

TO: The Registrar

Environment Court

CHRISTCHURCH

FROM: Gillian Macleod

FNZIA REGD ARCHITECT B ARCH M URBDES(HONS)

Representing NZIA Southern and Architecture+ Women Southern

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Form 33

Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

1. I, Margaret Helen Gillian Macleod representing Southern and Architecture +Women Southern wish to be party to the following proceedings

an appeal by

Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited (together "Ngai Tahu")
Skyline Enterprises Limited
And Trojan Holdings Limited

on a decision of the Queenstown Lakes District Council ("QLDC") on stage 1 of the Proposed Queenstown Lakes District Plan ("Proposed Plan").

2. NZIA Southern and Architecture + Women Southern is not a trade competitor for the purposes of section 308D of the Act.

3. NZIA Southern and Architecture +Women Southern received notice of the decision on 7 May 2018

4. NZIA Southern and Architecture + Women Southern made a submission on the Proposed Plan (#283).

5. We received notice of these appeals on June 19, 2018

The part of the proceedings I am interested in are those relating to urban design issues and pedestrian links and site coverage.

6. The above appeals oppose (inter alia) the submission of NZIA Southern and Architecture + Women Southern which sought amongst other things to extend pedestrian links in the Queenstown town centre and require such links to be open to the sky.

4. Some appeals (skyline) oppose the restricted discretionary status of some of the rules related to appearance and design. Our submission proposed all buildings in the Town Centre be subject to Urban Design Review.

7. We note that the commissioners report considered the benefits of these links carefully and concluded they are a significant feature that contribute to the character, amenity and walkability of the Town Centre.

8. We note that the commissioners also considered the economic loss on the landowner of requiring such links. The proposed plan specifically allows for flexible trade offs in height for loss on the ground. In restricting large lots to 75% site coverage the commissioners have enabled council through the district plan to consider opportunities for discussion about development and its contribution to public amenity in exchange for commercial gain. This may be valuable when opportunities for opening up Horne Creek occur, but especially in retaining/improving/gaining linkages when redevelopment of sites occur. Increased site coverage can be awarded with similar discretion for contribution to amenity.

9. While the proposed plan does not specifically recommend Urban Design Review we note that discretion in terms of design (and other issues) should in most cases lead to review. Therefore we support retaining restricted discretionary status for rules relating to design, or any other urban issues.

10. We support specifically the retention of clauses listed below and any other references to design or pedestrian links and site coverage (and oppose the above appeals in relation to them). We support modifications to the maps to include all existing links, and that references to these links to be numbered and relate to numbered links on the map. (see clause 11 below)

