

**Before Independent Hearing Commissioners  
In Queenstown**

**In the matter**        of the Resource Management Act 1991

**And**

**In the matter**        of proposed Plan Change 50 to the Queenstown Lakes District Plan

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**Submissions for Queenstown Lakes District  
Council**

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# 1 Evidence

1.1 During the first portion of the hearing last year the Committee requested further input from the Council in relation to:

- (a) Jurisdiction to:
  - (i) extend the Town Centre Zone to include land owned by Kelso Investments Ltd and Chengs Capital Investments Ltd;
  - (ii) extend the Town Centre Zone to include land owned by Queenstown Gold Ltd;
  - (iii) delete the Transitional Zone from the Man St carpark area;
  - (iv) add historic heritage to the list of matters over which control is reserved when consent is sought for a building adjacent to the Glenarm Cottage;
- (b) Affordable housing and the Council's Lead Policy on SHAs;
- (c) The percentage of development land on the Lakeview site that comprises each of the maximum heights shown on the structure plan map;
- (d) The scale of development in the Lakeview site;
- (e) The location of the potential convention centre;
- (f) Traffic management and parking including statistics on coach usage vs other modes of tourist transport and road widening issues;
- (g) The appropriate approach to the zoning of the northern (smaller) Isle St block;
- (h) Height issues in the Beach St block;
- (i) Staging.

1.2 The Council prepared additional statements of evidence from Messrs Speedy, Weir, McKenzie, Bird and Kyle to address those issues. Those statements of evidence were provided to the Committee and made available to the submitters and the general public on 24 December 2014.

1.3 Mr Speedy's supplementary statement of evidence addressed:

- (a) The percentage of development land on the Lakeview site that comprises each of the maximum heights shown on the structure plan map;
- (b) The scale of development in the Lakeview site;
- (c) The location of the potential convention centre;
- (d) Factual matters in relation to the Lynch Block.

1.4 Mr McKenzie's supplementary statement of evidence addressed:

- (a) His use of vehicle generation numbers in his primary evidence;

- (b) His assumptions about modes of transport in his primary evidence;
- (c) Passenger transport expectations;
- (d) Use of the Integrated Traffic Assessment tool in assessing major new developments within the Lakeview subzone.

1.5 Mr Weir's supplementary statement of evidence addressed:

- (a) The urban design principles that guided the location of the potential convention centre and the process that was worked through;
- (b) Visual effects of development to 24 m at 34 Brecon St.

1.6 Mr Bird's supplementary statement of evidence addressed:

- (a) The appropriate height for development at 34 Brecon St;
- (b) A compromise position for development controls in the western Isle St block that was advanced by submitters at conferencing.

1.7 Mr Kyle's supplementary statement of evidence addressed:

- (a) Provisions dealing with traffic, parking and road widening;
- (b) Appropriate provisions to address the heritage values of Glenarm Cottage;
- (c) Affordable housing and the Council's Lead Policy on SHAs;
- (d) The scale of development and the need for staging of the Plan Change provisions;
- (e) The zoning that should be applied to the eastern side of Brecon St and the Isle St sub-zone blocks;
- (f) Height, veranda and noise provisions in the Beach Road block;
- (g) The Queenstown Town Centre Transition Zone;
- (h) 34 Brecon St and the re-alignment of Cemetery Road;
- (i) The use of site standards for height limits;
- (j) Reference to the Urban Design Panel in the Plan provisions;
- (k) Changes that the Council made to its suggested Plan provisions following meetings with a number of the submitters on 8 and 9 December 2014.

1.8 That evidence was not presented at the Council hearing on 16 January, and the Council has those witnesses here today to undertake that task and to answer any questions that you may have. Some issues (primarily to do with jurisdictional matters) remain to be addressed by way of legal submission. It is proposed to do that in the Council's closing submissions.

1.9 Since the hearing day on 16 January, the Council has convened two days of expert witness conferencing, facilitated by Environment Court Commissioner Ms Oliver. The Joint Witness Statements for planning and urban design and for traffic have been provided to the Committee and made available to the submitters and the public.

- 1.10 For the Council, Messrs Kyle and Weir have filed short statements of evidence following the expert conferencing. Mr Weir's statement addresses matters remaining in dispute in relation to the location of the convention centre.
- 1.11 Mr Kyle's statement addresses some detailed matters of drafting that were tasked to him at the expert witness conferencing and provides some explanation of the other changes following conferencing. Mr Kyle is of course here today to answer any questions about any of that material as well as about his supplementary statement from last year.

## **2 Changes to PC 50**

- 2.1 The two appendices to Mr Kyle's February evidence record the various amendments to Plan Change 50 that the Council has accepted as appropriate through the various stages of this hearing. Having had the benefit of the content of the submissions, having heard the evidence and having had at least two opportunities to discuss these issues with submitters and experts, the Council witnesses now recommend to the Committee the following changes (in broad form) to the notified version of Plan Change 50 :
- (a) The western end of the Lakeview subzone will be limited to activities that can occur under the current zoning of High Density Residential (although the bulk and location controls will be the more liberal provisions of the Lakeview Subzone)
  - (b) There will be a limit on the amount of commercial activity that can locate on the Lakeview site in advance of key anchor activities such as a convention centre or hotel;
  - (c) The activity status for any convention centre has changed from controlled to restricted discretionary activity;
  - (d) Similarly, the activity status for Visitor Accommodation has strengthened from controlled to restricted discretionary;
  - (e) Both of these activities are now subject to provision of an integrated traffic assessment as part of the resource consent application and consent may be declined if traffic effects have not adequately been addressed;
  - (f) Development will need to ensure that the effects on the cemetery are appropriately managed. Provision has been made for this to (in part) occur through the realignment of cemetery road;
  - (g) Amendments to the assessment matters relevant to affordable housing;
  - (h) Changes to the hours of operation for licensed premises;
  - (i) The internal floor to floor height for new buildings has been lowered;
  - (j) Various changes to bulk and location controls in the Isle St Subzone, including a requirement to have no setbacks on Brecon St, to do with parking in front yards, rear yards, side yards, and height limits;
  - (k) Residential flats have been permitted in the Isle St Subzone;
  - (l) Changes to the bulk and location controls( including for verandahs) in the Beach St block to ameliorate edge effects with existing residential neighbours.

- 2.2 Some of these changes are of broader application than others. Even the smaller changes respond to issues raised by submitters, motivated by their individual concerns. Not everyone's interests have been able to be accommodated, but the Council witnesses consider that the Plan provisions now provided as an attachment to Mr Kyle's February evidence represent the best way to achieve sustainable management of the resource represented by these blocks of land so close to Queenstown's heart.

