

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 **Isle Street sub-zone**.
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
 - Basil Walker (39 Man Street)
 - Donald McDonald (Browns Boutique Hotel)
 - Gillian McDonald - Browns Boutique Hotel)
 - Scott Freeman (Maximum Mojo, Any Old Fish Company – Dairy Guesthouse)
 - Alan Bunting (14 Isle Street)
 - Nigel Brown (26 Isle Street, Browns Hotel)
 - Doug Brown (26 Isle Street, Browns Hotel)
 - John Thompson (19 Brecon St; 5, 7, 11, 15 Man St)
 - Warwick Goldsmith (representing John Thompson)
 - John Edmonds (Watertight Investments Ltd, C Hockey)

MATTERS DISCUSSED

All submitters present consider that the Isle St blocks eastern and western should be treated separately in the Plan Change.

Issue 1 – Bulk and Location provisions for western Isle St block

- a) Proposal for alternative height limit by Mr Nigel Brown for only the western Isle St block: *maximum height limit of 7m on the north-western boundary of each allotment then continuing on a flat plane at that height.*

Mr Freeman (on behalf of Maximum Mojo and Any Old Fish) does not agree with this proposal.

Gillian and Donald McDonald would like to retain the High Density Residential zoning. Failing that they prefer Mr Brown's proposal to the Council proposal.

Mr Bunting and Mr Stobo want the western Isle Street block deleted from the plan change.

Mr Freeman is happy with the provisions proposed by Council.

Council is seeking advice in relation to this proposal. Council will liaise with the submitters in relation to these matters.

Issue 2 – Parking

- a) Submitters expressed concerns about progressing solutions to parking for the town centre.
- b) Mr Speedy explained Mr Mander's evidence (with which the submitters were not familiar).

Issue 3 – Eastern Isle St block



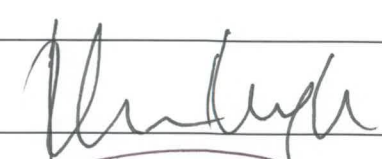

Glenarm Cottage

- a) In response to a request from the Commissioners, Council has proposed a new matter of control for buildings on 52 Camp St and 5 Man St.
- b) Watertight Investments (50-52 Camp St) and Mr Thompson (5 Man St) opposed that new matter of control. They were of the view that the distance from Glenarm cottage to its boundaries was sufficient to protect it without any additional controls. They tendered an aerial photograph (attached). They noted none of the other 33 heritage properties in the Town Centre zone in the DP has any such rule applying to it.
- c) Council is looking at the wording of the controlled activity matters.


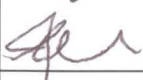
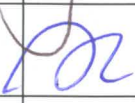


Development Controls

- a) Mr Thompson repeated the legal submissions seeking 80% site coverage, no rear yard, no daylight control and the retention of the height limit bonus to 15m where sites are amalgamated, for the reasons detailed in the legal submissions. This was supported by Mr Hockey and Watertight.
- b) Mr Bunting expressed concern about shading on the western block from any 15m high building.
- c) Watertight and Mr Hockey maintained their opposition to the requirement that there be no car parking in front yards.
- d) Council is seeking advice in relation to site coverage, yards, daylight controls and bonus height, including whether there is scope to zone the eastern block Town Centre. Council will liaise with the submitters in relation to these matters.

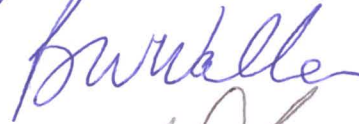
DATE: 9 DECEMBER 2014

S Kenderdine (chairperson)	
Paul Speedy	
Janette Campbell	
John Kyle	
Nigel Bryce	



