

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District Proposed District Plan Topic  
13 Queenstown Mapping – Group 1B (Queenstown Urban  
(Frankton and South))

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**SUBMISSION OF PETER RITCHIE FOR**

PR QUEENSTOWN Submitter # 102

Dated 21 August 2017

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## SUMMARY

- 1 My name is Peter Ritchie. I am speaking to you today as the owner of a very small parcel of land contained at 38 Gorge Road and as a representative of the other owners (30-46 Gorge Road) who have submitted to the Proposed District Plan. I am aware that the Westwood Group (70) have also supported the subject land including the remainder of the block to be zoned BMUZ.
- 2 In my submission Ms Devlin is in my opinion narrowly focussed and does not look critically at the benefits of good urban design nor explore the implications of rules associated with both zones.
- 3 As stated in the evidence of Mr. Vivian the purpose of the BMUZ is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. Higher density living opportunities close to employment and recreational activities are also enabled. Significantly greater building heights are enabled in the Business Mixed Use Zone in Queenstown, provided that high quality urban design outcomes are achieved.
- 4 In my submission, the BMUZ could equally be called the Residential mixed-use zone as it is an enabling and permissive zone that allows for a number of activities – not the least residential, with a greater intensity and density than the HDRZ allows for. It is a zone that, in my submission, allows scope for more innovative design solutions to accommodate activities including residential. An example is a worker accommodation building shown below. This building in the proposed BMUZ on Gorge Road was consented to but has not been built due to economic constraints.



- 5 The BMUZ could, in my submission, accommodate buildings as shown above, as it allows for heights of building up to 20m. (6 levels). The HDRZ does not, in my submission, allow for genuine high density. While on the face of it the building heights described in the HDRZ could be considered reasonable to allow for genuine density, the recession plane rule 9.5.6.1 below has a large impact on its ability to fulfil genuine density.

*9.5.1 Building Height – Flat Sites*

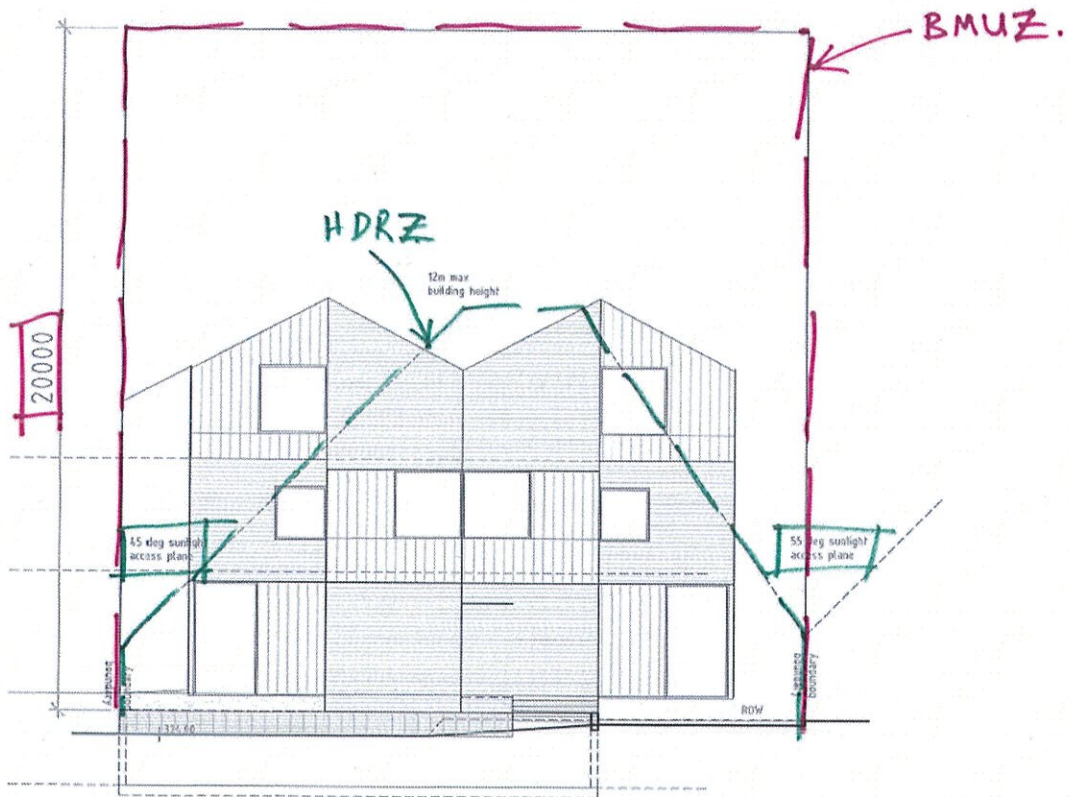
*9.5.1.1 Queenstown: 3 storeys within a maximum height of 12 metres; or 4 storeys within a maximum height of 15 metres where a residential apartment building can achieve certification to a minimum 6-star level using the New Zealand green Building Council Homestar™ Tool, or where a visitor accommodation building can achieve a green Star Rating of at least 4 stars*

