

Before Queenstown Lakes District Council

---

In the matter of            The Resource Management Act 1991

And                            A requested change to the Mount Cardrona Station Special  
Zone of the Queenstown lakes District Council's Operative  
District Plan – **Plan Change 52**

---

**SUMMARY EVIDENCE OF IAN MUNRO FOR**

Mt Cardrona Station Limited

Dated 11 July 2017

---

**Solicitor:**

Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
rosie.hill@al.nz

**Counsel:**

Warwick Goldsmith  
Barrister  
PO Box 213, Queenstown 9365  
m + 64 021 220 8824  
warwickgoldsmith@gmail.com

## INTRODUCTION AND QUALIFICATIONS

- 1 My full name is Ian Colin Munro.
- 2 I am a self-employed urban planner and urban designer with 17 years of experience in the industry. I have worked for both the public and private sectors. I have participated in a number of private plan change processes.
- 3 I hold the qualifications of a Bachelor of Planning (Hons); a Master of Planning (Hons); a Master of Architecture [Urban Design] (Hons); a Master of Environmental Legal Studies (Hons); and a Master of Engineering Studies [Transportation] (Hons), all from the University of Auckland. I am a full member of the New Zealand Planning Institute.
- 4 I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.

## SUMMARY EVIDENCE

- 5 I refer to, and adopt as my evidence, my Urban Design Assessment in respect of Plan Change 52, dated November 2016 (**Assessment**). The key findings from my Assessment are as follows:
  - (a) My Assessment was prepared in support of Plan Change 52 under the Operative Queenstown Lakes District Plan. It refines and adapts the planning framework determined following Plan Change 18 made operative on 8 December 2011, which created the Special Zone.
  - (b) The Special Zone has a total site area of 131ha. The Plan Change seeks to broadly retain the basic structure of the Special Zone, but provide for a golf tourism activity through the establishment of a 12-hole golf course and related infrastructure and facilities across 21.84ha of the site. The site, with its varied topography and outstanding natural setting, will create a high amenity golf development which encourages short-stay visitation and tourism related activity that complements the ski-field related activities already in existence.
  - (c) The golf activities and resulting settlement structure are a compatible 'fit' in urban design terms and can enable a well-designed development that remains responsive to its landscape setting. The site will remain functionally linked and complementary to Cardrona Village, bringing greater residential and tourist catchment to the Cardrona Valley.

- (d) My Assessment considered the proposal's own merit as well as compared it to the operative planning provisions and structure plan. The new structure plan proposal remains in line with the Operative District Plan Section 12.21 objectives and policy for development in the Special Zone, and still reflects accepted industry standards for urban design.
  - (e) Overall, my Assessment recommends that the Private Plan Change could be approved on urban design grounds subject to recommendations outlined in that Assessment.
- 6 My analysis of the submissions received to the Plan Change is that they do not raise any new or especially controversial urban design issues. I have no further commentary to add in this respect.
- 7 My analysis of the Council's urban design review by Mr Compten Moen is that he is in substantial agreement with my conclusions. I have no further commentary to add in this respect.
- 8 I am happy to answer any questions the Panel has regarding my Evidence and my Assessment.

**Dated this 11<sup>th</sup> day of July 2017**