

BEFORE THE HEARINGS PANEL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF primary and further submissions on the
Queenstown Lakes Proposed Plan
2015

BY Reddy Group Limited (now Coherent
Hotels Limited)
Submission numbers: 699 and FS1172

IN RESPECT OF Chapter 8: Medium Density Residential

TABLED STATEMENT OF THE POSITION OF COHERENT HOTELS LIMITED
29 September 2016

- 1.1 My name is Nicholas Colyn Grala. I hold a Bachelor of Planning from the University of Auckland. I am a full member of the New Zealand Planning Institute and am a Senior Planner with Harrison Grierson.
- 1.2 I have over ten years' planning experience in district and regional planning. Details of my relevant and recent experience are contained in Appendix 1 of this statement. I prepare this tabled statement on behalf of Coherent Hotels Limited (the 'Submitter') who, since submissions were made on the Queenstown Lakes Proposed Plan 2015 ('the Proposed Plan'), have acquired the properties that were formally owned by Reddy Group Limited and were referenced in their primary submission (Council reference 699). Coherent Hotels Limited are now progressing the submissions through the remainder of the hearing process.
- 1.3 The Submitter lodged a primary submission (Council reference 699) and a further submission (Council reference FS1172) on the Proposed Plan. As a high level overview, the submissions sought to apply the Medium Density Residential zone and Visitor Accommodation Sub-Zone to all of the properties owned by the submitter; sought confirmation as to the status of the Visitor Accommodation Sub-Zone provisions within the Proposed Plan; and sought substantial amendments to the Objectives, Policies, Rules and Assessment Criteria of the Medium Density Residential zone. It is only the latter that is the subject of this hearing as the rezoning hearings are scheduled for some time in the New Year and Council have also confirmed that all Visitor Accommodation Sub-Zone matters will be included within Phase 2 of the Proposed Plan Review.
- 1.4 This summary statement has been prepared in lieu of evidence on the basis that Ms Leith has recommended a large proportion of the submission points of both the primary submission and the further submission to be accepted with either no or very minor changes (which I support) within her Section 42a Report. I ask that this statement be tabled ahead of the hearings for the benefit of the commissioners on the Hearings Panel.
- 1.5 I support the amendments to the relevant provisions that are set out in Appendix 1 of Ms Leith's Section 42A report and I ask the Hearings Panel to adopt these recommendations to the extent that is within scope of the Submitters submissions. For clarity I have included a list of the supported provisions as Appendix 2 of my statement.

Nicholas Colyn Grala
29 September 2016

Appendix 1 – Relevant Recent Experience

Harrison Grierson: 2006 to present – Senior Planner and Planning Manager

Recent projects of relevance include

- Lead planner for the McWhirter SHA development (2013-Present). The project comprises the comprehensive development of a 16ha site that is expected to deliver approximately 230 homes.
- Lead planner for the development of the Karaka North Village (2013 – Present). The project is expected to deliver approximately 460 homes within a rural village setting.
- Lead planner for Panuku Development Auckland on the review of the Housing for Older Persons Portfolio (2014 – Present). The project is developing concepts for the intensification of Auckland Councils pensioner housing portfolio.

Appendix 2 - Supported provisions

- Zone Purpose
- Objective 8.2.1
- Policy 8.2.1.1
- Policy 8.2.1.4
- Policy 8.2.1.5 (delete in its entirety)
- Objective 8.2.2
- Policy 8.2.2.1
- Policy 8.2.2.2
- Policy 8.2.2.3
- Policy 8.2.2.4
- Policy 8.2.2.5
- Policy 8.2.2.6
- Policy 8.2.2.7
- Objective 8.2.3 (formerly numbered 8.2.4 along with supporting policies)
- Policy 8.2.3.1
- Policy 8.2.3.2 (delete in its entirety)
- Policy 8.2.3.3 (delete in its entirety)
- Objective 8.2.6 (formerly numbered 8.2.7 along with supporting policies)
- Policy 8.2.6.X (delete in its entirety – note: previously Policy 8.2.7.1 but new numbering not provided as recommended to be deleted)
- Policy 8.2.6.1
- Policy 8.2.6.X (delete in its entirety – note: previously Policy 8.2.7.4 but new numbering not provided as recommended to be deleted)
- Policy 8.2.6.3
- Rule 8.4.10 (Activity Table – Permitted activity status for three Residential Units or less)
- Rule 8.4.11 (Activity Table – Restricted Discretionary activity status for four Residential Units or more and matters of restricted discretion)
- Rule 8.5.1 Building Height
- Rule 8.5.4 Building Coverage
- Rule 8.5.5 Density
- Rule 8.5.6 Recession Plane
- Rule 8.5.7 Landscaped Permeable Surface
- Rule 8.5.8 Minimum Boundary Setback

- Rule 8.5.9 Building Length (including matters of restricted discretion for any non-compliance)