

Proposed Lakeview Land Swap

Filled Wednesday, May 06, 2015

I am submitting feedback as:

An individual

First Name:

Ken

Last Name:

Gousmett

I would like to make a submission on:

Both of these proposals

This is a submission on the proposal to classify reserve land as 'recreation reserve'.

Please select whether your submission supports, opposes, or partially supports/opposes the proposal.

Opposes

Please enter your submission below.

The case for classifying exchanging high value residential zoned land for reserve land is not adequately explained. The need for additional reserve land in that location is not identified. I request the opportunity to discuss the reasons behind this proposal.

This is a submission on the proposal to exchange reserve land for an equivalent area of adjacent freehold land.

Please select whether your submission supports, opposes, or partially supports/opposes the proposal.

Opposes

Please enter your submission below.

The case for exchanging high value reserve land for freehold land is not explained. The value of the freehold land under the current zoning of Medium Density Residential is substantial and needs to be preserved and enhanced for the wider community. The need for additional reserve land in that location is not identified.

Proposed Lakeview Land Swap
Queenstown Lakes District Council
Ken Gousmett

This is in support of my submission dated Friday 08 May 2015. My submission is personal.

Firstly, I wish to confirm that after receiving and reading further information on the background to the land swap proposal and after having the opportunity to discuss the reasons behind the decisions leading up to the land swap proposal that:

1. I now neither support nor oppose the proposal.
2. I no longer wish to be heard.
3. I understand that the following submission will be considered by Council in making a decision on the officer recommendation.

My further submission on the Lakeview land swap proposal is:

- A. That the decision of Council on the land swap proposal take fully into account the high value of the freehold land and that no change be made that will reduce the freehold land value by swapping or fragmentation.
- B. The freehold land is hugely valuable to the community of Queenstown. That value will always remain, it does not have to be realised now. An independent valuation of the freehold land at Lakeview commissioned by QLDC in May 2006 valued 33,563m² of the main freehold block at \$44m or \$1320/m². This illustrates the high value of the land.
- C. That until the two major projects proposed for the freehold land, being conference centre and Ngai Tahu spa pool proposal, are fully documented and agreements have been entered into, the land swap should not be committed. It is not yet clear whether either of these projects will proceed. The land should not be subdivided and swapped until these projects are ready to be committed.
- D. The use of Council owned freehold land for either of the two proposed projects, being the conference centre and Ngai Tahu spa pool proposals should provide a return to the community at least equal to the land use under the current residential zone i.e. sale value plus economic benefit value to the community, not just land value. This is necessary to provide a fair comparison to the two commercial proposals.
- E. The proposed internal road access uses a lot of land and requires a number of right angle bends to enter and leave the site, difficult for large delivery trucks and buses. The use of Isle Street for entry and exit will always be compromised by the steep cross section and large listed heritage tree at Brecon Street (which is actually near the centre of the road reserve and has a dripline diameter of 16 metres).
- F. The loss of value that will result from the proposed demolition of the two camp facilities buildings also needs to be taken into account. These buildings are

just 12 years old, they are very well built from permanent materials and they are quality buildings. These two buildings would be worth at least \$1.6m. With the cost of demolition and disposal of waste the cost of demolition and loss of asset value is in excess of \$2m. Has this decision been examined thoroughly?

Submission sent Mon 4 May 2015 at 11:59pm from: Dot and John McFarlane <

We would like to make a submission against the landswap of 1.8ha of reserve land at lakeview for adjoining land. Our objection is as regular campers the area proposed for campers is very cold and shaded. Also as ratepayers we object to the cost of replacing relatively new kitchen and ablution blocks. We feel this is a waste of ratepayers money. Dorothy and John McFarlane