

FORM 6
FURTHER SUBMISSION ON PROPOSED QUEENSTOWN LAKES DISTRICT PLAN VARIATION

Clause 8 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Doolytle & Son Limited

Address for Service: P O Box 1081
Queenstown 9348

alex@southernplanning.co.nz
027 840 2855

- 1. This is a further submission on the Proposed Queenstown Lakes District Plan.**
- 2. The further submitter has an interest in the proposal that is greater than the interest of the general public.**

The further submitter's interest is greater than the interest of the general public because the further submitter has made an original submission (#81) that seeks to provide for commercial use of Lot 2 DP 536321 and Lot 403 DP 322452.

- 3. The further submitter supports or opposes submissions on the Plan Change Variation as set out in the table below:**

Submission # and Submitter	Support or Oppose	Particular Part That Is Supported or Opposed	Reasons for Support or Opposition	Relief Sought
21 – Nicole Fairweather	Oppose	Entire submission, particularly the point that the commercial zone be rejected as the original submitter does not believe we need another shopping hub, shopping hubs are 'so ugly and that we 'already have plenty of ugly shopping/commercial zones'.	Additional commercial/shopping space is required to support a growing population.	That this submission be disregarded.
49 – Nicky Busst	Support	This support relates specifically to submission point 49.4. The submitter seeks the provision of more community facilities, school, and shops to this side [eastern side] of the Shotover River to be fast-tracked to reduce the need to cross the river. This support does not extend to other particulars in the submission.	Allowing commercial activities to establish on the eastern side of the Shotover River will reduce residents' demand on crossing the Shotover Bridge to access such activities.	That commercial precinct zoning be provided for on Lot 2 DP 536321 and Lot 403 DP 322452 as sought by original submission #81. In the event that the plan change variation is declined (in whole or in part), Commercial Zoning of some description should still be applied to Lot 2 DP 536321 and Lot 403 DP 322452 to allow shops and other commercial activities to be established.
73 – Glenpanel Development Limited	Support	This support relates specifically to submission point 73.40. The submitter seeks that Rule 45.5.39 (office activity) be amended from non-complying to restricted discretionary where an office space exceeds 200m ² in floor area.	Applying a maximum gross floor area cap and a non-complying activity status will discourage many medium sized office companies from establishing in this area	That the non-compliance status for Rule 45.5.39 be changed from non-complying to restricted discretionary, however the further submitter's preference is that this rule be deleted in its entirety, particularly in relation to

			resulting in residents who work in offices needing to travel to Frankton or Queenstown. Therefore the at-capacity Shotover Bridge will continue to see increased traffic flows.	Lot 2 DP 536321 and Lot 403 DP 322452 should commercial precinct zoning be accepted on this land.
93 – Sanderson Group and Queenstown Commercial Limited	Support	<p>This support relates specifically to submission points 93.13, 93.32 and 93.53.</p> <p>Submission point 93.13 seeks to enable two large format retail tenancies.</p> <p>Submission point 93.32 seeks that Rule 49.5.39 (office activity) be deleted.</p>	<p>With regard to submission point 93.13, enabling more than one large format retail activity to become established in the commercial precinct will allow a market based approach to meet residents' needs and will assist with reducing the requirement for residents.</p> <p>Applying a maximum gross floor area cap and a non-complying activity status will discourage many medium sized office companies from establishing in this area resulting in residents who</p>	<p>That two large format retail stores be permitted on land that was notified as Commercial Precinct Zoning and that this restriction shall not apply to Lot 2 DP 536321 and Lot 403 DP 322452 should commercial precinct zoning be accepted.</p> <p>Delete Rule 45.5.39 in its entirety, particularly in relation to Lot 2 DP 536321 and Lot 403 DP 322452 should commercial precinct zoning be accepted on this land.</p>

		<p>Submission point 95.53 seeks that the commercial precinct zoning be increased in area or the rules are amended to enable greater flexibility for commercial, community and mixed use activities within residential precinct areas.</p>	<p>work in offices needing to travel to Frankton or Queenstown. Therefore the at-capacity Shotover Bridge will continue to see increased traffic flows.</p> <p>Increasing the area of the commercial precinct zoning will allow more businesses to become established on the eastern side of the Shotover River, which in turn will reduce the need of residents to cross the bridge.</p>	<p>Support the increase to the commercial precinct zoning. The increased area sought by the original submission will bring commercial precinct zoning closer to Lot 2 DP 536321 and Lot 403 DP 322452 for which commercial precinct zoning is sought.</p>
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4. The further submitter wishes to be heard in support of its further submission.
5. If others make a similar submission the further submitter will consider presenting a joint case with them at a hearing.



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Alex Dunn
3 August 2023