

BEFORE INDEPENDENT COMMISSIONERS

IN THE MATTER

of a change under Part 1 of the First
Schedule of the Resource Management
Act 1991

AND

IN THE MATTER

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

**STATEMENT OF EVIDENCE OF
JOHN BERNARD EDMONDS
FOR QUEENSTOWN GOLD LIMITED**

Dated November 2014

1.0 INTRODUCTION

- 1.1 My full name is John Bernard Edmonds. I hold the qualification of Bachelor of Regional Planning from Massey University, and am a full member of the New Zealand Planning Institute. I have 20 years' experience in planning and resource management, spanning policy and resource consent roles in local government and as a private consultant. I spent five years at Nelson City Council and six years with the Queenstown Lakes District Council (QLDC), most of that time (1997-2001) as the District Planner. In January 2001 I went into private consultancy.
- 1.2 I have read the Environment Court's Practice Note 2014 and in particular Part 7 that refers to the expert witnesses, which I understand will become operative on 1 December 2014, and I agree to comply with it. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
- 1.3 I have read the section 42A report and associated reports prepared by the other officers and consultants engaged by the Council.

2.0 QUEENSTOWN GOLD LIMITED - SUBMISSION #38

- 2.1 Queenstown Gold Ltd is the owner of 5,713m² of land located along the eastern side of upper Brecon Street.
- 2.2 Up until recently the submitter also owned the Medical Centre land (now Frost Foundation Ltd), and had developed those buildings. It now owns two titles of land; an almost vacant site uphill of the Medical Centre (temporarily used for bike hire purposes), and a larger site that is occupied by the indoor mini-golf building. This was previously a car museum for many years.
- 2.3 Although included in sub-zone A of the High Density Residential zone, the land also has a Commercial Precinct overlay. This overlay extends mostly along the eastern side of upper Brecon Street – from Isle Street – through to and including the Skyline Gondola base

building. To the north of the Queenstown Gold land is Local Purpose Reserve, utilised by the Queenstown Pre-School and Nursery, with a public car-park, Kiwi Birdlife Park and Gondola base station north of that.

- 2.4 The Brecon Street Partnership land on the western side of upper Brecon Street is also included in the Precinct, while the remainder classified as Council Recreation Reserve (camp-ground and cemetery).
- 2.5 The land immediately to the east of the Commercial Precinct land includes the Queenstown Fire Station, the Aurora Energy substation. The Queenstown Primary School and playing fields are located further to the east. The closest residentially zoned property would be 190m to the east – excluding the Isle Street east block.
- 2.6 From my review of the Transitional District Plan, the land at that time was part of a much larger reserve. It would appear that long term leases have progressively converted to freehold titles, with many of the earlier uses remaining.
- 2.7 It is my recollection that the Commercial Precinct was applied after the activities were established.
- 2.8 Although there is an underlying zoning of High Density Residential, there are no residential activities occurring on any of the Precinct sites.

3.0 KEY ISSUES

- 3.1 Queenstown Gold's submission is relatively simple; it seeks inclusion of the land within the Town Centre Zone.
- 3.2 Brecon Street Partnership's submission (#50/ 10) sought additional height of up to 24m, in addition to the inclusion of that land with the town centre, to which Gold has made a further submission in opposition to. The reasons are set out in the further submission. No additional evidence is called on that matter

4.0 INCLUSION IN THE TOWN CENTRE

4.1 This precinct is already a well established commercial adjunct to the CBD. It has historically been area where larger footprint commercial activities, not necessarily appropriate within the CBD have established. These activities appeared to establish here because the land was previously all Council Recreation Reserve, and so the extent of activities was limited.

4.2 As with earlier evidence, I note that the Town Centre Strategy 2009 had identified this precinct as an appropriate location for expansion. I have identified the Gold land within that expansion area.



4.3 As far as I am aware there is adequate and appropriate network infrastructure in the vicinity.

4.4 In my opinion this land continues to be an appropriate location for the expansion of the Town centre zone. If staging of expansion of the zone was to occur, then I would consider tha

the priority should be given to the current edge areas, which would include the Kelso, IHG, Isle Street east and upper Brecon Street precinct and upper.

John Edmonds