

Form 5

Submission on a Publicly Notified Proposal for Policy Statement or Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: **Queenstown Lakes District Council (“the Council”)**

Name of Submitter: **B Giddens Trust**

Introduction:

1. This is a submission on the proposed **Queenstown Lakes District Plan Stage 2** (“PDP”) notified on 23 November 2017.
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter has an interest in the PDP as a whole, and as such the submission relates to the PDP in its entirety including the following chapters:
 - a. Chapter 24 – Wakatipu Basin;
 - b. Chapter 25 – Earthworks;
 - c. Chapter 29 – Transport;
 - d. Chapter 31 – Signs;
 - e. Chapter 38 – Open Space and Recreation;
 - f. Variation – Visitor Accommodation;
 - g. Stage 2 Planning Maps.
4. The submitter owns property at 18 McBride Street and this submission relates to the properties at 14, 16, 18, 18B and 20 McBride street (together are referred to as “**the site**” for the purposes of this submission).
5. The submitter made a submission on Stage 1 of the PDP that included the site and wider area, seeking an alternative zoning to reflect the nature and character of the site and surrounds, being commercial.

General Reason for Submission:

Transportation

6. In seeking an alternative zoning for the site (within the scope of submission 828), the submitter **requests** that amendments are made to Transport

Chapter 29 to ensure that the parking standards that apply to the site are consistent with that for the town centres zones in the district.

7. Chapter 14 of the Operative Plan contains the transport rules. Site Standard 14.2.4.1 (i) Minimum Parking Space Numbers provides an exclusion in sub-clause (a) whereby activities in the Town Centre Zones are not subject to the parking requirements in Table 1. The town centre zones include the Local Corner Shopping Zones in the district. The submitter **requests** that this provision be retained and incorporated into the PDP.
8. Town centres and local corner shopping zones are characterised as convenient hubs of activity supported by the public transportation network, as well as being easily accessible by walking and cycling.
9. The site referred to in this submission shares the above characteristics and the submitter therefore requests that the rule includes provision to include this exception for the site. Notably, the site directly adjoins the Frankton Bus Hub and is on the main arterial route in/out of Queenstown.
10. The submitter considers additional provisions which allow a reduction in car parking requirements for activities in certain circumstances would better assist in meeting the Transport policy framework. The policy framework particularly refers to “most accessible parts of the District”, and the submitter believes that there are areas outside of the “standard” town centres that would also contribute to the objective of increased use of public and active modes of transport and compact urban growth. The submitter believes that introducing parking adjustment factors, similar to those contained in the Christchurch District Plan would further encourage a move away from reliance on private passenger vehicles and into public and active modes of transport.

Public Transport Facilities

11. Rule 29.4.8 provides for the establishment and use of public transport facilities as a restricted discretionary activity.
12. The site directly adjoins the Frankton Bus Hub and there is merit in providing for such facilities by way of the rule framework. Accordingly, the submitter **requests** that public transport facilities (and ancillary activities) are afforded a controlled activity status on “the site” with those listed matters of discretion being replicated as matters of control. A site specific rule is requested.

Road Hierarchy

13. McBride Street is classified under the operative plan as an arterial road. The function of the road and various changes made to it over time has meant that McBride Street does not meet the criteria or function as an arterial road. This is recognised in the PDP and the submitter **supports** this.

14. The submitter requests that McBride Street is classified as a local road under the PDP.

Signage

15. The PDP seeks to make hoardings in the entire Queenstown Lakes District a prohibited activity under Rule 31.5.14.

- a. A prohibited activity status for hoardings is not in keeping with the intent of the Resource Management Act 1991, which provides for activities where effects can be avoided, remedied or mitigated. To insert a blanket prohibition across the district does not allow any site specific consideration as to whether the effects of a particular hoarding are acceptable.
- b. The submitter believes that a rule framework which provides for hoardings to be established by way of resource consent is an appropriate way to manage such signs in the district.
- c. The submitter believes that certain zones and sites may be more able to absorb hoardings than others, and that the activity status could be different according to each zone.
- d. The site subject to this submission contains qualities that would allow a hoarding to be integrated into future site development. The submitter **requests** an exemption is included to any rule that restricts hoardings from being established on the site.

Relief sought:

16. Amend Rule 29.9.1 to include Local Shopping Centre Zone and reference to "the site" so that there is no minimum car parking requirement.

17. Add new "parking reduction adjustment factor" provisions to the Transport chapter for all zones that enable a percentage reduction in the car parking requirements for activities which are located:

- 200m from a public transport route (25% reduction);
- 50m from a public parking facility (15% reduction);
- 100m from Town Centre or Local Shopping Centre zone (15% reduction);
- 50m from a major cycle trail (10% reduction).

18. The submitter requests a decision that reflects the relief detailed above and any other additional or consequential relief to the PDP, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission.

19. The suggested revisions do not limit the generality of the reasons for the submission.

20. The submitter wishes to be heard in support of its submission.

21. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

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Signed by or on behalf of the submitter

29-2-18

Date

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