

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Plan Change 50 (Queenstown Town Centre Zone
Extension) to the Queenstown Lakes District Plan

EXECUTIVE SUMMARY OF SUPPLEMENTARY EVIDENCE OF PAUL MACRAE SPEEDY

EXECUTIVE SUMMARY

1. My name is Paul Macrae Speedy. I am an employee of Queenstown Lakes District Council (the Council), and my role is more fully detailed at paragraph 2.1 of my primary evidence dated 10 November 2014.
2. My supplementary evidence addresses some specific issues raised through the hearing process since I presented my primary evidence. I am happy to answer questions relating to this material or provide further points of clarification to the panel if required.
3. At the hearing Mr Kyle was questioned as to the extent of proposed height limits on the Height Limit Plan. There was a specific question regarding the percentage of area represented at 26m which I can confirm is 1.3%.
4. Submitters have provided a variety of assessments as to the scale of the plan change. These assessments have been expressed in terms of both land area and capacity or gross floor area (GFA).
5. The proposed plan change land area is 14.5ha. The Lakeview subzone comprises 11.7ha or 81% of the total plan change land area. The Council owned Lakeview site is 10.7ha (74%), completely contained within the Lakeview subzone. The remaining 3.8ha (26%) of land is in private ownership.
6. Of the total 10.7ha Lakeview site, 3.6ha is proposed as development land (excluding the preferred convention centre site). The majority (59%) of the Lakeview site land area is proposed for reserve and a road/pedestrian network.
7. The capacity for development in terms of gross floor area (GFA) on the development land will be uncertain until the Council undergoes a market engagement process with potential developers. However it is anticipated that any retail or related development will likely complement the larger (additional) anchor activities proposed on the site.
8. With the balance of any available floor area within the development land likely to be utilised for residential or visitor accommodation purposes, the Council will adopt an integrated approach for the entire Lakeview site where it can control outcomes consistent with the approved development principles.
9. The preferred location of the Queenstown Convention Centre has been determined by the Council after consideration of various options based on information received through professional advice and public consultation.

10. While the master plan contemplates various Convention Centre locations, there are no rules within the Plan Change provisions which prescribe a specific location, furthermore the Council is yet to approve funding arrangements and a final design (including final location) for the Convention Centre .
11. Submitters at the hearing and in conferencing have suggested the Lynch family donated the area of land known as the Lynch block to the Queenstown Borough Council in the 1950s for the particular historic purpose of providing affordable holiday accommodation.
12. The Council has undertaken a very thorough investigation into how the Lynch block came to be in Council ownership, and into whether or not any special conditions are associated with this land. The Council is of the view that there is no bar to the actions it is taking in relation to the rezoning or any other matters to do with the cabins.

Dated 16 January 2015

P M Speedy