

## Attachment B – Submission Points

Ref#	Submission Summary	Officer comment/ recommendation
<b>1</b>	<b>Matthew Tyrrell - Oppose</b>	
1.1	Opposes the environmental impact of using energy to heat pools.	<p>Ngāi Tahu Tourism operate in line with the values of the iwi and take their responsibility as kaitiaki (guardians) seriously. They have not yet commenced any design work for the hot pools, and as such, they have not reviewed the various utility supply options.</p> <p>Ngāi Tahu Tourism, along with the other Ngāi Tahu commercial entities, undertake annual values based sustainability reporting in the form of 'Manawa-Kāi-Tahu' (our beating heart) and was one of the first tourism operators to sign up to the <a href="#">Tourism Industry Aotearoa Sustainability Commitment</a>, the vision of which is to lead the world in sustainable tourism.</p> <p>They will be guided by their values and commitment to protecting the environment for future generations when reviewing options during the masterplan process, both in construction and in the ongoing operation of the facility.</p>
1.2	Minimal benefit (of the proposal) to locals.	<p>A fundamental aspect of the purpose of local government is to meet the current and future needs of the community through provision of efficient, effective and appropriate infrastructure and services. Optimal utilisation of the Lakeview site goes to the core of that purpose.</p> <p>The Council has decided on an integrated development approach for Lakeview providing for a range of activities expected to have a district economic impact of \$83.5 million from one-off construction related activity and additional on-going economic benefits from operations in excess of \$54.5 million annually. This compares to a current economic impact of \$1.9 million per annum.</p> <p>The preferred development programme will be to establish a successful mixed-use precinct which provides diversity of product; compliments the existing Queenstown town centre and brings additional economic and social prosperity to the local community.</p>

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		The proposed reserves lease to Ngāi Tahu Tourism will provide a 'key anchor activity' on the Lakeview site intended to support local businesses and industry growth. Queenstown is generally reliant on traditional tourism and construction based industries. The proposal will offer a new and diversified 'higher contribution visitor activity' helping to support a more resilient and sustainable economy.
<b>2</b>	<b>Eleanor Pierce - Oppose</b>	
2.1	Concerned about the lack of housing available and that the site could be utilised to solve wider issues in Queenstown and help grow the community.	<p>The Council acknowledges that the lack of affordable housing is the greatest challenge our District faces<sup>1</sup>..It has also identified the Lakeview site (and other Queenstown Town Centre land) can be utilised to address issues facing the community and help solve the housing affordability issue directly.</p> <p>The recently completed re-zoning and making the land available for development, has improved opportunities for affordable and community housing through the provision of higher density housing and intensified land use.</p> <p>The Council intend to do further work to determine options for the future use of the Lynch Block (1 hectare) including its consideration for worker accommodation and/ or affordable housing. Furthermore an affordable housing contribution of 5% of the value of the Lakeview development land has been set aside to demonstrate the Council's commitment to affordable housing.</p>
<b>3</b>	<b>James Thomson - Oppose</b>	
3.1	The proposed development will directly impact the lives of many people living in the cabin park and have a negative effect on housing affordability (in Queenstown).	Development at Lakeview (including the proposed reserves lease to Ngāi Tahu Tourism) will directly impact occupiers of the Council owned cabins on the site. Accommodating and working with those affected cabin tenants remains a key priority for the Council. This may include providing alternative cabin accommodation on the site (as development proceeds) or options for new housing through the Affordable Housing

<sup>1</sup> Mayoral Housing Affordability Taskforce Report adopted by the Council in October 2017.

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		<p>Trust or similar initiatives as prescribed by the Mayoral Housing Affordability Taskforce.</p> <p>There are currently 166 residential dwellings positioned across the Lakeview site (circa 10 hectares). Development of a mixed-use precinct at Lakeview is expected to substantially increase the number of new residential dwellings.</p> <p>The development of Lakeview will have a positive effect on housing affordability by providing sufficient commercial property and high density dwellings in close proximity (i.e. walking and cycling) to the Queenstown Town Centre, while maintaining the majority of land for recreation purposes and/ or public space.</p>
3.2	The Council must prioritise providing more affordable housing rather than leasing land for another tourist attraction.	The proposed reserves lease to Ngāi Tahu Tourism is on land classified as Recreation Reserve under the Reserves Act 1977. It is unlawful (under the Act) for the Council to use the land for a residential purpose.
<b>4</b>	<b>Shannon Murray - Oppose</b>	
4.1	Will lose home to proposed development. Queenstown doesn't need this tourism activity especially when it comes at the cost of some of the only affordable housing options in Queenstown.	Refer to point(s) <b>3.1</b> and <b>3.2</b> above.
<b>5</b>	<b>Emily Jade Bevin - Oppose</b>	
5.1	Accommodation is already a crisis in the Queenstown area and the town will collapse unless some actual thought is put into planning for the future.	Refer to point <b>2.1</b> above.
<b>6</b>	<b>Noa Dagan - Oppose</b>	
6.1	Affordable accommodation for Queenstown residents is paramount to the health and happiness of the community. We do not need more overpriced tourist attractions.	Refer to point(s) <b>1.2</b> and <b>2.1</b> above and the <b>Statement of Proposal</b> (attachment H) which references the Council identified strategic need for higher contribution visitor activities in the District and in particular the Queenstown town centre.