12.2.1.1

12.2.1.2

12.2.2.4

12.3.3.5

12.5.2.1

12.5.14.4

12.4.6.1

12.5.1.1

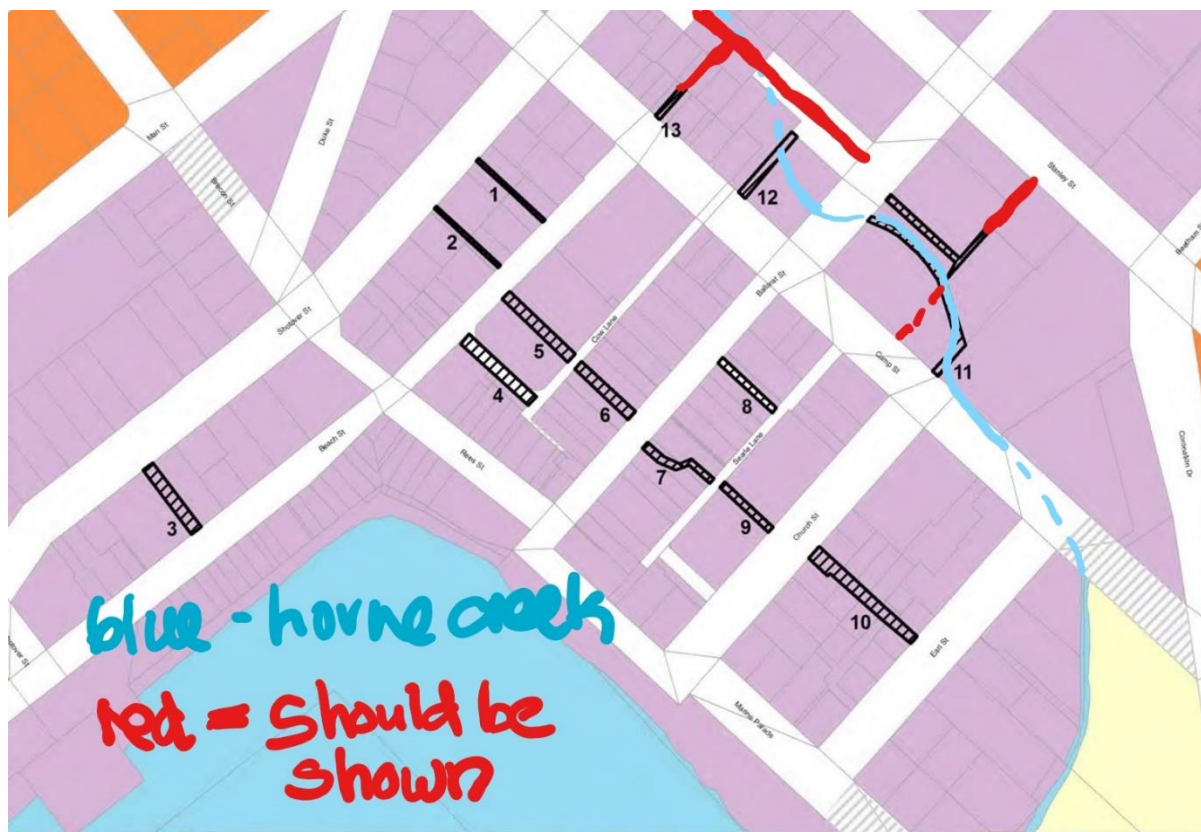
12.5.7.4 (and advice notes)

11. We note there is discrepancy/confusion between the noting of the pedestrian links in clause 12.5.7.4 which letters the pedestrian links, and on the map these are referred to via numbers. We also note that the council has erred in not including the dotted location of horne creek on the map.

We note also that the map does not extend the pedestrian link to Ballarat Street through Ngai Tahu holdings next to the court building, nor the link through Athol Street through councils own property. We have searched the title descriptions and find some discrepancies/confusion regarding these links. (see attachments and plan below)

We did not submit further on these but feel in the interests of accuracy they ought to be considered.

We agree to participate in mediation or other alternative dispute resolution of the proceedings.



In red links that need to be included

Blue line of horne creek to be dotted (not sure where it is piped)

Yours Sincerely

Gillian Macleod

.9 June 2018

Address for service of person wishing to be a party:

Telephone: +64 272550659

Fax/email: mhgmacleod@gmail.com

Contact person: Gillian Macleod spokesperson on behalf of NZIA Architecture +Women, NZIA Southern

