

Before Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan
Topic 13 Queenstown Mapping – Group 1C
(Queenstown Urban (Central, West, and Arthurs Point))

SUMMARY STATEMENT OF EVIDENCE OF CAREY VIVIAN FOR

Darryl Sampson and Louise Cooper #495

Dated 9 August 2017

SUMMARY EVIDENCE

- 1 My name is Carey Vivian.
- 2 My Evidence in Chief (**EIC**) dated 9 June 2017 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping Hearings of the Proposed District Plan (**PDP**).
- 3 The issues in relation to this submission are primarily about process, rather than merit. All of the Council witnesses agree, provided the steep escarpment face is protected in some form, that the property is suitable for urban development.
- 4 In my EIC I conclude that the subject site is a logical extension to the existing urban area and this has been agreed by Dr. Read, Mr. Espie and Ms. Devlin. I also conclude that enabling development within this location is, in my opinion, consistent with the Strategic Directions objectives and policies. I also conclude that the requested RVZ (or the like) of the site better achieves the objectives and policies of the Strategic Directions section than the RZ.
- 5 I also conclude in my EIC that the requested RVZ can absorb additional development without adversely affecting the ONF values of the Shotover River. The requested RVZ is, in my opinion, a logical extension to the operative RVZ and can be fully reticulated with Council services.
- 6 Accordingly I recommend in my EIC that the subject submission should be:
 - (1) Accepted as part of Stage 1 to the extent that urban zoning generally is appropriate for their entire site (excluding the steep terrace face) as requested; and
 - (2) Subject to a separate later process to determine whether status quo (RVZ) remains or a different zoning is more appropriate.
- 7 Ms Devlin, in her rebuttal evidence, agrees that the evidence demonstrates that the RZ portion of the site can accommodate urban development. Ms. Devlin also agrees that the requested rezoning is a logical extension to the type of development currently in existence in the

ODP RVZ, will not adversely affect the ONF values of the Shotover River, and can be fully serviced. However, Ms. Devlin recommends that the RZ portion of the site to be notified through a variation in Stage 2 of the PDP.

- 8 With respect, there are "strategic" type decisions the Hearings Panel needs to make now in relation to the submission. This includes whether the property:
- o falls outside the ONL or ONF.
 - o should be included within the Arthur's Point UGB.
- 9 The evidence before the Hearings Panel is 'yes' to both those questions.
- 10 Given those circumstances, I consider the Hearings Panel should consider zoning the subject site in an alternative urban zone (such as MDRZ or LDRZ). Then, when the balance of the site is notified as part of a future stage of the PDP, the Council can choose at that time whether or not to include the subject site in that zone as a variation and/or plan change (depending on timing).
- 11 I have compared the MDRZ, LDRZ and operative RVZ provisions in **Attachment CV5**. I conclude that MDRZ and LDRZs both enable lesser development rights than operative RVZ. As such, I consider approving LDRZ or MDRZ instead of RVZ is within scope of the submission.
- 12 My preference is for MDRZ for the reason that such zoning would be more compatible with the development intensity and scale enabled by the RVZ at Arthurs Point (which is fully serviced, unlike many other RVZs throughout the district). By way of example, I attach development plans for a neighbouring property which includes a 166-room hotel, day spa, 102 serviced apartments and 153 car parks (refer **Attachment CV6**). This development is indicative of the intensity and scale of development that could be realised within the RVZ on the adjoining land (and partly on the subject site). I understand resource consent for this development was lodged on Monday this week.

