

FORM 6

FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO SUBMISSION ON
NOTIFIED PLAN

PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Clause 8 of First Schedule, Resource Management Act 1991

TO: Queenstown Lakes District Council ("**Council**")

SUBMITTER: Cardrona Village Ltd ("**Submitter**")

1. This is a further submission in opposition to submissions on the following proposed plan ("the proposal"):

Stage 3B of the Proposed Queenstown Lakes District Plan ("PDP").

2. Cardrona Village Ltd is:

A person who has an interest in the proposal that is greater than the interest the general public has as Cardrona Village Ltd is the owner or has an interest in a substantial land holding within the existing Rural Visitor Zone at Cardrona.

3. Cardrona Village Ltd opposes the submissions set out in the table attached.
4. The parts of the submissions that Cardrona Village Ltd opposes are set out in the table attached.
5. The reasons for Cardrona Village Ltd opposition are set out in the table attached, but in general, the decisions requested in the submissions:
 - (a) will not implement and / or give effect to the objectives, policies, and other provisions of the relevant planning instruments, including the other strategic and more specific provisions of the PDP, as well as the Regional Policy Statement; and
 - (b) are otherwise inconsistent with and / or will not achieve the purpose of the Act and the other provisions of Part 2 of the Act; and

- (c) fail to meet the requirements of section 32 of the Act.
6. Cardrona Village Ltd seeks that the whole of the submissions be disallowed.
 7. Cardrona Village Ltd wishes to be heard in support of the further submissions.
 8. If others make a similar submission Cardrona Village Ltd would consider presenting a joint case with them at a hearing.

DATED 18th February 2020



Tim Grace
Planning Consultant for the Submitter

The Submitter's address for service is:

C/- Lands and Survey (Auckland) Ltd
PO Box 33 917
Takapuna
Auckland 0740

Documents for service on the Submitter may be sent to that address for service or may be emailed to tim@landsandsurvey.co.nz. Service by email is preferred, with receipt confirmed by return email.

ATTACHMENT

FURTHER SUBMISSIONS IN SUPPORT OF OR IN OPPOSITION TO SUBMISSIONS ON NOTIFIED PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Clause 8 of First Schedule, Resource Management Act 1991

CARDRONA VILLAGE LTD

NAME OF SUBMITTER	SUBMISSION NUMBER	SUBMISSION POINT	SECTION OF PDP	DECISION REQUESTED	SUPPORT OR OPPOSE	REASONS
Ross Sanderson	31003	31003.1	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.8-Amendments to the Cardrona Character Guideline 2012	That the Cardrona Village Character Guidelines limit buildings to two storeys in height.	Oppose	The comprehensive development that is intended for the Submitter's land in the future provides for a hub of three level hotels that are centred around the intersection of Soho Street / Rivergold Way. This is the most appropriate location for the higher hotel buildings with the other visitor accommodation buildings and residential buildings that are intended for the

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						<p>area reducing in height as they move out towards the zone boundaries. A two-storey height restriction could significantly limit the provision of hotel buildings within the Commercial Precinct and / or the Visitor Accommodation Sub-zone. This would have significant costs in terms of the achievement of the objectives and policies for the Cardrona Settlement Zone as it may result in hotels not being feasible (due to the restrictions on the room numbers that can be achieved at this location as a result of the reduced height limits). This in turn would result in significant costs in terms of the ability of the Cardrona village to</p>

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						service the tourist attractions within the surrounding area.
Ross Sanderson	31003	31003.2	2-Variation to Chapter 20 - Cardrona Settlement Zone > 2.5-20.5 Rules - Standards	That Rule 20.5.12.5 of Chapter 20 (Settlement Zone) be amended to remove or change the three storey height limit in the village of Cardrona.	Oppose	The comprehensive development that is intended for the Submitter's land in the future provides for a hub of three level hotels that are centred around the intersection of Soho Street / Rivergold Way. This is the most appropriate location for the higher hotel buildings with the other visitor accommodation buildings and residential buildings that are intended for the area reducing in height as they move out towards the zone boundaries. A two-storey height restriction could significantly limit the provision of hotel buildings within the Commercial Precinct

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						and / or the Visitor Accommodation Sub-zone. This would have significant costs in terms of the achievement of the objectives and policies for the Cardrona Settlement Zone as it may result in hotels not being feasible (due to the restrictions on the room numbers that can be achieved at this location as a result of the reduced height limits). This in turn would result in significant costs in terms of the ability of the Cardrona village to service the tourist attractions within the surrounding area.
Heritage New Zealand Pouhere Taonga	31011	31011.1 – 31011.2	2-Variation to Chapter 20 - Cardrona	That the proposed variation to Chapter 20 (Settlement Zone) to provide for the Cardrona Village Character	Oppose	The Cardrona Village Character Guidelines were developed over several years and 'finalised' in January 2012. The content of the

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			Settlement Zone	<p>Guideline 2012 as a matter to consider in the consideration of certain types of development be retained as notified.</p> <p>That the amendments to the Cardrona Character Guidelines 2012 be retained as notified.</p>		<p>Guidelines is therefore now essentially 10 years old and does not reflect the natural and built (including the unimplemented resource consents that have not yet expired) character of the village that has evolved over the last 10 years. Nor does the Guideline reflect the current and evolving urban design, architecture and landscape expertise that has seen updates in the approach to development proposals for locations such as at Cardrona. The Submitter considers a review of the Guidelines is needed given the intention to apply a new Settlement zoning to the village to manage the use and</p>

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						development of land within the Cardrona Village into the future and the changes that have occurred within the village over the past 10 years. Until a review is completed it is not known whether the dated Guidelines are still appropriate to provide for design guidance within the village into the future. There is a good prospect that the Guidelines will need significant updating. As such, the Submitter is of the view that there should be no statutory requirement contained within the PDP to achieve consistency with the Guidelines until these Guidelines have been formally reviewed through a public process and

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						deemed appropriate to achieve the design outcomes now desired for the Cardrona Village over the next 10 or so years.