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<b>7</b>	<b>Lucy Logan - Oppose</b>	
7.1	Accommodation is already a crisis in the Queenstown area and the town will collapse unless some actual thought is put into planning for the future.	Refer to point <b>2.1</b> above.
<b>8</b>	<b>Hanni Hopsu - Oppose</b>	
8.1	Pulling the cabins down and replacing those with hot pools will destroy many lives and a characteristic and important part of the town. It will force numerous low-income: hospitality workers; seasonal workers; and families (necessary to support tourism activities) to leave town as they simply cannot afford the rent anywhere else.	Refer to point <b>3.1</b> above.
8.2	Hot pools here would not be an environmentally friendly addition - Why replace a characteristic cabin park with its quirky little cabins, homes of so many, and its communal, caring atmosphere, with something so tacky and artificial?	Refer to point(s) <b>1.1</b> and <b>1.2</b> above.
8.3	Why take homes and destroy lives of so many just for the sake of a few extra dollars that could be made with another touristy attraction?	Refer to point <b>3.2</b> above.
<b>9</b>	<b>Eleanor Hammond - Oppose</b>	
9.1	Queenstown is not in need of more attractions. It is, however, in need of affordable accommodation for those that live there.	Refer to point <b>1.2</b> above and the <b>Statement of Proposal</b> (attachment H) which references the Council identified strategic need for higher contribution visitor activities in the District and in particular the Queenstown town centre
<b>10</b>	<b>Marion Florence Borrell – Neutral</b> <b>Queenstown and District Historical Society</b>	
10.1	We seek assurance that the trees will be retained and protected when the site is developed for the hot pools.	The protected trees on the site will be treated in accordance with the District Plan and District Tree Policy 2010.

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<b>11</b>	<b>David Clarke – Neutral Lakes District Museum</b>	
11.1	There are a number of Heritage Trees on the site. Some are listed in the District Plan but others are not. A process should be undertaken by an independent arborist/ landscape architect whereby all trees are assessed and where possible retained.	<p>As part of the recently completed rezoning process<sup>2</sup> the protected trees were identified and assessed by various experts. These included (but were not limited to): an arborist; landscape architect; heritage specialist; urban designer; architect; and property/ commercial advisor.</p> <p>The location (and retention) of these identified protected trees has significantly influenced master planning of the Lakeview development. Elements of the development such as: the size and shape of development lots; road corridors; view shafts; planning rules and the location of reserve land (i.e. the proposed reserves lease area) have been formulated with regard to the protected trees on the site.</p>
<b>12</b>	<b>Marika Thomson - Oppose</b>	
12.1	It is more important to create affordable housing for all those who actually work and reside here (Queenstown); it seems to me that perhaps transforming the Lakeview site into a place where locals can afford to live would be much better for the community than building another tourist attraction.	Refer to point(s) <b>1.2</b> and <b>2.1</b> .
12.2	As it stands at the moment, the Lakeview site is the only affordable housing area in the Lakes area, and I believe it should stay like that with the new owners.	Refer to point <b>3.1</b> .
12.3	We already have plenty of tourist activities here (including a hot pools/spa retreat).	Refer to the <b>Statement of Proposal</b> (attachment H) which references the Council identified strategic need for higher contribution visitor activities in the District and in particular the Queenstown town centre.
<b>13</b>	<b>Sam Pinion - Oppose</b>	
14.1	The cabins provide cheap housing for local people, where do you propose all these people go?	Refer to point <b>3.1</b> .

<sup>2</sup> Plan Change 50.

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14.2	All the housing developers and councils seem to care about is making as much cash as possible by building luxury apartments or tourist attractions that the town doesn't really need.	Refer to point <b>1.2</b> and the <b>Statement of Proposal</b> (attachment H) which references the Council identified strategic need for higher contribution visitor activities in the District and in particular the Queenstown town centre
<b>14</b>	<b>Ken Gousmett - Oppose</b>	
14.1	There is insufficient information to be able to support the proposed lease. The summary lacks a clear meaningful description of these commercial terms.	Refer to <b>The Summary of Proposed Terms</b> (attachment H) as made publicly available during the consultation period, but subsequent to the initial Statement of Proposal.
14.2	Key information (proposed landscaping; fencing and buildings etc.) should have been made available to submitters. Council as the lessor has the opportunity to direct and control development of the site, set the rent and the terms of the lease with considerable detail and greater reliability of outcome than relying on the District Plan to achieve desired development outcomes.	<p>The proposed reserves lease to Ngāi Tahu Tourism will be a legally binding document consistent with the Council's statutory obligations and the Reserves Act 1977. It is intended to serve as a development agreement (between the parties) to ensure the desired outcomes of both parties.</p> <p>Ngāi Tahu Tourism will be required to obtain the necessary consents for the proposed development under the District Plan and other legislation (i.e. Building Act). Ngāi Tahu Tourism will also need to obtain design approval from the Council (as lessor) under the proposed reserves lease agreement<sup>3</sup>.</p>

<sup>3</sup> As outlined in The Summary of Proposed Terms (attachment C).