Attachment CV5- Comparison

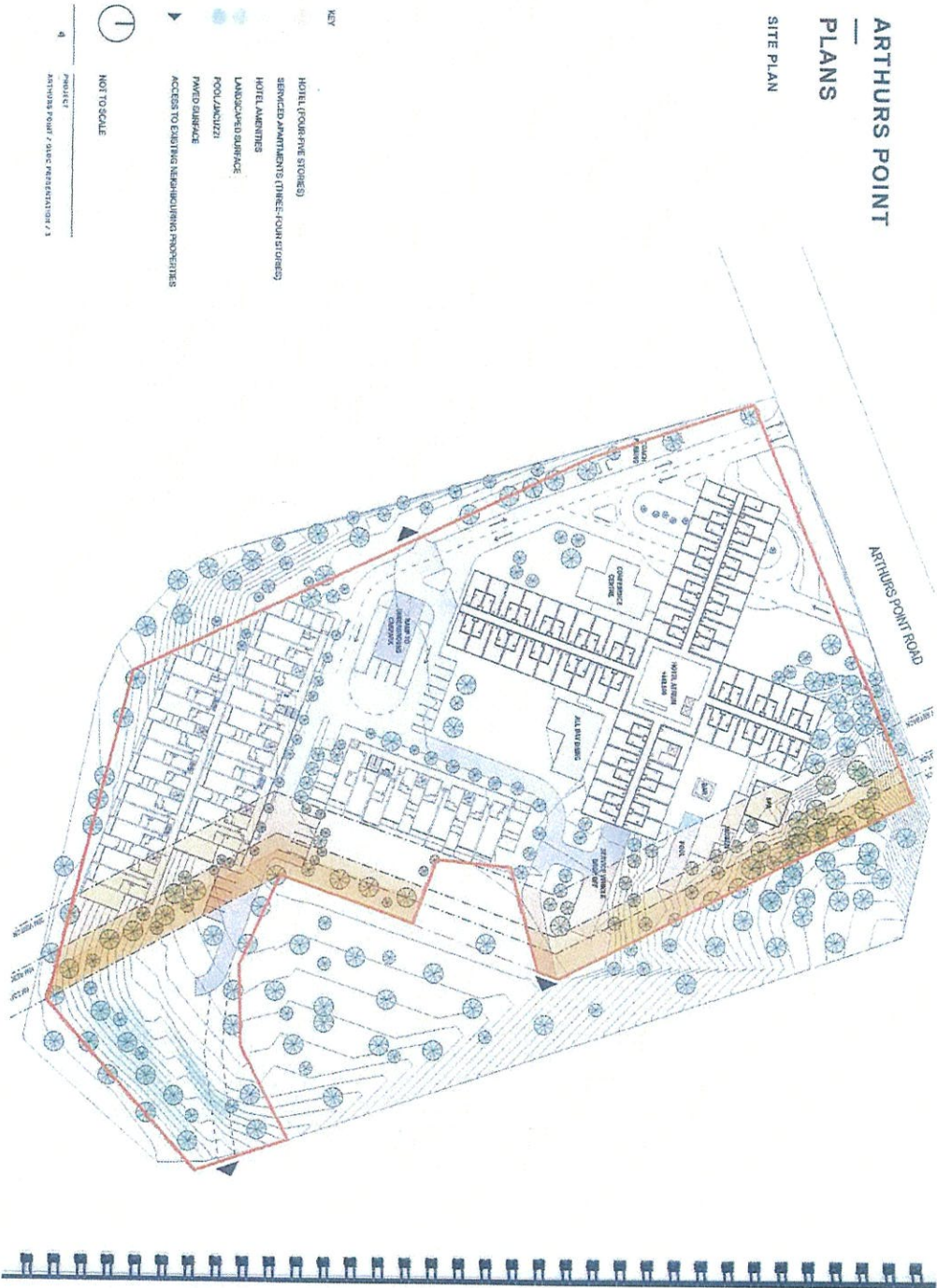
Key Rules

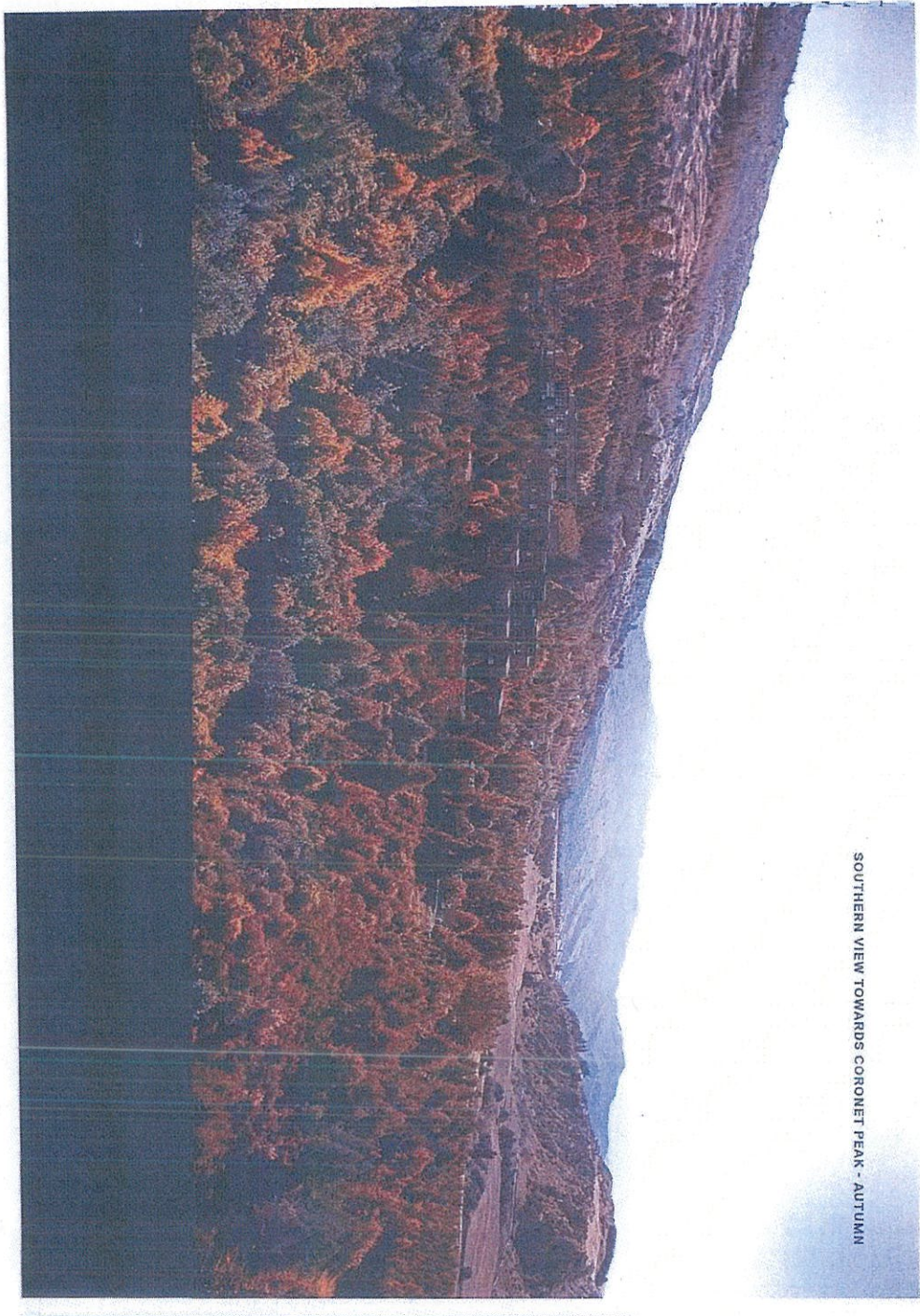
Activity	LDRZ	MDRZ	RVZ
Buildings	Permitted (limited to dwellings)	Permitted (limited to dwellings)	Controlled
Commercial Recreation Activities	Discretionary	Discretionary	Controlled
Visitor Accommodation	-	-	Controlled
Commercial/Retail	Non-Complying	Discretionary up to 100m ² then Non-Complying	Discretionary
Airports	Prohibited	Prohibited	Discretionary
Industrial/Service	-	Prohibited	Non-Complying

Key Standards

Standards	LDRZ	MDRZ	RVZ
Setbacks	Road = 4.5m Boundary setbacks = 2m	Road = 3m Boundary setbacks = 1.5m	No building closer than 6m to zone boundary. Residential = 10m. VA = 20m.
Height	8m	8m	VA=12m Commercial, Recreation and Residential = 8m All other buildings = 7m
Building Coverage	40%	45%	Unspecified
Residential Density	1 per 300m ² net site area	1 per 250m ² net site area	Unspecified
Continuous Building length	16m	16m	Unspecified
Minimum Lot Size	450m ²	250m ²	Unspecified

