

**BEFORE THE HEARING PANEL
AT QUEENSTOWN**

UNDER

the Resource Management Act 1991 ("**RMA**")

IN THE MATTER

of the Proposed Te Pūtahi Ladies Mile Plan Variation
to the Queenstown Lakes Proposed District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF BEN FARRELL ON BEHALF
OF QUEENSTOWN COUNTRY CLUB VILLAGE LIMITED**

PLANNING

21 DECEMBER 2023

**Russell
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1. INTRODUCTION

- 1.1 My full name is Ben Farrell.
- 1.2 I prepared a statement of expert planning evidence dated 20 October 2023 ("**First Statement**") on behalf of Queenstown Country Club Village Limited ("**QCC**") relating to its submission on the Proposed Te Pūtahi Ladies Mile Plan Variation ("**Variation**") to the Queenstown Lakes Proposed District Plan.
- 1.3 My qualifications and experience as a planning expert are set out at paragraphs 2.1 – 2.4 of my First Statement.

Code of conduct

- 1.4 I repeat the confirmation given at paragraph 2.5 of my First Statement that I have read the Code of Conduct for Expert Witnesses and agree to comply with it.

2. PROPOSED POLICIES

- 2.1 At the hearing on the Variation on 12 December 2023, QCC was invited by the hearing panel to put forward wording for potential policies to be included as part of the Variation.
- 2.2 Following the evidence of Ms Rennie and the questioning from the Panel, I have discussed with Ms Rennie and developed the following policy, which I consider could be included into the Low Density Residential Zone to address development within the QCC site:

Within the Queenstown Country Club Village site, provide for the following activities:

(a) retirement village development as a discretionary activity;

(b) retirement village housing within 75m of State Highway 6 outside the Building Restriction Area, as a restricted discretionary activity, where the housing addresses both the immediate and surrounding context including a layout, scale, form and density of development that addresses the public realm and retains a level of spaciousness with views to the wider ONLs; and

(c) urban development at and around the intersection of Te Pūtahi Ladies Mile and Howards Drive including within the Building Restriction Area, as a restricted discretionary activity,

where the development positively contributes to the Te Pūtahī Ladies Mile Commercial Precinct node and public transport corridor.

- 2.3 I suggest the following wording be included into the Variation in relation to the proposed commercial node which will fall on the QCC site:

Restricted Discretionary Activity:

Urban development on the Queenstown Country Club Village within 100m of the intersection of the Te Pūtahī Ladies Mile and Howards Drive intersection. Discretion is restricted to:

(a) location, external appearance, site layout and design of buildings and how they address the Node including contributing positively to its amenity and character;

(b) scale, form, density and legibility of buildings to create a prominent urban edge at the Node;

(c) built development to support activation and overlooking of the public realm;

(d) integration of public realm features, including street trees and active mode and public transport linkages; and

(e) the effect of development on transport and a reduced speed limit at Te Pūtahī Ladies Mile.

- 2.4 For completeness, I have included the full range of amendments, QCC is seeking to Chapter 7 of the Queenstown Lakes District Proposed District Plan through the Variation at **Appendix A** (with the amendments sought by QCC in blue).

- 2.5 In my opinion, the above policies and methods will enable the Variation to provide for appropriate urban development at the QCC site. I would be happy to engage with the Council and any other interested experts on finessing the above wording.

Ben Farrell

20 December 2023

APPENDIX A

Insert new policy to Chapter 7 as follows:

Within the Queenstown Country Club Village site, provide for the following activities:

- (a) retirement village development as a discretionary activity;
- (b) retirement village housing within 75m of State Highway 6 outside the Building Restriction Area, as a restricted discretionary activity, where the housing addresses both the immediate and surrounding context including a layout, scale, form and density of development that addresses the public realm and retains a level of spaciousness with views to the wider ONLs; and
- (c) urban development at and around the intersection of Te Pūtahi Ladies Mile and Howards Drive including within the Building Restriction Area, as a restricted discretionary activity, where the development positively contributes to the Te Pūtahi Ladies Mile Commercial Precinct node and public transport corridor.

Amend Rules & Standards as recommended by Mr Brown with the following changes:

Rules – Activities		
7.4.11	Retirement Villages <u>Except this rule shall not apply to buildings that are Restricted Discretionary activities under Rule 7.4.24.</u>	D
<u>7.4.24</u>	<u>Queenstown Country Club (west of Howards Drive, Ladies Mile)</u> <u>7.4.X.1 Buildings within 420m-75m of the boundary with the highway and outside the Building Restriction Area</u> <u>7.4.X.2 Buildings within 20m of the Howards Drive Road Boundary</u> <u>Discretion is restricted to:</u> <ul style="list-style-type: none"> <u>a. Location, external appearance, site layout and design of buildings and how the development addresses its context to contribute positively to the character of the area and the highway frontage;</u> <u>b. Scale, form, density and separation between buildings to maintain a sense of spaciousness when viewed from the highway and to maintain views to the wider ONLs from the highway;</u> <u>c. The activation of the highway frontage and avoidance of the rear of buildings facing the highway;</u> <u>d. Design and integration of landscaping and fencing, including existing vegetation;</u> <u>e. Infrastructure, access and parking design; including the avoidance of parking areas visible from located between buildings and the highway;</u> <u>f. Stormwater management.</u> <u>Information requirements:</u> <ul style="list-style-type: none"> <u>a. Applications for resource consent shall contain a design statement describing how the proposed building location and appearance achieves the matters of discretion and is commensurate with existing buildings within the Queenstown Country Club and the approved development plan of SH160140.</u> <u>7.4.X.3 Urban development within 100m of the intersection of the State Highway Howards Drive intersection.</u> <u>Discretion is restricted to:</u> <ul style="list-style-type: none"> <u>(a) location, external appearance, site layout and design of buildings and how they address the Node including contributing positively to its amenity and character;</u> <u>(b) scale, form, density and legibility of buildings to create a prominent urban edge at the Node;</u> 	RD

