

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF the Queenstown Lakes Proposed District Plan
Upper Clutha Mapping Annotations and
Rezoning Requests

STATEMENT OF EVIDENCE OF KIRSTY O'SULLIVAN

(Submitter 433 and Further Submitter 1340)

4 APRIL 2017

Lane Neave
Level 1, 2 Memorial Street
PO Box 701
Queenstown
Solicitor Acting: Rebecca Wolt
Phone: 03 409 0321
Email: rebecca.wolt@laneneave.co.nz

Mitchell Daysh
Level 2, 286 Princes Street
PO Box 489
Dunedin
Kirsty O'Sullivan
Phone: 03 477 7884
Email: kirsty.osullivan@mitchelldaysh.co.nz

1. INTRODUCTION

QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Kirsty O'Sullivan. I am a Senior Resource Management Consultant with the firm Mitchell Daysh Limited.
- 1.2 My qualifications and experience are set out in paragraphs 1.1 to 1.4 of my statement of evidence for Hearing Stream 1B of the Proposed Queenstown Lakes District Plan ("PDP"), dated 29 February 2016.
- 1.3 I confirm my obligations in terms of the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2. SCOPE OF EVIDENCE

- 2.1 This hearing specifically relates to submissions filed with respect to the Upper Clutha mapping annotations and rezoning requests.
- 2.2 The Queenstown Airport Corporation ("QAC") filed further submissions with respect to the following rezoning requests:
- (a) Jeremy Bell Investments Limited (Submitter 782)
 - (b) Ross and Judith Young Family Trust (Submitter 704)
 - (c) Lake McKay Station (Submitter 483)

3. SUBMITTERS

Jeremy Bell Investments Limited and the Ross and Judith Young Family Trust

- 3.1 Jeremy Bell Investments Limited filed a submission seeking to rezone their landholdings on the eastern corner of State highway 6 and Mount Barker Road to an Airport Mixed Use type land use zoning.
- 3.2 The Ross and Judith Young Family Trust filed a similar submission with respect to their landholdings on the western corner of State highway 6 and Mount Barker Road, seeking to allow for the development of airport related infrastructure and visitor accommodation on their landholdings.
- 3.3 QAC filed a further submission with respect to these submissions, citing that insufficient detail has been provided in the submission in terms of section 32 of the Resource Management Act 1991 (“the Act”) and whether the proposed rezoning is the most appropriate way to achieve the purpose of the Act, including the benefits and cost of the environmental, economic, social and cultural effects that could accrue from the implementation of the zone and subsequent provisions.
- 3.4 At the time of preparing this brief of evidence, no further evidence has been provided by either submitter which demonstrates that the proposed rezoning is the most appropriate way of achieving the purpose of the Act. I therefore do not have sufficient evidence to form a view with respect to this matter at this time.

Lake McKay Station

- 3.5 Lake McKay Station filed submissions seeking to rezone four distinct areas of their landholdings to a Rural Residential/Rural Lifestyle type land use zoning.
- 3.6 QAC filed a further submission with respect to “Area 1” of their rezoning request, citing that parts of the area are located within the Wanaka Airport Approach and Protection Measures Designation (Designation 65). QAC therefore submitted that it would be appropriate for the submitter to demonstrate that the site is “shielded by an existing immovable object in accordance with “recognised aeronautical practice” in order to determine if it is appropriate to rezone the site for any intended purpose other than rural activities.

- 3.7 QAC has been in subsequent correspondence with the submitter who has indicated that they will recommend the inclusion of provisions/advice notes as part of the rezoning proposal put forward to Council that will require further consideration of the designation at the time the land is developed in the future.
- 3.8 I support this approach in principle as it will draw plan users' attention to the often-overlooked Airport Approach and Protection Measures designation and obligations inherent in section 176 of the Ac.

4. CONCLUSION

- 4.1 QAC filed further submissions with respect to three rezoning requests in the Upper Clutha.
- 4.2 With respect to the Lake McKay Station submission, the submitter is cognizant of the Wanaka Airport obstacle limitation surface and has indicated that they will address this designation at the time the land is developed in the future. Given the obligations inherent in section 176 of the Act, I consider this approach to be appropriate.
- 4.3 With respect to the submissions of Jeremy Bell Investments Limited and the Ross and Judith Young Family Trust, I anticipate that further evidence which demonstrates the appropriateness or otherwise of the respective submitters' land use zoning will be forthcoming and that further rebuttal evidence may be required.

K O'Sullivan

4 April 2017