Attachment CV6 – Adjoining Property Development Plans



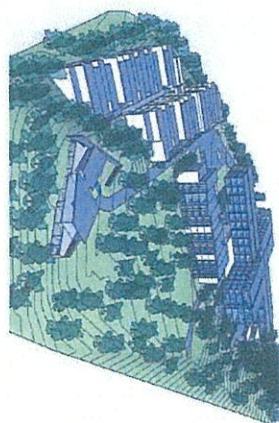


SOUTHERN VIEW TOWARDS CORONET PEAK - AUTUMN

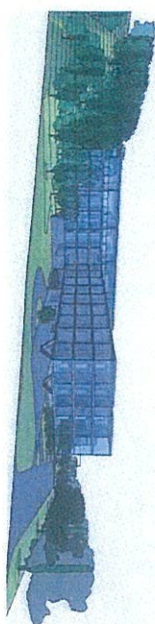
ARTHURS POINT SITE MASSING



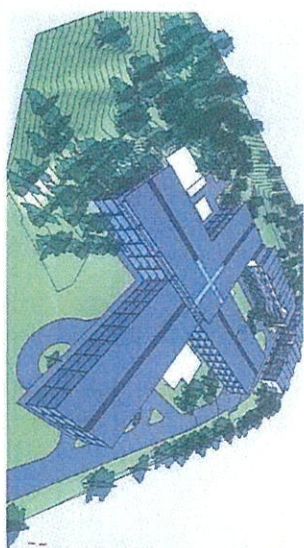
VIEW NORTH FROM SHOTOVER RIVER



NORTH-WESTERN AERIAL VIEW



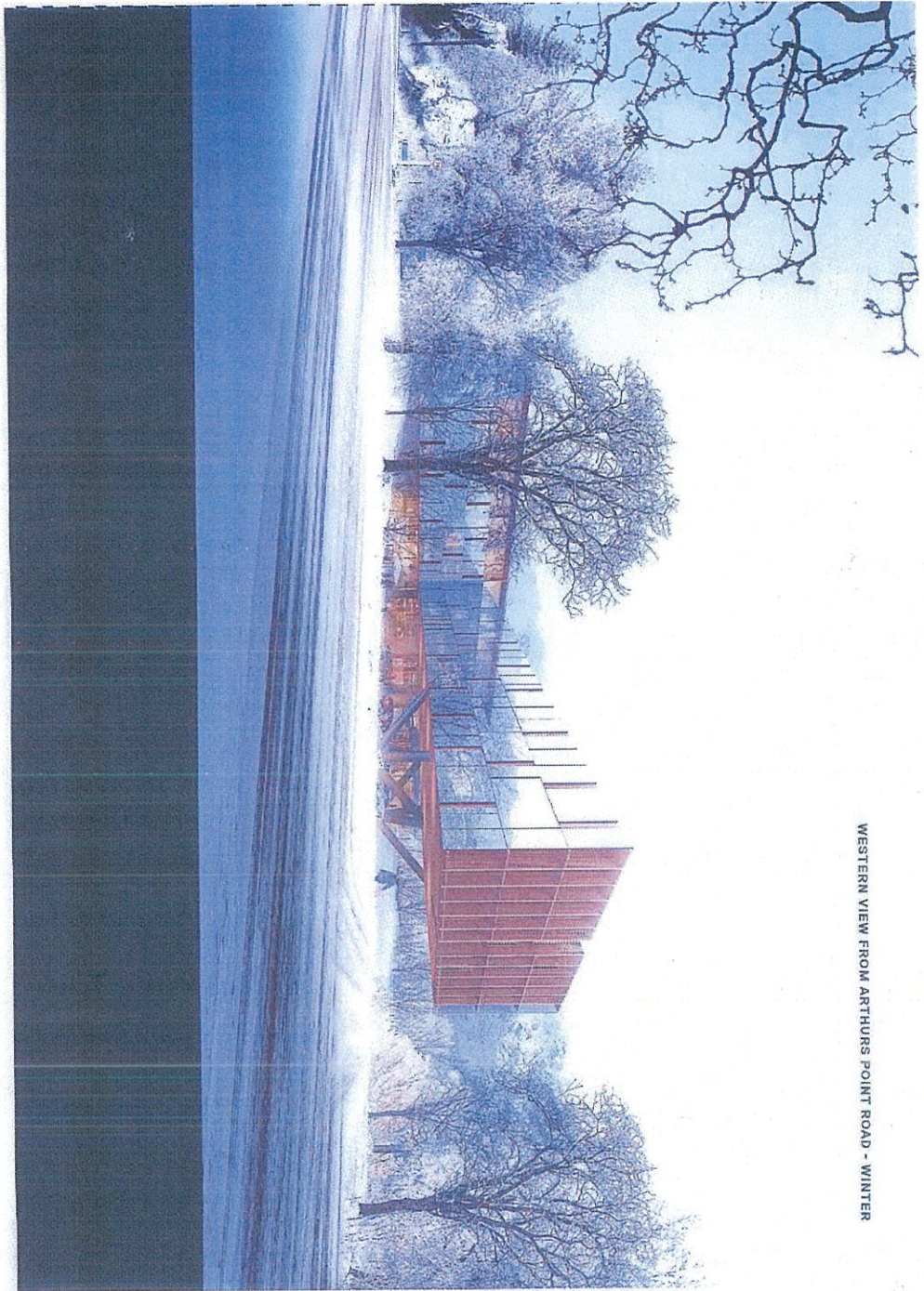
VIEW EAST FROM ARTHURS POINT ROAD



SOUTH-EAST AERIAL VIEW

0 PROJECT ARTHURS POINT / DIST. PRELIMINARY / 20.04.2019 TEAM WARDLE AND MANNING





WESTERN VIEW FROM ARTHURS POINT ROAD - WINTER