

Appendix C - A copy of the Appellants' submissions and further submissions;

Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: DJ and EJ Cassells
The Bulling family
The Bennett family
M Lynch

c/o Maree Baker-Galloway

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

1. This is a submission on the Queenstown Lakes Proposed District Plan 2015 - Stage 1 ("**the Proposed Plan**")
2. We are not people who could gain an advantage in trade competition through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA 1991)
3. The specific provisions of the proposal that our submission relates to are:

Map 35, Chapter 3 (Strategic Direction), Chapter 4 (Urban Development), Chapter 8 (Medium Density Residential), Chapter 12 (Queenstown Town Centre), Chapter 26 (Historic Heritage)
4. We oppose the Proposed Plan Chapters 3, 4, 8, 12 and 26 and Map 35.
5. This submission relates to the following matters and seeks to achieve the following outcomes for the reasons set out below:

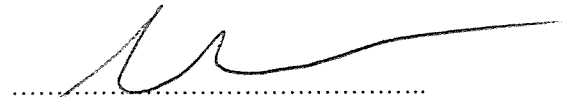
- (a) The 2 blocks bounded by Hobart and Park Streets ("the area") is not suitable for the proposed Medium Density Zone.
- (b) The area is already subject to significant parking pressure both from residents and visitors to the block, but also workers and visitors to the CBD. The parking pressure already has an adverse effect on the block's amenity values, and further intensification of the area, and the CBD, will make that adverse effect worse, and decrease the amenity values for residents and visitors alike.
- (c) The area has a particular special and heritage character that is important to residents and visitors. It is a high profile area being adjacent to Wakatipu Gardens and very close to the CBD. Its values and character should be protected.
- (d) The area contributes to the unique character of the wider town centre, and its development deserves careful management.
- (e) There has been no assessment of the impact of densifying this important area. The effect on amenity and character values will be adverse, as will the effect on parking.
- (f) The goal of increasing housing supply should not be met by destroying the values of the area. The benefits do not outweigh the costs. Growth should be in locations that do not have special character.
- (g) The raising of noise limits in the Town Centre Chapter 12 are opposed as they will have an increased adverse effect on residents and visitors in the area and on amenity values.
- (h) The proposed plan will not give effect to the purpose of the Act, and in particular:
 - (i) Will not enable people to provide for their well being
 - (ii) Will not protect historic heritage from inappropriate use and development
 - (iii) Is not an efficient use of the existing physical resources
 - (iv) Will not maintain or enhance the quality of the environment
 - (v) Will not maintain or enhance amenity values

Relief Sought:

6. We seek the following decision from the local authority: that the Proposed Plan be amended as requested below, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission above and/ or the relief requested below.
 - (a) Recognise the special and heritage character of the area and relationship with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a "Area of Special Character". The effect of the character overlay should be to protect the townscape/landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens

And
 - (b) Remove the application of the proposed Medium Density Zone, chapter 8 from the area, and replace with the current applicable provisions from the Operative District Plan (High Density) (Chapter 7 of the Operative Plan).
 - (c) In the alternative, amend the provisions of chapter 8 so that standards in respect of density, lot size, building footprint, site coverage, setbacks, recession plains and heights are the same as currently applies under the Operative plan; and
 - (i) Delete rules 8.5.5 and 8.6.2.1 (excluding applications from the density standard if they meet the Homestar 6 certification, and requiring no notification in respect of the same)
 - (d) In the alternative, remove application of the proposed Medium Density Zone, chapter 8 from the area, and replace with provisions that have the same effect as the proposed chapter 10 for the Arrowtown Residential Historic Management Zone.
 - (e) Remove the noise standards from Chapter 12 Town Centre and replace with the noise standards from the Operative Queenstown Lakes District Plan.
7. Further grounds for the submission points outlined in the above table are that:
 - (a) The section 32 evaluation does not establish that the objectives are most appropriate to achieve the purpose of the Act.
 - (b) The benefits and costs of the effects of the provisions referred to above have not been appropriately assessed or quantified in accordance with section 32 of the RMA, nor have they been assessed with regards to their suitability for giving effect to the relevant objectives.
8. We wish to be heard in support of our submission.

