

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 09
Resort Zones

SUMMARY STATEMENT OF EVIDENCE OF RICHARD BRETT THOMSON FOR

Jack's Point Residential No.2 Ltd, Jack's Point Village Holdings Ltd, Jack's Point Developments Limited, Jack's Point Land Limited, Jack's Point Land No. 2 Limited, Jack's Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jack's Point Residents and Owners Association (#765, and #1277)

Dated 15th February 2017

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lloyd.**

INTRODUCTION

- 1 My name is Richard Brett Thomson.
- 2 My experience and qualifications are set out in my evidence dated 03 February 2017.

Village and a Comprehensive Development Plan

- 3 The design, planning and economics of developing a 'greenfield' village, as opposed to a big box or bulk retail precinct like Remarkables Park are a complex process requiring adaptability and flexibility in how the land developer undertakes the process to factor in circumstances e.g. GFC 2009 or opportunities not yet seen e.g. education.
- 4 It is my experience that the best mechanism for adaptability and flexibility of design outcome, having produced one for the Jacks Point Residential areas and one for the Jacks Point Village, is the production of a Comprehensive Development Plan (CDP). It acts as an intermediary step between the Structure Plan and the Subdivision Plan. It allowed us, during the 2008 Village ODP to simultaneously work up both the big picture village framework as well as the fine grain detail of the village as we workshopped with the urban designers, architects, Council staff/consultants eventually culminating in presenting to the QLDC Urban Design Panel. We would constantly zoom in and out of the village during the process as we tested both the village pattern and building designs.
- 5 It is simply impossible to write into zone and site standards an undertaking as significant as master planning a new Village. It would become a sizeable volume of planning restrictions written to avoid poor design outcome, rather than encourage positive outcome.
- 6 A CDP, grounded in solid urban design principles and community building, backed up by solid District Plan policy framework, is my preferred mechanism as its focus is on positive design outcome. Such a process should in my opinion be retained within the district plan provisions for the Jacks Point Village.

Village and Education

- 7 The removal of the EIC (13.24ha) activity area to the north of the Jacks Point Zone (JPZ) and the inclusion of the E (5.1ha) area adjoining the Village is a logical and vastly improved outcome from a landscape and master planning perspective.

- 8 I suggested in my evidence that a consolidation of the activities areas might need review in terms of the land area required. My desktop exercise suggested that another 3.0ha could be easily added to the E area to make a total of 8.1ha without any material adverse effects over and above that proposed within the 5.0ha activity area.
- 9 I note that combining the JP-V and the E area into a combined JP-V makes sense as integration of activities is important as compared to the segregation of activities by an artificial hard activity area boundary, which serves little purpose in my opinion.
- 10 I understand that Ms Jones's view is to keep the Activity Areas of V and E separate and E at 45% site coverage, possibly as a mechanism to ensure that the E area is used for education purposes. I understand that the Submitters now support an amendment to the Comprehensive Development Plan rule to include a matter of control that the CDP make provision a minimum of 2ha of land for a school to serve the needs of the community, to allay those concerns expressed by Ms Jones. I also recommend that the site coverage remain at 60% in the JP-V. Once again, the CDP process will enable further design and planning to investigate and test potential outcomes.
- 11 The matter of a 300m² maximum GFA for commercial uses is a logical increase from 200m², as it captures the opportunity for something like a corner store to be consented as a controlled activity (Rosie to confirm). For example the Four Square in Arrowtown has an approximate GFA of 240m², so the proposed upper maximum appears adequate.

Activities: R(HD)-E : Visitor Accommodation (VA) in Residential Activities

- 12 The concern I have here is dilution of VA activities, spreading away from the Village into residential neighbourhoods.
- 13 It is a principle of urban design, as articulated in the well-known book *A Pattern Language* by Christopher Alexander et al, that '*studies of pedestrian behaviour make it clear that people seek out concentrations of other people...to create that concentration of people in a community, facilities must be grouped densely....which function as nodes.*' (pg 164)
- 14 The reference to community facilities applies equally to any facility, with the emphasis being on the pedestrian. The Jacks Point Village is highly focused on being 'walkable', primarily to enable the above urban condition to be established. I am unsure how you achieve such an outcome in a residential context, with a provision that allows, according to Mr Wells, approximately 1750 dwellings

spread well over 100ha to provide for visitor accommodation Whilst I accept that VA is discretionary in all R areas it is restricted discretionary in residential area E and whilst not everybody will take up such an opportunity, particularly given the housing densities, planning is based on worst case scenario. And the effects of that provision seems not only detrimental to the premise of the residential activity, but also seem detrimental to creating a dense, compact and vibrant village.

Richard Brett Thomson