

**BEFORE THE COMMISSIONERS APPOINTED BY  
THE QUEENSTOWN LAKES DISTRICT COUNCIL**

Submitter 31021

**IN THE MATTER**

of the Queenstown Lakes District  
Council Proposed District Plan  
Stage 3

**Corbridge Estate Limited  
Partnership**

**Submitter**

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**SUMMARY STATEMENT OF DANIEL MICHAEL CURLEY**

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**SUMMARY OF EVIDENCE OF DANIEL MICHAEL CURLEY**

1. My full name is Daniel Michael Curley, I am a director of IP Solutions Ltd. My qualifications and experience are set out in my statement of evidence dated 28 May 2020.
2. I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014 and agree to comply with it. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving oral evidence before the hearing committee. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
3. This summary provides an explanation of amendments that have been applied to the Rules that were attached at **Appendix 3** of my evidence dated 28 May 2020, as well as explaining how site coverage is to be managed in Activity Areas AA1 and AA2 in light of the evidence of Mr Jones for the Council.

**Proposed Rules**

4. Specifically, amendments to the rules, contained within the rule table seek to apply a discretionary and non-complying activity status to the construction of buildings within the site's Moderate-High Landscape Sensitivity and High Landscape Sensitivity areas respectively. These rules are now included as Rules 46.6.25 and 46.6.26 and rely on the revised plan prepared by Mr Espie.
5. As a consequence of these rules being included in the proposed rule table, at the time of resource consent, full discretion will be available to assess effects and impose conditions necessary to respond to landscape sensitivity. This is consistent with the approach in the notified RVZ provisions through Rules 46.4.10 and 46.4.11.
6. Rules 46.7.3 and 46.7.8 have been clarified to ensure that the gross floor area of any accommodation unit shall be calculated to include any accessory buildings. This removes any ambiguity as to the total

allowance of gross floor area that is able to be applied to accommodation units within Activity Areas AA1 and AA2.

7. Rule 46.7.21 has been amended to decrease the extent of building coverage possible in proposed Activity Area AA5 from 45% to 40%. The intent of this proposed amendment is simply to reduce the extent of building coverage, given the purpose of this Activity Area is unlikely to require an exceedance of a 40% provision.

#### **Site Coverage for Activity Areas AA1 and AA2**

8. For clarity, the following is a break-down of how site coverage is managed in Activity Areas AA1 and AA2 in light of the comments from Mr Jones that a building coverage control may be a useful tool to manage development within these areas.
9. Activity Area AA1 will manage site coverage by nature of 150 (maximum accommodation units) being multiplied by 400m<sup>2</sup> (maximum gross floor area including accessory buildings). The sum of this equation is 60,000m<sup>2</sup>, which is 20.9% of the extent of the AA1 area identified.
10. Activity Area AA2 will manage site coverage in the same way as AA1, however using AA2 specific limitations on gross floor area and accommodation unit numbers, the sum of this equation is 30,000m<sup>2</sup>, which is 12.5% of the extent of the AA2 area identified.
11. Given the operation of the provisions proposed in my evidence it is not considered necessary to also impose a site coverage rule because the proposed provisions effectively achieve the same outcome.

Daniel Michael Curley

August 5<sup>th</sup>, 2020

**APPENDIX 3 – PROPOSED RULES (including amendments)**

#### **46.6 Rules – Activities in the Corbridge RVZ**

The Corbridge Structure Plan includes Activity Areas AA1-AA8. Activities identified to occur within the zone will be required to establish in accordance with Rule Table 46.6 as well rules specific to each Activity Area (AA1-AA8) set out in table 46.7.

The purpose of the Corbridge Structure Plan is to consolidate visitor accommodation and associated activity, including buildings and infrastructure to the least sensitive locations of the Corbridge RVZ Rural Landscape, while enabling golf, an outdoor recreational activity that will support the maintenance of landscape character and amenity values throughout the zone and the surrounding area.

Activity Areas (AA1-AA4) contain a predomination of visitor accommodation activity and recreational facilities that will be well insulated by large areas of Golf Course and Open Space Areas. Activity Area AA5 provides accommodation for workers at the site. The most sensitive parts of the zone as viewed from outside of the Corbridge RVZ are further protected by the identification of Activity Area AA7 – Open Space Road Buffer.

The purpose of Activity Area specific rules is to achieve the following outcomes:

**Fairway Visitor Accommodation Activity Area (AA1)** – To provide for individual larger format accommodation units, of which a minor apportionment are able to be permanently occupied by residents, set within the high amenity peripherals of Golf Course Fairways.

