

SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR A VARIATION TO THE PROPOSED DISTRICT PLAN

TO- Queenstown Lakes District Council (QLDC)

A SUBMISSION ON- the proposed Urban Intensification Variation

NAME OF SUBMITTER – Peninsula Hill Limited

ADDRESS FOR SERVICE- Jenny Carter; JCarter Planning

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1.0 Introduction

1.1 This is a submission on the proposed 'Urban Intensification Variation'.

2.0 Provisions of the Variation that this submission relates to

2.1 The submitter has an interest in the entire Variation. More specifically, the provisions as they relate to the Local Shopping Centre Zone (LSCZ).

2.2 The submitter owns the the site known as Peninsula Hill. There is an area within the site zoned LSCZ.

- The submitter supports the intention to better enable development in the LSCZ. However, adjusting height and setbacks alone will not be effective and therefore it is requested that the noise rules are also amended, so that the rules better align with the stated purpose and objective of the zone.

2.3 The Submitter could not gain an advantage in trade competition through this submission.

3.0 Submission/ Reasons for submission

3.1 The intention of the proposed changes to LSCZ are supported. However, they will not be effective in achieving their purpose if the noise controls are not altered. Currently, any business or commercial activity must comply with the noise standards in the nearby residential zones. These controls require that the night time noise limits commence at 8pm. This means that any business in the LSCZ will have difficulty complying, particularly if they wish to be open after 8pm.

3.2 It is understood that in other urban areas (such as Auckland and Christchurch) the night time noise limits commence at 10pm. This is more realistic and would better enable businesses to operate within the LSCZ, in a manner consistent with the Zone's purpose.

4.0 Relief Sought:

- 4.1 The submitter requests that the noise limits within the LSCZ are amended, so that the night time noise limit commences at 10pm.
- 4.2 In the alternative: if the Variation is to be adopted, to amend, vary or otherwise modify the Variation to address the concerns, issues, and other matters raised in this submission (including any necessary additional or consequential relief).

5.0 Wish to be heard

- 5.1 The Submitter wishes to be heard in support of its submission.
- 5.2 If others make similar submissions, the Submitter will consider presenting a joint case at any hearing.

DATED 5 September 2023

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