*9.5.2 Building Height – Sloping sites The permitted height shall be 7 metres. Where a proposed building exceeds this permitted height and does not exceed 10 metres, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:*

*9.5.6 Recession plane (applicable to all buildings, including accessory buildings)*

*9.5.6.1 For Flat Sites from 2.5 metres above ground level a 45 degree recession plane applies to all boundaries, other than the northern boundary of the site where a 55 degree recession plane applies.*

- 6 Below is a section being an indicative image of height and recession planes affecting development. The area shown between the green and purple lines contains a very valuable volume of space that allows for a density and diversity of development close to the town centre.



- 7 I also attach a page from the Queenstown Town Centre Study 2009 which considers that the subject land could be a future stage of the Queenstown Town Centre. It lists some reasons why they consider this to be a viable option. We are not advocating for this zoning, but that said, strongly suggest that the subject land is complementary to the Town Centre.

## 8.12 Development Capacity



### 3. Robins Road Triangle

The triangle of land between Robins Road and Gorge Road has been identified as an area for possible future inclusion in the town centre. The establishment of commercial activity on an ad hoc basis along Gorge Road has created some logic for consideration of an extension of the town centre towards Robins Road.

As the Robins Road triangle is predominantly at a lower level than Gorge Road in this location it may be possible for future development to avoid affecting the amenity of the predominantly residential activity on the eastern side of Gorge Road.

The distance of this area from the town centre may make vehicle orientated retail a more appropriate use but it would remain accessible to and should complement activities in the town centre.

### 4. Gorge Road

The dispersal of town centre activities along Gorge Road beyond Robins Road would potentially draw activity away from the town centre and may adversely affect its vitality.

### 5. Monitoring

These areas are identified for further investigation and to enable strategic consideration. Based on the Council's available information and assumptions, there is no need to increase capacity in the town centre at this time.

Ongoing monitoring of Queenstown's town centre and additional studies will be undertaken to investigate the supply and demand of retail, commercial, office and visitor accommodation uses in the town centre.



Figure 6 – Areas for Possible Expansion of the Town Centre

## Conclusion

8 *Ms Devlin concludes that: The rezoning request may:*

*undermine the role of the QTCZ as the primary focus for economic activity, and may affect the walkability and compactness of the QTCZ.*

9 In my submission, the central and low-lying area of Queenstown are ideal to accommodate larger and denser buildings in accordance with good design and urban design principles. The subject land has the benefit of Horne Creek that runs to the west of the sites providing amenity that could well be enhanced to provide for a pedestrian link.



- 10 In my submission, Queenstown needs to embrace a future of greater density to enhance this vibrant town and to avoid horizontal expansion. These subject properties together with the currently BMUZ and possibly the current Wakatipu High School land could provide for density and diversity to take Queenstown into a more sustainable future.