

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

SUPPLEMENTARY STATEMENT OF EVIDENCE OF

JOHN BERNARD EDMONDS

FOR IHG QUEENSTOWN LIMITED AND CARTER QUEENSTOWN LIMITED

Dated January 2015

Conference Centre Location

1. I consider that the most appropriate location for the conference centre is at the corner of Man and Hay Streets.
2. The Fearon Hay site evaluation matrix compares the merits of three locations around the town centre area (Lakeview, Gorge Road or Stanley Street) . This is entirely subjective and is of no real value (page 4 – Weir).
3. The subsequent assessment of where within the Lakeview land the convention centre should be located is similarly flawed.
4. The ideal location at the corner of Man and Hay Street si discounted by Mr Weir on the basis that views of a conference centre from Man Street are reduced as a result of the 25m wide James Clouston Memorial Reserve. To the contrary, the likely scale of an conference centre will need to have sufficient planting and visual relief – such that a strip of land just like the JCM Reserve will be appropriate and necessary.
5. The assessment also discounts the Hay street location on the basis that vehicular access might be limited via Isle Street. Again, this is incorrect; the JCM Reserve provides a buffer along the edge of Man street. It is a total distance of 150m long.
6. Vehicle access is allowed to be constructed across Recreation Reserves (s.53 Reserves Act), however if that was deemed undesirable – then travelling a further 150m along Man Street by car or bus would not be inconvenient – and certainly not a valid reason for locating the conference centre a further 330m from Hay Street.
7. The third reason given is that the area of land available at the Hay Street corner is insufficient.
8. Mr Wyatt has already demonstrated that he has designed a conference centre to the full Council specifications at the Hay street corner – and that there is still a further 1.5 hectares of flat land to the north of the Hay Street site that would be available for overflow parking or additional complementary facilities to be constructed.

9. The fourth reason given is that land tenure was uncertain at the time that the master-planning report was being prepared.
10. It appears that tenure is no longer the same concern; as this land has all been identified in the plan change as being appropriate for Town Centre zoning.
11. The two other sites within the Lakeview site that have been considered for a conference centre are the area intended for the Ngai Tahu hot pool facility and the land to the west of that which is the Council's preferred site.
12. I understand that the Ngai Thau site is less favoured for a conference centre because of the complication of numerous heritage trees, and the potential impact that a large building in that location might have on the value and amenity of land to the north that would otherwise lose lake views.
13. The Council's preferred site is located at the western end of the Lakeview site.
14. This site is hidden from view from the rest of the town centre, and has no integration with it. It is so far removed from the town centre zone that the Council has to create a whole new urban framework around it – in the form of a 'market square'.
15. This site offers no opportunity for expansion or variation; the land is tucked into the toe of the Lynch block, while the roading pattern shown on the Structure Plan encourages high density apartments and hotels close by.

Height Rule Proposed by Mr. Kyle

16. I have briefly read Mr. Kyle's additional statement of evidence and I am concerned that he is suggesting that a new rule should be inserted in relation to the existing hotel building.
17. At paragraphs 41 – 43 he suggests that height of the existing hotel building should be limited to the current buildings as at December 2014.

18. The geometric shape that currently applies to the hotel building actually provides for slightly greater height in some places – such as the space between the two accommodation wings, while also providing for some roof top infrastructure – such as lift shafts.
19. The meeting held in mid-December resulted in an agreement for the current geometric shape that is in the District Plan appendices to be amended – so that it no longer applies to the land that is above the hotel building. That was the extent of it – otherwise the geometric shape was to remain over the hotel.
20. The land above the hotel (including 4 sites owned by IHG) were to be revert to a 7m height limit. The height rule would fall under the heading of a ‘site standard’ – which this District Plan means a Restricted Discretionary Activity.

Late Submissions

21. Late submissions have been lodged, and I understand accepted from Holt’s and Zaki’s at 40 A and B Man Street. These submissions were made after the close of the hearing.
22. Mrs. Semple is counsel for IHG and Carter, and she has not had an opportunity to address the Commission on the late submissions.
23. IHG and Carter remain of the view that they are a person who is directly affected by the extension of time (s. 37A(1)), and although they wrote to the Council on 10 December expressing their concern that accepting submissions so late would impact upon fairness
24. On 9 December I had been invited to a meeting with the Council (‘conferencing’) where we had discussed the matters set out in Mr Kyle’s latest brief of evidence.
25. The late submissions arrived a day later, so during that meeting I was focused on the submission of the Walker family.
26. The Council advised on 22 December that the late submission had been accepted, although Mrs. Semple was not invited to present her views on the matter. As far as I was aware that was a matter still being progressed by Mrs Semple, to be taken up with the Council in the new year.

27. I was informed only by chance late on Wednesday evening of the schedule for this hearing by Mr. Wilkinson. That schedule identifies that Mr. Thomsen would be presenting submissions on behalf of the Holt's and Zaki'si.
28. Mrs. Semple is currently on annual leave, returning Monday next. I was unable to make contact with her to see if she could attend this hearing at short notice.
29. I was unaware that Mr. Thomsen would also be calling evidence. It is fair to say that IO have been caught off-guard.
30. I am now at this re-convened hearing this morning, having been handed a copy of Mr Thomsen's submissions and Mr McLeod's evidence about one hour ago.