9. We will consider presenting a joint case with others presenting similar submissions.



.....
DJ and EJ Cassells and
The Bulling family
The Bennett family
M Lynch

By its duly authorised agents
ANDERSON LLOYD LAWYERS
Per: Maree Baker-Galloway

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Anderson Lloyd lawyers
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Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: Friends of the Wakatipu Gardens and Reserves Incorporated

c/o Maree Baker-Galloway

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

1. This is a submission on the Queenstown Lakes Proposed District Plan 2015 - Stage 1 ("**the Proposed Plan**")
2. We are not people who could gain an advantage in trade competition through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA 1991)
3. The specific provisions of the proposal that our submission relates to are:

Map 35, Chapter 3 (Strategic Direction), Chapter 4 (Urban Development), Chapter 7 (Low Density Residential), Chapter 8 (Medium Density Residential), Chapter 9 (High Density Residential), Chapter 12 (Queenstown Town Centre), Chapter 26 (Historic Heritage)

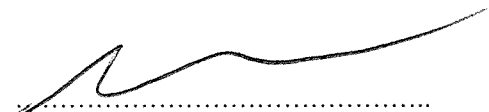
4. We oppose the Proposed Plan Chapters 3, 4, 8, 12 and 26 and Map 35.
5. This submission relates to the following matters and seeks to achieve the following outcomes for the reasons set out below:
 - (a) The 2 blocks bounded by Hobart and Park Streets ("the area") is not suitable for the proposed Medium Density Zone.

- (b) The area is already subject to significant parking pressure both from residents and visitors to the block, but also workers and visitors to the CBD. The parking pressure already has an adverse effect on the block's amenity values, and further intensification of the area, and the CBD, will make that adverse effect worse, and decrease the amenity values for residents and visitors alike.
- (c) The area has a particular special and heritage character that is important to residents and visitors. It is a high profile area being adjacent to Wakatipu Gardens and very close to the CBD. Its values and character should be protected. Sustaining the high amenity values of the Gardens is in part dependent on sustaining the amenity values and character of the adjacent residential area.
- (d) The area contributes to the unique character of the wider town centre, and its development deserves careful management.
- (e) There has been no assessment of the impact of densifying this important area. The effect on amenity and character values will be adverse, as will the effect on parking.
- (f) The goal of increasing housing supply should not be met by destroying the values of the area. The benefits do not outweigh the costs. Growth should be in locations that do not have special character.
- (g) The raising of noise limits in the Town Centre Chapter 12 are opposed as they will have an increased adverse effect on residents and visitors in the area, on users of the Gardens and on amenity values generally.
- (h) The proposed plan is intended to enable densification of the residential zones. With that comes an increasing need for public open spaces, parks, gardens and reserves to ensure amenity values are maintained and the community's well being ensured.
- (i) The proposed plan will not give effect to the purpose of the Act, and in particular:
 - (i) Will not enable people to provide for their well being
 - (ii) Will not protect historic heritage from inappropriate use and development
 - (iii) Is not an efficient use of the existing physical resources
 - (iv) Will not maintain or enhance the quality of the environment
 - (v) Will not maintain or enhance amenity values

Relief Sought:

