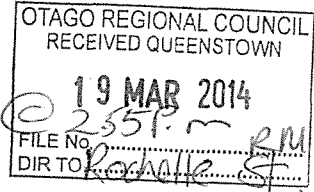


- Form 13 -



SUBMISSION ON A RESOURCE CONSENT APPLICATION

Pursuant to section 96 of the Resource Management Act 1991

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

and

Otago Regional Council
Private Bag 1954
DUNEDIN 9054

SUBMITTERS DETAILS	<i>Submitter:</i> C. H. Lee
	<i>Location:</i> Mantra Apartments #405 875 Frankton Road, Frankton
	<i>Postal Address:</i> P.O. Box 1532 QUEENSTOWN 9348
	<i>Telephone:</i> 03 441 0370
	<i>E-mail:</i> info@elementescapes.co.nz
	<i>Contact Person:</i> Andrew JORRELY

<i>Applicant:</i> Lakes Marina Projects Limited
<i>QLDC Ref:</i> RM140061
<i>ORC Ref:</i> ORC: RM14.026.01 - RM14.026.03

**SUBMISSION
DETAILS:**

Site Address: Frankton Marina Local Purpose Reserve and surrounds, at Sugar Lane, Frankton.

The legal description is Crown Land Lake Bed, Secs 48, 52 and 53, Blk XXI, Shotover Survey District; Pt Sec 39, Blk XXI, Shotover SD, Sec 1, SO 21582, Sec 1, SO 24208.

The Grid reference is Mid Point NZTM 2000 E1262504, N5006069

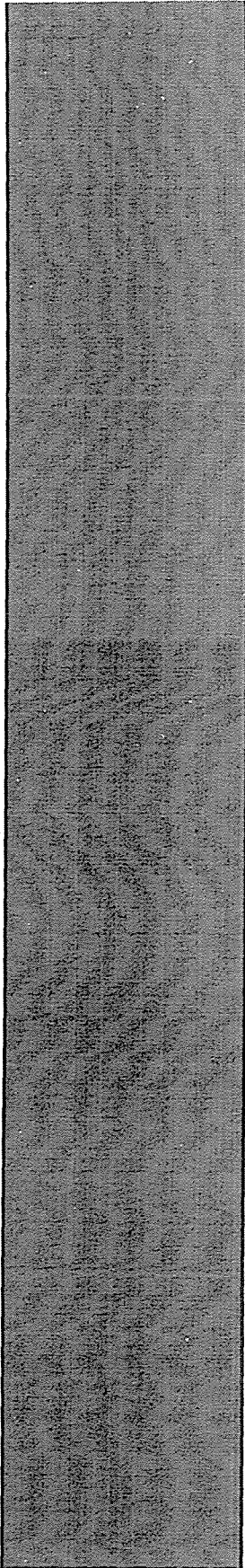
Description Of Proposal: This is a submission on an application by Lakes Marina Projects Limited to establish and operate a marina with associated buildings, car parking, landscaping and associated activities.

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

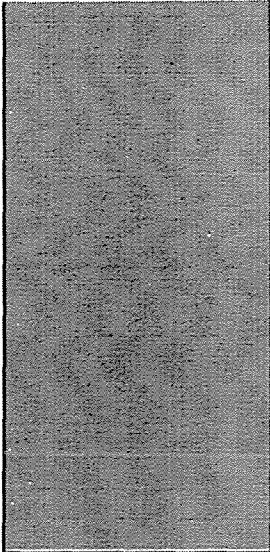
**SUBMISSION
STATEMENT:**

The particular parts of the application I support or oppose, or wish to comment on are as follows :

- (a) The Submitter is very supportive of the establishment of a new marina at Sugar Lane, Frankton. Such a facility will bring many positive benefits to the local area as well as to the wider district. The proposed design of the marina with the associated buildings and landscaping will enhance the appearance of the locality and bring a much needed recreational facility to the district. In particular the following aspects of the proposal are supported:
- I. The proposed buildings, particularly their marine themed appearance, their location, their scale and low height and that they are unpainted to appear recessive in the environment.
 - II. The proposed linkages with the Queenstown Trail network and how the design provides two trails, one for cyclists that wish to continue past the site without stopping, with a second trail that enables interaction for those that wish to enjoy the lake front and marina activities.
 - III. The removal of the existing trees in the area and the proposed low-lying landscaping, including the proposal to have an area for the public to interact with the lake, via the steps and boulder features, as shown on the Landscape Layout Plan.
 - IV. The proposed signage which is to be designed to be small in scale and in style and colours appropriate to the marine setting.
 - V. The general tidying up of the current site.
 - VI. The proposed upgrading of the intersection with State Highway 6A.



- (b) The issue that commercial craft may journey close to the part of the Lake adjoining Mantra Apartments is not expected to be of concern providing vessels close to the shoreline will be idling and travelling at 5 knots or under. The interaction of boats close to the Mantra Apartments, with people enjoying the trail network and proposed steps and boulder features is seen as a positive that adds interest and vibrancy to the area adjoining the Mantra Apartments.
- (c) The Submitter has some general issues for which clarification is sought and these are:
- I. How the areas immediately adjoining the west and east sides of the site (that are not leased by the applicant) will connect with what is being proposed for the application site, including the trail linkages. In particular, it is noted that the area outside Mantra Apartments that is not within the application site could be enhanced with new low lying landscaping. Mantra Apartments would wish to be consulted prior to this occurring.
 - II. It is considered that the proposed access and parking area directly in front of Mantra Apartments should be sealed from the outset of the works. This is because the Apartments currently experiences considerable dust nuisance from the unsealed parking area. This portion of the site is not subject to extensive earthworks and could be sealed earlier than the portion of the site that has been identified in the application as requiring time for the ground to settle.
 - III. A parking restriction for the portion of the car park in front of the Apartments may be appropriate so that people do not leave vehicles in this location for days on end.
 - IV. To avoid glare into the ground floor apartments that adjoin the site access and car park it is considered that a low hedge should be planted along the perimeter between the Mantra Apartments and the car park. This could be dealt with by way of a condition on the consent which also requires consultation to be undertaken with the Submitter prior to this landscaping being implemented.
 - V. Potential glare from any lighting, such as lighting for car park security, navigational lighting and the like should also be designed to avoid glare nuisance into the Mantra Apartments.
 - VI. It is also noted that Mantra Apartments would not wish any signage, including Council and traffic signage, to be erected close to their property, either in or outside the application site, without first having been consulted. Such signage can affect the amenity, views and outlook of occupants.
 - VII. With regard to noise, the Submitter would appreciate clarification as to how potential noise from activities on the boats and the boats themselves, such as flapping halyards, will be controlled by marina management to ensure neighbours are not adversely affected by nuisance noise at night.



VIII. It is also requested that any gates at the marina be designed to be quiet and self-closing to avoid noise nuisance at night.

IX. Given that the application site adjoins residential properties and tourism accommodation activities it is suggested that the hours of operation of the construction activities should be reduced to be between 9am and 5pm on weekdays and 9am to 2pm on Saturdays.

The Submitter would like the opportunity to review any conditions of consent that are proposed for the development prior to a decision being made.

The Submitter seeks that the Consent Authority **approves** the application on the basis that the above issues have been appropriately addressed.

- We do wish to be heard in support of this submission
- We have served a copy of this submission on the Applicant
- We will consider presenting a joint submission at the hearing if any other parties have similar submissions

Signature:

Date: 19 March 2014

CC: Copy to:

Lakes Marina Projects Limited
C/- Alan Kirker
P O Box 1380
QUEENSTOWN 9348