

-SECTION 96 OF THE RESOURCE MANAGEMENT ACT 1991-

SUBMISSION ON PUBLICLY NOTIFIED RESOURCE CONSENT

To: Queenstown Lakes District Council & Otago Regional Council

Submitter: Wakatipu Community Maritime Preservation Society Inc ("the Society")

1. This is a submission on resource consent application QLDC Ref RM140061 & ORC Ref RM14.026.01 – RM14.026.03, specifically:

A resource consent application by Lakes Marina Projects Limited to operate a marina with associated buildings, car parking, landscaping and associated activities.

This is a joint submission to both the Otago Regional Council (ORC) and Queenstown Lakes District Council (QLDC).

2. The submission of Wakatipu Community Maritime Preservation Society Incorporated is as follows:

The submitter supports the resource consent application subject to the matters outlined in this submission being appropriately addressed.

3. The reasons for our submission are as follows:

Queenstown Trail Alignment

- The application and accompanying plans identify two routes will be provided through the Marina development to accommodate the Queenstown Trail. One is identified as following along Sugar Lane via a proposed footpath the other is via a promenade that is proposed along the new foreshore alignment.
- It is considered a positive aspect of the development that the Queenstown Trail has been provided for. The alignments as proposed in the application ensure the trail can continue to allow users to experience the amenity and character of the foreshore in this area and the associated historic boat shed activity.

Sugar Lane/ State Highway 6A Intersection

- The application and accompanying traffic assessment identifies that traffic delays will occur at the intersection with the number of vehicles queuing at the intersection increasing as a result of the marina development.

- A variety of private and public activities already utilise this intersection for access and therefore will be adversely affected by the increased delays at this intersection as a result of the marina development.
- To mitigate these effects a condition of consent is considered necessary to ensure the upgrade of the Sugar Lane/ State Highway 6A intersection is undertaken. This condition of consent should require the upgrade to provide at a minimum a left hand turn lane out of Sugar Lane. The condition should also require these works to occur prior to construction of the marina to ensure disruption to the users of Sugar Lane is minimised not only during the operation of the marina but also whilst it is being constructed.

Existing Public Pontoon Jetty

- The application proposes removing this public jetty as the wave attenuation structure for the marina is proposed to start where this jetty is currently located. The application is not definitive on whether the existing public jetty will be relocated and if it is, where to? The application notes *'it may be repositioned to where the fuel pumps are'*.
- The public jetty is an important asset for the community and should be retained. If the jetty needs to be moved the new location should be identified in consultation with the Society.

Car Parking

- The application identifies that parking areas will not be sealed straight away with settling issues identified as the reason why. No timeline is detailed in the application for the sealing of the car parking areas.
- If the car parking areas are not sealed straight away there is the potential for noise and dust to adversely affect the amenity of people using the surrounding area. The society considers it appropriate that the parking areas are 'temporarily' sealed to avoid any dust and noise associated with a gravel car park along with a condition of consent that specifies when the car park will be permanently sealed.
- If temporary sealing is identified as being impractical then a condition of consent should require a management plan be prepared detailing the measures that will be put in place to ensure the maintenance of the gravel car park to minimise dust and noise. This management plan should also specify when the car park will be sealed.
- The society requests that the details of the conditions relating to the car park are finalised in consultation with the Society.

Construction Activity

- The application identifies that hours of operation for construction activity will be addressed in a construction management plan. Construction activity has the potential to adversely affect the amenity and enjoyment of the area and business that already operate in the vicinity.
- It is considered appropriate to mitigate any potential adverse effects of construction activity that a condition of consent require the construction management plan to specifically detail the following:
 - a. How access along Sugar Lane will be maintained for vehicles and pedestrians at all times. Including the requirement to ensure the Queenstown Trail is not required to be redirected from this area during construction.
 - b. How construction noise will be managed to ensure the amenity and enjoyment of the area is not adversely affected particularly on weekends when the area is most often frequented by the public.
- The Society also considers it appropriate that the construction management plan including the construction hours are finalised in consultation with the Society.

Commercial Activity

- Several buildings are proposed for commercial activities although no details are provided in the application regarding what the nature of these commercial activities would be. Therefore, it would appear the application if granted as submitted would allow for any commercial activity to establish without further resource consent.
- It is considered this blanket approach does not adequately allow consideration of the potential adverse effects of unspecified commercial activity in this area. For example, it would appear if consent is granted as proposed a number of retail outlets could establish within the proposed buildings that have no relationship to the marina or boating activity. This could result in effects in terms of traffic generation and parking that have not been adequately considered and also give rise to reverse sensitivity effects.
- Given the potential adverse effects associated with unspecified commercial activity it is considered more appropriate that each commercial activity proposed within the marina development is considered on its merits as part of individual resource consents for the specific activity. Accordingly, it is considered appropriate that consent is not granted to commercial activity of an unspecified nature as sought through this consent application.

The following decision is sought from the Queenstown Lakes District Council

That the consent authorities' grant consent subject to the matters raised in this submission being adequately addressed.

6. **The submitter wishes to be heard in support of this submission.**
7. **If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.**



Tony Butson on behalf of the Wakatipu Community Maritime Preservation Society Inc

19 March 2014

Date

Address for Service:

WCMPSI
Po Box 2099
Wakatipu

Attachments:

Appendix [1]: Site location, legal description and grid reference.

CC: Lakes Marina Projects Limited
c/- Safe As Houses Building Consultants Ltd
PO Box 1380
QUEENSTOWN 9348
Attn: Allan Kirker