), whose mission is to create wealth so that charitable activities can be performed for the benefit of Ngāi Tahu whānui (families). Inter-generational commitment, sustainability and long-term vision are the attributes that underpin the acumen utilised by Ngāi Tahu Property to identify and capitalise on commercial opportunities.
3. As one of the leading residential developers in New Zealand, Ngāi Tahu Property takes a long term that is encapsulated by the Ngāi Tahu whakataukī - Mō tātou, ā, mō kā uri ā muri ake nei, for us and our children after us.
4. Established in 1994, Ngāi Tahu Property is one of the largest property developers in the South Island with a range of successful residential and commercial developments.
5. As a long-term property investor and developer, Ngāi Tahu Property has a solid reputation borne from the smart use of resources, appropriate commercial activities and forward-thinking initiatives. Being accountable, responsive and driven are the attributes that make a difference to the way business is conducted. There is a focus on finding solutions that complement social and traditional values and that work in a highly competitive environment.
6. As a permanent player with a significant footprint in the South Island, Ngāi Tahu Property is mindful that investment and development activities support the wider communities in which they are located. Ngāi Tahu Property's current property investments in Queenstown include the Post Office Precinct, which includes the Queenstown Courts and other commercial and hospitality tenants.
7. Ngāi Tahu Property also manage the Ngāi Tahu Right of First Refusal (RFR). The RFR is an economic instrument designed to rebuild the Ngāi Tahu economic base by providing the tribe with first opportunity to purchase surplus Crown land within the claim area (which is the majority of the South Island). It was part of the consideration agreed during the settlement negotiation. Under the Ngāi Tahu Claims Settlement Act the Crown is required to place notations/memorials recording the RFR right on all relevant land. Relevant land is defined as land in the Ngāi Tahu claim area owned by the Crown at the commencement of the Act. Once offered the opportunity to purchase land under the RFR, Ngāi Tahu has the opportunity to assess, within a one month timeframe, the potential benefits of the purchase against the Tribe's economic and social objectives. Land made available under the RFR is generally considered by Ngāi Tahu Property for potential development, investment or trading.
8. The Wakatipu High School site is relevant land subject to the Ngāi Tahu Claims Settlement Act

9. Ngāi Tahu Property would have an interest in acquiring the Wakatipu High School site and developing with a view to alleviating the current pressures on affordable housing in Queenstown. The site could be a mixed tenure type development, providing a range of typologies to a market in urgent need for new and affordable housing supply.
10. The Wakatipu High School site is, however, subject to Crown declaring the site surplus to requirements and setting the terms and conditions for a sale.

BUSINESS MIXED USE ZONE – ADDITIONAL COMMENTS FROM SCOTT FREEMAN

1. Ms Bowbyes has requested feedback from me in relation to two issues concerning the Recommended Chapter for the Business Mixed Use Zone as contained in the Section 42A Report.
2. The first issue relates to the redrafted provisions (specifically Policy 16.2.1.4 and Rule 16.5.3) that deal with residential and visitor accommodation activities that 'front' Gorge Road
3. As previously stated, I do not have an issue with the desired outcome promoted by Policy 16.2.1.4 and Rule 16.5.3. The issue in my mind comes down to the term 'fronting', because this is open to interpretation. I agree with Ms Bowbyes that the term 'adjoining' is more appropriate, combined with a setback distance of 10m for residential and visitor accommodation from Gorge Road (at the ground floor level). In my view, this terminology combined with a specific setback will ensure that the anticipated outcomes on this issue are quite clear.
4. The second issue relates to the daylighting of Horne Creek, as encapsulated by re-drafted Policy 16.2.2.9 and Rule 16.4.2 (in part).
5. After considering the additional observations from Ms Bowbyes, I still remain of the view that the provisions relating to the daylighting of Horne Creek are very subjective and open to considerable debate. Ms Bowbyes states that these provisions provide for flexibility, and this is a correct observation in my view, however the flexibility associated with terms such as 'substantially develop or redevelop' and 'where practicable' have a high degree of uncertainty attached to them.
6. The District Plan can be the legal mechanism to deal with the daylighting of Horne Creek. However, in my view, there should be a detailed study undertaken on the practicalities, costs and benefits for this potential environmental outcome. This process should be led by the Queenstown Lakes District Council and Otago Regional Council, with direct involvement of all affected landowners (and other interested parties). If at the end of this study there is merit in daylighting Horne Creek in this location, then a standalone Plan Change could very well be the route to be adopted by the Council.

Scott Freeman

6th December 2016