6. We seek the following decision from the local authority: that the Proposed Plan be amended as requested below, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission above and/ or the relief requested below.
- (a) Recognise the special and heritage character of the area and relationship with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a "Area of Special Character". The effect of the character overlay should be to protect the townscape/landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens
- And
- (b) Remove the application of the proposed Medium Density Zone, chapter 8 from the area, and replace with the current applicable provisions from the Operative District Plan (High Density) (Chapter 7 of the Operative Plan).
 - (c) In the alternative, amend the provisions of chapter 8 so that standards in respect of density, lot size, building footprint, site coverage, setbacks, recession plains and heights are the same as currently applies under the Operative plan; and
 - (i) Delete rules 8.5.5 and 8.6.2.1 (excluding applications from the density standard if they meet the Homestar 6 certification, and requiring no notification in respect of the same)
 - (d) In the alternative, remove application of the proposed Medium Density Zone, chapter 8 from the area, and replace with provisions that have the same effect as the proposed chapter 10 for the Arrowtown Residential Historic Management Zone.
 - (e) Remove the noise standards from Chapter 12 Town Centre and replace with the noise standards from the Operative Queenstown Lakes District Plan.
 - (f) Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.
7. Further grounds for the submission points outlined in the above table are that:
- (a) The section 32 evaluation does not establish that the objectives are most appropriate to achieve the purpose of the Act.

8. The benefits and costs of the effects of the provisions referred to above have not been appropriately assessed or quantified in accordance with section 32 of the RMA, nor have they been assessed with regards to their suitability for giving effect to the relevant objectives.
9. We wish to be heard in support of our submission.
10. We will consider presenting a joint case with others presenting similar submissions.



.....
Friends of the Wakatipu Gardens and Reserves Incorporated

By its duly authorised agents
ANDERSON LLOYD LAWYERS
Per: Maree Baker-Galloway

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Further Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: DJ and EJ Cassells, the Bulling Family, the Bennett Family, M Lynch

(c/o) Maree Baker-Galloway Rosie Hodson

Phone: 03 450 0736

Email: maree.baker-galloway@andersonlloyd.co.nz/ rosie.hodson@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

1. This is a further submission in support of/ in opposition to submissions on the **Proposed District Plan – Stage 1**.
2. In accordance with clause 8(1) of the RMA, we are:
 - a. A person who has an interest in the proposal that is greater than the interest the general public has, because we own land potentially directly affected by matters raised in the submissions detailed in the Table below.
3. The reasons for our support or opposition of the submissions, or of specific points raised in the submissions, are specified in the Table below.
4. Without limiting the reasons set out in the Table below, the Submitter also wishes to formally voice concern over the process Council has employed in preparing its District Plan Review:
 - a. Council has produced its Proposed Plan with little consultation of affected persons, and has set unreasonable self-imposed deadlines for affected parties to meet particularly given the volume of information that must be assessed and ongoing problems with accessing it. This process will not result in sound public decision-making and it is disappointing that the agenda set by the Council has not been responsive to the multitude of voices in the community which are requesting more time and consultation be put into the Review process.

- b. This is demonstrably inadequate, unfair and unreasonable. The deadline for further submissions should be further extended to remedy this deficiency.
- c. Accordingly, we seek/ reserve right to augment this submission due to the lack of adequate time given by Council to respond, and due to a lack of consultation carried out.

Submission (number/ name and address)	Support/ Oppose	Provision(s)	Reasons	Decision sought
821 Janice Kinealy New Zealand,9300 janandmick.k@xtra.c o.nz	Support	Chapter 8 Medium Density Residential	<p>The relief sought in this submission to oppose any density change in the Proposed Plan, particularly in the Brisbane Street area is supported.</p> <p>A proposed density change from operative High Density to Proposed Medium Density does not take into account the special characteristics of this historic block of Queenstown.</p> <p>The Proposed density change will not create a desirable planning outcome in light of sustainable management of resources, nor will it achieve the higher order provisions of the Proposed Plan, such as those contained in chapters 3 and 6.</p>	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area.
599 Peter Fleming and others PO Box	Support	Chapter 8 Medium Density Residential,	The relief sought by the submitter to include parking requirements within Chapter 8 and specifically for the Brisbane/ Park Street area is supported.	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area without having

