

**QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN CHANGE 50**

**IN THE MATTER
AND
IN THE MATTER**

of the Resource Management Act 1991

Plan Change 50 to the Queenstown Lakes District Plan: Queenstown
Town Centre Zone Extension

PANEL OF COMMISSIONERS

Sir John Hansen (Chair)
Jane Taylor

CONFERENCING JOINT STATEMENT TO THE PANEL OF COMMISSIONERS

DATED: 9 December 2014

INTRODUCTION

1. This signed joint statement is written in response to the Commissioners' request to conduct conferencing with the objective of **refining the provisions**, based on agreements that can be reached amongst the parties. At the conclusion of the conference, participants will prepare and sign a joint statement that includes:
 - the issues/matters on which the participants agree;
 - the issues/matters on which they do not agree, including the reasons for their disagreement.
2. This report relates to the conferencing topic of the provisions for the **Beach Street block**.
3. A conferencing meeting was held on **9 December** 2014.
4. The conferencing was chaired by S Kenderdine.
5. Participants were:
 - Paul Speedy, Queenstown Lakes District Council
 - John Kyle, Megan Justice Mitchell Partnerships Limited, on behalf of QLDC
 - Nigel Bryce, s42A report author for QLDC
 - Janette Campbell, legal Counsel for QLDC
 - Colin Walker
 - John Edmonds (IHG Queenstown, Carter Queenstown)

MATTERS DISCUSSED

Issue 1 –Height Limit

- (a) Council made changes to the Plan to reflect its original intent and correct an oversight in the District Plan prior to the Plan Change
- (b) Mrs Walker supports those.
- (c) Mr Edmonds suggested a 7 m height limit as a Site Standard, calculated in the ordinary way in accordance with the District Plan, and 2 m side yard on northern boundary. Retain the geometric shape for Lot 1 (and adjust it to remove other lots). Mr Edmonds agreed to seek instructions from his client with regard to the northern boundary setback and whether the client will compromise on the 12m height limit.
- (d) Mrs Walker agrees with the suggested approach.
- (e) Council agrees with the suggested approach.

Issue 2 –Noise Rule

- (a) Council has not proposed any changes to the Plan Change. The provisions grandfather the existing noise controls from the existing zoning to protect existing residential amenity.
- b) IHG reiterates its submission. It requested that the Beach St block has the noise rules that are applicable to the operative Town Centre zone.



b) Mrs Walker is happy with the notified noise rule for the Beach St block.

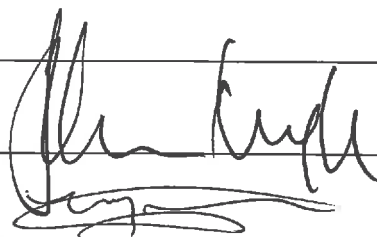
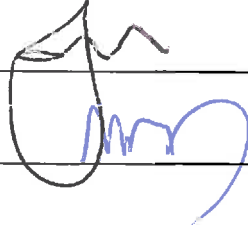
Issue 3 – Verandah

- (a) IHG reiterated its concerns about the verandah control being triggered by works elsewhere on site.
- (b) Council will recraft the rule to be triggered only by works on the Hay St and lower Shotover St (the entire northeastern boundary) frontage of the site to require a Hay St verandah.
- (c) IHG agreed with this approach.

Issue 4 - Car parking

- (a) Mrs Walker reiterated concerns around parking
- (b) It was agreed that the LV ITA provision would be extended to the Beach St block for VA, CC and commercial over 400m²

DATE: 9 DECEMBER 2014

S Kenderdine (chairperson)	
Paul Speedy	
Janette Campbell	
John Kyle	
Nigel Bryce	
Colin Walker	
John Edmonds	
Mega Justice	



