

Submission on Queenstown Lakes Proposed District Plan 2023 – Urban Intensification Variation

Clause 6 of the First Schedule, Resource Management Act 1991

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

Name of Submitter: Coherent Hotel Limited (Coherent)

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1. This is a submission on the Proposed Urban Intensification Variation (the **Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

This submission relates to the land described as:

Part Lot 2 DP24778	OT17C/ 972	139 Fernhill Road
Lot 1 DP25638 & Lot 1 DP24778	OT17C/ 971	139 Fernhill Road
Lots 16 to 21 DP12316	OT4C/ 961 OT4C/ 962 OT4C/ 963 OT4C/ 964 OT6A/ 340	10 – 18 Richards Park Lane
Lots 70 to 72 DP25084	OT17A/ 559 OT17A/ 560 OT16B/ 974	18 – 22 Aspen Grove

Table 1 – The land included in this Submission

2. Coherent cannot gain an advantage in trade competition through this submission.
3. Coherent's submission relates to the whole Variation, and in particular the Medium Density zone.
4. Coherent's submission is:
 - a. Generally supports the Variation subject to the amendments identified in this submission.
 - b. Coherent seeks that the relevant Zoning map is updated to include all of the land described in Table 1 above within the Medium Density Residential Zone, and for all of that land to be included within Visitor Accommodation Sub-Zone of the Proposed District Plan

Reasons:

The land owned by Coherent includes the Kamana Lakehouse at 139 Fernhill Road. All of that land is zoned MDR and included in the VA Subzone

In addition the submitter is developing the balance of the land under a recently granted consent (RM210350) for the development of 10 buildings containing up to 37 visitor units and a central facilities building with restaurant and related guest services. All but 18 Richards Park Lane is included in the MDR, whilst 18 Richards Park Lane and 22 Aspen Grove are not included in the VA Subzone.

Zoning patterns reflect established land use activities, and it is appropriate and efficient for all of the land described in Table 1 to be included in the MDR and the Visitor Accommodation Sub-Zone.

c. Definitions and Rules

Provision	Submission	Relief Sought
Definitions	<p>New definitions are proposed for the terms 'Habitable Room' and 'Outlook Space'.</p> <p>Proposed Rule 8.5.6 refers to the Outlook Space requirements for a 'principal living room/ space' and for 'all other habitable rooms'.</p> <p>The proposed definition of 'habitable room' is uncertain, and there is no definition of 'principal living room/ space'.</p>	<p>Amend the proposed definition of 'Habitable Room' to:</p> <p><u>Any room in a residential unit or visitor accommodation unit that exceeds 8m², except for a garage, hallway, stairwell or laundry.</u></p> <p>Include new definition of 'Principal Habitable Room' :</p> <p><u>The Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.</u></p>
Rule 8.5.6 Outlook Space (per unit)	<p>The rule refers to the minimum outlook space for a 'principal living room/ space' and for 'all other habitable rooms'.</p> <p>The submission point above relating to the proposed definitions seeks a new definition of 'Principal Habitable Room' and as a consequence Rule 8.5.6 needs to be amended.</p>	<p>Amend Rule 8.5.6 (a):</p> <p><u>The Principal Habitable Room principal living room/ space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u></p>

Table 2 – Definition and Rule Amendments

Reasons:

These amendments improve plan administration.

d. Coherent seeks the following decision from the local authority:

That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/ or the relief requested.

e. Coherent wishes to be heard in support of the submission.

f. If others make a similar submission, Coherent will consider presenting a joint case with them at a hearing.



Signature of person authorised to sign on behalf of submitter

5 October 2023

Address for Service of Submitter:

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