498, Queenstown, New Zealand, 9348			Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.	provisions for transport and car parking considered.
657 Lorraine Cooper 8 Park Street, Queenstown, New Zealand, 9300	Support	Chapter 8 Medium Density Residential	The relief sought by the submitter to retain the current road boundary setback of 4.5m in the Medium Density residential Zone is supported. This is an appropriate distance for a road boundary setback having regard to the density and special characteristics of some areas identified as within Medium Density Residential	That the Submission be allowed insofar as it seeks to oppose any changes to road boundary setbacks in the Medium Density Residential Chapter.
59 Lynda Baker 10 Golden Terrace, Queenstown, New Zealand, 9300 lyndab@queenstown.school.nz	Support	Chapter 12 Queenstown Town Centre Zone Policy 12.2.2.2	The following parts of the submission are supported: <i>"Support proposed policy 12-2-2-2 but request that:</i> <i>a) a clause be added such as 'Developers required to add positively to the availability of car parking spaces in CBD or near surrounds'</i> <i>b) provision be made for car parking based on the size of the building".</i>	That the Submission be allowed insofar as it seeks make provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.

			<p>These submissions accurately reflect the special character of areas of Queenstown central which are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	
<p>82 Toni Okkerse 32 Park Street, Queenstown, New Zealand, 9300 tokkerse@outlook.com</p>	Support	<p>Chapter 12 Queenstown Town Centre Zone Policy 12.2.2.2</p>	<p>The following relief sought by the submitter is supported:</p> <p><i>"Support Policy 12.2.2.2 but amend it by:</i></p> <p><i>a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'</i></p> <p><i>b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic character' And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street"</i></p>	<p>That the Submission be allowed insofar as it seeks make provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.</p>

			<p>Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street</p> <p>These submissions accurately reflect the special character of areas of Queenstown central which are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	
<p>206 Lindsay Jackson 33 Stewart Street, Frankton, Queenstown, New Zealand, 9300 lindsay@dyingstar.net</p>	Support	Chapter 12 Queenstown Town Centre Zone	<p>The following relief sought by the submitter is supported:</p> <p><i>"Support Policy 12.2.2.2 but amend it by:</i></p> <p><i>a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'</i></p> <p><i>b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic</i></p>	That the Submission be allowed insofar as it seeks make provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.

			<p><i>character' And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street"</i></p> <p>Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street</p> <p>These submissions accurately reflect the special character of areas of Queenstown central which are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	
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<p>628 Neville Mahon PO Box 95, New Zealand, 9348 reception@jea.co.nz</p>	Oppose	<p>08 Medium Density Residential</p> <p>09 High Density Residential</p> <p>Part seven Maps</p>	<p>The relief sought by the submitter to rezone Medium Density zoned land to High Density Residential is opposed.</p> <p>The areas sought for rezoning contains land generally identified in the Park St- Brisbane St areas.</p> <p>The submission seeks a higher density zoning over areas which are a special historic character for Queenstown centre and should be retained as such. The Proposed provisions for HDR zoning are not appropriate for this area, and will not give effect to the higher order provisions of the Proposed Plan.</p> <p>Council's section 32 Report has not justified a denser zoning of this are, and nor has submission 628.</p> <p>The construction of a building for a retirement village as a restricted discretionary activity, and the matters of discretion which are proposed in the submission are not adequately justified.</p>	That the submission be refused in its entirety.
<p>383 Queenstown Lakes District Council</p>	Support in part	<p>08 Medium Density Residential</p> <p>09 High Density</p>	The relief sought through submission points 383. 22; 383.23; 383.24 in the MDR Zone are supported in principle.	Support the submission insofar as it provides for privacy provisions in the MDR Zone on the basis that these provisions may need further

Private Bag 50072, Queenstown, New Zealand, 9348 mayor@qldc.govt. nz		Residential Part seven Maps	The addition of privacy provisions in the MDR zone is a desirable planning outcome; however this may not be a suitable provision to be applied across the entire MDR Zone. Some areas within the MDR Zone as notified are subject to special characteristics which may create a need for increased privacy protection provisions; such as the Brisbane/ Park St area.	amendment to take into account the special characteristics of the Park St/ Brisbane St area.
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DJ and EJ Cassells, the Buling Family, the Bennett Family, M Lynch