Parties served with this notice

Ngai Tahu

Skyline

Trojan Holdings

QLDC

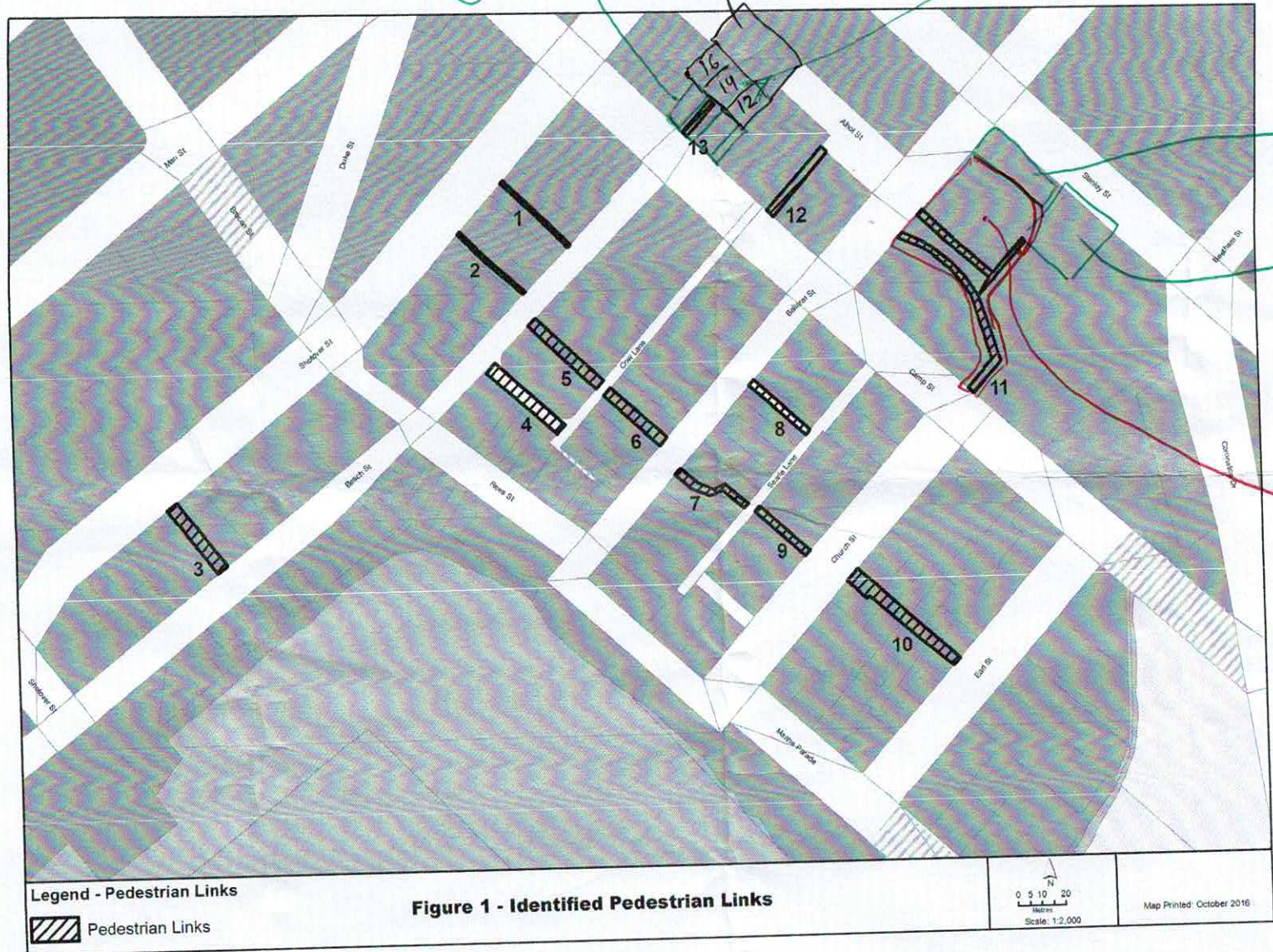
In red links that need to be included

Blue line of horne creek to be dotted (not sure where it is piped)

12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours.
Location of Pedestrian Links within the Queenstown Town Centre

