

IN THE MATTER

of the Resource Management
Act 1991

AND

IN THE MATTER

of Stage 3 of the Queenstown Lakes
Proposed District Plan
Chapter 20 (Settlement Zone)

Evidence of John & Toni Glover : Submitter 3006

1. I refer to the Section 42A report of Rosalind Mary Devlin on behalf of Queenstown Lakes District Council "Settlement and Lower Density Suburban Residential Zones - Mapping" which opposes our submission to extend the commercial precinct to include the lower part of Mull Street, Glenorchy.
2. The witness states at para 7.2.(c) "*the allotment at 13 Mull Street is occupied by 'the Trading Post Glenorchy' (café and art gallery). Resource consent RM070920 for visitor accommodation and office/retail area. RM070920 does not appear to authorise The Trading Post.*"
3. This is incorrect. The bulk of the property is occupied by a 3 bedroom consented Bed & Breakfast called the Glenorchy Lake House.
4. There is no art gallery.
 1. RM070920 Granted consent for a discretionary activity pursuant to Township Rule 9.2.3.3 (ii) in regard to a small commercial activity within the 36m² building that is used for visitor reception and preparation of meals for visitors staying in the visitor accommodation. The commercial activity is known as the Trading Post.
5. Accordingly we submit that the comment and sentiment behind the evidence presented by Ms Devlin at para 7.5 "*Two of the three smaller lots contain existing commercial activities, although I consider the resource consent status of The Trading Post is unclear. I do not*

generally support a rezoning or enabling sub-zone that would reward unauthorised commercial activities.” should be disregarded as the activity is authorised, but the evidence that follows:-

6. “Conversely, I do consider that there may be benefit in applying a sub-zoning that reflects existing lawfully established development and to avoid future resource consent requirements where commercial activities are not anticipated by the underlying zoning, but are clearly in place. In this instance, only one of the allotments has legally established permanent commercial use.” needs to be considered on the basis that as 2 of the 3 lots referred to do have existing lawfully established development there is benefit in applying a commercial subzone to those lots as per our submission.
7. We note that the owners of the house at 15 Mull Street have made no submissions in opposition to our submission to extend the commercial zone. They have developed the land at 17 Mull Street which adjoins their property to provide 3 commercial units - not just one as detailed by the witness at para 7.2 (a) of the S42A report - and are clearly comfortable with commercial activity adjoining their residence.
8. The witness states at para 7.4:- “The notified Commercial Precinct on Mull Street contains approximately 2.47ha of land. Several sites within the notified precinct are not currently used for commercial purposes, with some containing houses, some vacant, and some under-utilised (e.g. used for access or parking). I estimate that less than 50% of the Commercial Precinct is currently developed for commercial purposes. Ideally, I consider that the available land in the existing precinct should be developed first, before extensions are applied, to ensure efficient use of appropriately zoned land. Restricting the size of the Commercial Precinct also ensures that an appropriately small and compact commercial hub is maintained, without spreading or sprawling into the remainder of the Settlement Zone that is intended for low intensity residential living.”
9. We note that there are 27 lots in the commercial precinct that front onto Mull Street. 20 were in the original commercial precinct and another 7 were added, along with 13 lots fronting Islay Street when the commercial precinct was extended many years ago. The Commercial Precinct Extension Area is labelled on Map 25 of the OPD
10. Of the original 20, two are the owners’ residence for Glenorchy Motors and two were purchased for the community by the QLDC as the village green and will not be developed, and only 3 are not developed.
11. None of the lots that were added into the Commercial Precinct Extension Area have been developed for commercial activities. The reason is that there is no demand for commercial

activities in these areas and the benefit of hindsight shows the extension was in the wrong place.

12. The community wish Mull Street to be the commercial centre and heart of the town and the waterfront end of Mull Street is where all the visitors gravitate to. A new car park has been built by Jetty Street and QLDC are planning new toilets to go there too. The waterfront reserves have been made family friendly and new car parking provided by the iconic Glenorchy wharf and red shed.
13. All of this has been driven by the Glenorchy Community Association over the years.
14. The lower end of Mull Street is no longer a neighbourhood that encourages *“low intensity residential living”* and it is the area that is in demand for commercial use.
15. Good planning will respond to neighbourhood changes over time and not try to lock down development into areas that have been shown to be unfit for that purpose.
16. We submit that in respect of the land at 1 Benmore Place the commercial zone should extend on the South side of Mull Street to the extent as proposed by the submitter Blackthorne Ltd (Submitter 3339).
17. Lastly we wish to highlight an error at para 10.5 of the S42 report which states *“Any new visitor accommodation activity on the site would be restricted discretionary and non-notified (Rules 20.4.7 and 20.6.2), along with compliance with relevant standards, including building height (7m), coverage (80%), and setbacks (2m internal, 4.5m.....”*
18. The permitted building height is 5.5m - not 7m in the VASZ