By its duly authorised agents

ANDERSON LLOYD

Per: Maree Baker-Galloway

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Further Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
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Name of Submitter: Friends of the Wakatipu Gardens and Reserves Inc

(c/o) Maree Baker-Galloway Rosie Hodson

Phone: 03 450 0736

Email: maree.baker-galloway@andersonlloyd.co.nz/ rosie.hodson@andersonlloyd.co.nz

Postal address: PO Box 201, Queenstown 9348

1. This is a further submission in support of/ in opposition to submissions on the **Proposed District Plan – Stage 1**.
2. In accordance with clause 8(1) of the RMA, we are:
 - a. A person representing a relevant aspect of the public interest
 - b. Friends of the Wakatipu Gardens and Reserves Inc is a community association concerned with the general welfare and wellbeing of the Wakatipu Gardens area and its surrounds, including blocks of land generally bordered by Park to Brisbane Street.
 - c. The Friends of the Wakatipu Gardens and Reserves Inc has a membership of local residents from the surrounds of the Gardens, as well as from the wider District. The Association advocates for the interests of these members in all matters relevant as they arise in the community.
3. Without limiting the reasons set out in the Table below, the Submitter also wishes to formally voice concern over the process Council has employed in preparing its District Plan Review:

- a. Council has produced its Proposed Plan with little consultation of affected persons, and has set unreasonable self-imposed deadlines for affected parties to meet, particularly given the volume of information that must be assessed and ongoing problems with accessing it. This process will not result in sound public decision-making and it is disappointing that the agenda set by the Council has not been responsive to the multitude of voices in the community which are requesting more time and consultation be put into the Review process.
- b. This is demonstrably inadequate, unfair, unreasonable, and to an extent, unconstitutional. The deadline for further submissions should be further extended to remedy this deficiency.
- c. Accordingly, we seek/ reserve right to augment this submission due to the lack of adequate time given by Council to respond, and due to a lack of consultation carried out.

Submission (number/ name and address)	Support/ Oppose	Provision(s)	Reasons	Decision sought
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			such as those contained in chapters 3 and 6.	
<p>599 Peter Fleming and others</p> <p>PO Box 498, Queenstown, New Zealand, 9348</p>	Support	Chapter 8 Medium Density Residential,	<p>The relief sought by the submitter to include parking requirements within Chapter 8 and specifically for the Brisbane/ Park Street area is supported.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	That the Submission be allowed insofar as it seeks to oppose any density change over the Brisbane street area without having provisions for transport and car parking considered.
<p>657 Lorraine Cooper</p> <p>8 Park Street, Queenstown, New Zealand, 9300</p>	Support	Chapter 8 Medium Density Residential	<p>The relief sought by the submitter to retain the current road boundary setback of 4.5m in the Medium Density residential Zone is supported.</p> <p>This is an appropriate distance for a road boundary setback having regard to the density and special characteristics of some areas identified as within Medium Density Residential</p>	That the Submission be allowed insofar as it seeks to oppose any changes to road boundary setbacks in the Medium Density Residential Chapter.

<p>59 Lynda Baker 10 Golden Terrace, Queenstown, New Zealand, 9300 lyndab@queenstown.school.nz</p>	Support	Chapter 12 Queenstown Town Centre Zone Policy 12.2.2.2	<p>The following parts of the submission are supported:</p> <p><i>"Support proposed policy 12-2-2-2 but request that:</i></p> <p><i>a) a clause be added such as 'Developers required to add positively to the availability of car parking spaces in CBD or near surrounds'</i></p> <p><i>b) provision be made for car parking based on the size of the building".</i></p> <p>These submissions accurately reflect the special character of areas of Queenstown central which are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	That the Submission be allowed insofar as it seeks make provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.
<p>82 Toni Okkerse 32 Park</p>	Support	Chapter 12 Queenstown Town	The following relief sought by the submitter is supported:	That the Submission be allowed insofar as it seeks make