Description in chapter 12 Town Centre page 12-16	Number on map (Figure 1 page 12-24)	DP number check	Address
a. Shotover St / Beach St, Lot 2 DP 11098;	1	correct	9/11 Beach Street & 30 Shotover Street
b. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP Tn of Queenstown;	2	Can't identify	34 Shotover Street & 13 Beach Street
c. Plaza Arcade, Shotover St/Beach 1 DP 17661; (3	DP 18348	69 Beach Street & 62 Shotover Street
d. Cow Lane/Beach Street, Sec 30 Blk I Tn of Queenstown;	4	Can't identify	Can't identify
e. Cow Lane / Beach Street, Lot 1 DP 25042;	5	correct	24 Beach street
f. Cow Lane / Ballarat Street, Lot 2 DP 19416;	6	correct	18 Ballarat Street
g. Ballarat St/Searle Lane, Sec 22 & Pt Sec 23 BLK II Tn Queenstown,	7	correct	15-17 Ballarat Street
h. Ballarat Street/Searle Lane and part of Searle Lane land parcel;	8	Can't identify	Can't identify
i. Church St/Earl St, Sections Lot 1 DP 27486;	10	Can't identify	Can't identify
j. Searle Lane/Church St, Lot 100 DP 303504	9	Lot 1-3 DP 300463	
k. Camp/ Stanley St, post office precinct, Lot 2 DP 416867;	11	correct	41-45 Ballarat Street This should include 36 Stanley street (Lot 3 DP416867) and 44 Stanley street (Sec 7 BLK XXXI)
l. Camp/ Athol St, Lot 1 DP 20875.	12	correct	Council Village Green
missing	13		33-35 Camp Street (SECS 16-19 BLK V Queenstown)
	13 missing part		12-14 Athol Street (SECS 5 6 BLK IV) currently marked dark – this should be through road: 12-16 Athol street (SEC 19 BLK IV Queenstown) (Athol Street carpark/ Busstop)

Figure 1: Identified Pedestrian Links



Legal: Secs 16-19 Blk V Queenstown 33-35 Camp Street

Legal: Sec 19 Blk IV (Queentown) (12-16 Alford Street)

Alford Street Secs 5 6 ~~BLK IV~~

44 Stanley Street Sec 7 BLK XXXI

36 Stanley Street Lot 3 DP 416867

41-45 Ballarat Street Lot 2 DP 416867

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.7	<p>Provision of Pedestrian Links and Lanes</p> <p>12.5.7.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 (at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown.</p> <p>12.5.7.2 Where a pedestrian link or lane required by Rule 12.5.7.1 is open to the public during retailing hours the Council will consider off-setting any such area against development levies and car parking requirements.</p> <p>12.5.7.3 Where an existing lane or link identified in Figure 1 is uncovered then, as part of any new building or redevelopment of the site, it shall remain uncovered and shall be a minimum of 4m wide and where an existing link is covered then it may remain covered and shall be at least 1.8 m wide, with an average minimum width of 2.5m.</p> <p>12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours.</p> <p>Location of Pedestrian Links within the Queenstown Town Centre</p> <p>1 a. Shotover St / Beach St, Lot 2 DP 11098; ✓ 9/11 Beach street + 30 shotover street</p> <p>2 b. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP Tn of Queenstown; ? — 34 shotover street + 13 Beach street</p> <p>3 c. Plaza Arcade, Shotover St/Beach St, DP 17661; ? nuclear</p> <p>4 d. Cow Lane/Beach Street, Sec 30 Blk I Tn of Queenstown; ? nuclear</p> <p>5 e. Cow Lane / Beach Street, Lot 1 DP 25042; ✓ (24 Beach street)</p> <p>6 f. Cow Lane / Ballarat Street, Lot 2 DP 19416; ✓ 18 Ballarat street</p> <p>7 g. Ballarat St/Searle Lane, Sec 22 & Pt Sec 23 BLK II Tn Queenstown; ✓ 15-17 Ballarat street</p> <p>8 h. Ballarat Street/Searle Lane and part of Searle Lane land parcel; ? nuclear</p> <p>10 i. Church St/Earl St, Sections Lot 1 DP 27486; ?</p> <p>9 j. Searle Lane/Church St, Lot 100 DP 303504 → Lot 1-3 DP 300463</p> <p>11 k. Camp/ Stanley St, post office precinct, Lot 2 DP 416867; ✓ 41-45 Ballarat street</p> <p>12 l. Camp/ Athol St, Lot 1 DP 20875; ✓ council village green Recreation</p> <p>Advice Notes:</p> <p>a. where an uncovered pedestrian link or lane (i.e. open to the sky) is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5;</p> <p>b. where an alternative link is proposed as part of the application which is not on the development site but achieves the same or a better outcome then this is likely to be considered appropriate.</p>	<p>RD</p> <p>Where the required link is not proposed as part of development, discretion is restricted to:</p> <p>a. the adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link.</p> <p>DP 18348 / Beach street 69 Shotover street 62</p>

13 missing