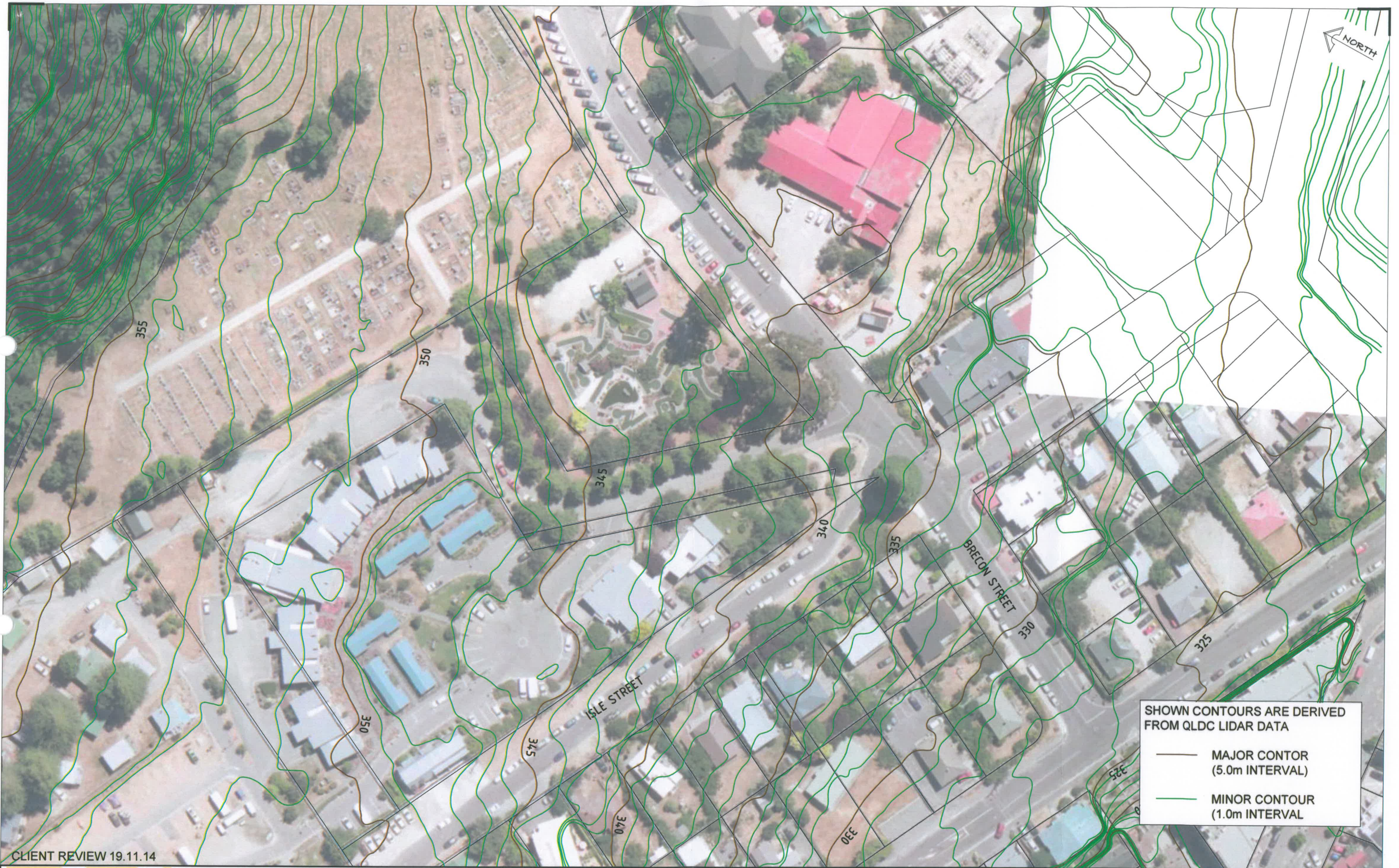
John Thompson	 (Counsel for John Thompson)
John Edmonds	 (on behalf of Watertight Investments Ltd and C Hockey)
Scott Freeman	 (on behalf of maximum mgo holdings + Any old fish company Ltd)
Alan Bunting	
Donald & Gillian McDonald	 McDonald

Basil Walker



Nigel Brown





CLIENT REVIEW 19.11.14

 **Clark Fortune McDonald & Associates**
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

CONTOUR PLAN

SHOWN CONTOURS ARE DERIVED FROM QLDC LIDAR DATA

— MAJOR CONTOUR (5.0m INTERVAL)
— MINOR CONTOUR (1.0m INTERVAL)

Client	J L Thompson	Surveyed	-	Signed	-	Date	-	Job No.	11859	Drawing No.	01
		Drawn	Signed			Date	20.11.14	Scale	1:500 @ A1 1:1000 @ A3	Sheet	01
		RWB									
		Designed	Signed			Date	-	Datum & Level	Mt Nic 2000 & MSL	Rev.	-
<small>Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.</small>											