<p>Street, Queenstown, New Zealand, 9300 tokkerse@outlook.co m</p>		<p>Centre Zone Policy 12.2.2.2</p>	<p><i>"Support Policy 12.2.2.2 but amend it by:</i></p> <p><i>a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'</i></p> <p><i>b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic character' And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street"</i></p> <p>Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street</p> <p>These submissions accurately reflect the special character of areas of Queenstown central which are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately</p>	<p>provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.</p>
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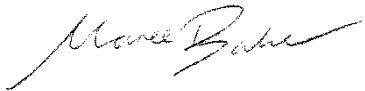
			<p>assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	
<p>206 Lindsay Jackson 33 Stewart Street, Frankton, Queenstown, New Zealand, 9300 lindsay@dyingstar.net</p>	Support	<p>Chapter 12 Queenstown Town Centre Zone</p>	<p>The following relief sought by the submitter is supported:</p> <p><i>"Support Policy 12.2.2.2 but amend it by:</i></p> <p><i>a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'</i></p> <p><i>b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's historic character' And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street"</i></p> <p>Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street</p> <p>These submissions accurately reflect the special character of areas of Queenstown central which</p>	<p>That the Submission be allowed insofar as it seeks make provision for traffic and car parking requirements within the park Street/ Brisbane Street area, and the recognition of historic character in chapter 12.</p>

			<p>are worthy of future protection.</p> <p>Proposing increased density without having regard to the effects on traffic and parking is not a justified outcome within the Proposed Plan. The section 32 report from Council fails to adequately assess parking and traffic effects as a result of density changes, and as such the report has not been carried out adequately.</p>	
<p>628 Neville Mahon PO Box 95, New Zealand, 9348 reception@jea.co.nz</p>	Oppose	<p>08 Medium Density Residential</p> <p>09 High Density Residential</p> <p>Part seven Maps</p>	<p>The relief sought by the submitter to rezone Medium Density zoned land to High Density Residential is opposed.</p> <p>The areas sought for rezoning contains land generally identified in the Park St- Brisbane St areas.</p> <p>The submission seeks a higher density zoning over areas which are a special historic character for Queenstown centre and should be retained as such. The Proposed provisions for HDR zoning are not appropriate for this area, and will not give effect to the higher order provisions of the</p>	That the submission be refused in its entirety.

			<p>Proposed Plan.</p> <p>Council's section 32 Report has not justified a denser zoning of this are, and nor has submission 628.</p> <p>The construction of a buildings for a retirement village as a restricted discretionary activity, an the matters of discretion which are proposed in the submission are not adequately justified.</p>	
<p>383 Queenstown Lakes District Council</p> <p>Private Bag 50072, Queenstown, New Zealand, 9348 mayor@qldc.govt.nz</p>	Support in part	<p>08 Medium Density Residential</p> <p>09 High Density Residential</p> <p>Part seven Maps</p>	<p>The relief sought through submission points 383.22; 383.23; 383.24 in the MDR Zone are supported in principle.</p> <p>The addition of privacy provisions in the MDR zone is a desirable planning outcome; however this may not be a suitable provision to be applied across the entire MDR Zone. Some areas within the MDR Zone as notified are subject to special characteristics which may create a need for increased privacy protection provisions; such as the Brisbane/ Park St area.</p>	Support the submission insofar as it provides for privacy provisions in the MDR Zone on the basis that these provisions may need further amendment to take into account the special characteristics of the Park St/ Brisbane St area.

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- 4. We wish to be heard in support of my submission.
- 5. We will consider presenting a joint case with others presenting similar submissions.



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Friends of the Wakatipu Gardens and Reserves Inc

By its duly authorised agents
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Per: Maree Baker-Galloway

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