**Low Density Visitor Accommodation Activity Area (AA2)** – To provide for individual accommodation units set amongst generous levels of open space.

**Higher Density Visitor Accommodation Activity Area (AA3)** – To provide for a variety of visitor accommodation designs including single level, multi-level, attached and detached accommodation units in close proximity to the Hotel and Golf facilities.

**Hotel/Golf Facilities Activity Area (AA4)** – To provide for comprehensive hotel style visitor accommodation and associated activities, as well as Golf Club house and associated outdoor recreation facilities.

**Worker Accommodation Activity Area (AA5)** – To provide for the accommodation of workers associated with construction and on-going operational requirements of facilities within the zone.

**Open Space Activity Area (AA6)** – To retain large swathes of open space landscape between the activity areas that accommodate built development, and provide for a lake as a focal point for adjoining activity areas.

**Open Space Road Buffer Activity Area (AA7)** – To retain an open landscape character as viewed from State Highway 6, including the protection of structural shelterbelt plantings that provide enclosure of other Activity Areas north of the Open Space Road Buffer Activity Area.

**Golf Course Activity Area (AA8)** – To provide for outdoor recreation activities while retaining open space.

	<b>Table 46.6 – Activities</b>	<b>Activity Status</b>
46.6.1	Any activity not located in accordance with the Corbridge Structure Plan	NC
46.6.2	Farming	P
46.6.3	Visitor Accommodation	P
46.6.4	Commercial recreational activities	P
46.6.5	Recreation and recreational activity	P
46.6.6	Residential Activity for the purpose of on-site construction staff and staff worker accommodation in Activity Areas AA5	P
46.6.7	Residential Activity in Activity Area AA1	P
46.6.8	Homestay Activities in Activity Area AA1	P
46.6.9	Residential Activity outside of Activity Areas AA1 & AA5	NC
46.6.10	The construction, relocation or exterior alteration of buildings  Control is reserved to:  a. The compatibility of the building design with landscape and visual amenity values as viewed from outside of the Corbridge RVZ; b. Landscaping and planting; c. Servicing including access and car parking, water supply, firefighting, stormwater and wastewater; d. Natural Hazards.	C
46.6.11	The construction, relocation or exterior alteration of any building within the Open Space Activity Area (AA6) as identified on the Corbridge Structure Plan	D
46.6.12	The exterior alteration or extension of any existing building within the Open Space Road Buffer Area (AA7)	RD  a. Visual Amenity Values;  b. external Appearance;  c. landscape treatment
46.6.13	The construction or relocation of any building within the Open Space Road Buffer Area (AA7)	NC
46.6.14	The construction of any building within the Golf Course Activity Area (AA8) as identified on the Corbridge Structure Plan associated with golf course user-shelter, grounds keeping or maintenance, including storage of equipment and machinery associated with such use	RD  d. Visual Amenity Values;

		<p>e. external Appearance;</p> <p>f. landscape treatment</p>
46.6.15	Golf course outside of the Golf Course Activity Area AA8	D
46.6.16	Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport	PR
46.6.17	Industrial Activity	NC
46.6.18	Commercial, retail or service activities not associated with visitor accommodation or commercial recreation or recreational activities	NC
46.6.19	Mining	NC
46.6.20	Informal Airports	NC
46.6.21	<p>Licensed premises within Activity Areas AA3 and AA4</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. The scale of the activity</li> <li>b. Car parking and traffic generation</li> <li>c. The configuration of activities within the building and site (e.g. outdoor seating, entrances etc)</li> <li>d. Hours of operation</li> </ul>	C
46.6.22	Licensed premises outside of Activity Areas AA3 and AA4	NC
46.6.23	<p>Building Material and Colours</p> <p>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including;</p> <p>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p> <p>Discretion is restricted to:</p>	RD

	<ul style="list-style-type: none"> <li>a. Visual Amenity Values; and</li> <li>b. External Appearance</li> </ul>	
46.6.24	The minimum building set back from the RVZ zone boundary shall be 15m	D
46.6.25	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate-High Landscape Sensitivity Area	D
46.6.26	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as being a High Landscape Sensitivity Area	NC
46.6.27	Any other activity not listed in Table 46.6, where they are not specifically provided for by rules specific to each Activity Areas as listed in Table 46.7	NC

**46.7 Rules – Standards applicable to each Activity Area identified on the Corbridge Structure Plan**

<b>Table 46.7 – Standards</b>		
<b>Fairway Visitor Accommodation Activity Area (AA1)</b>		
46.7.1	The construction of more than 150 accommodation units (for the purpose of defining an accommodation unit, each unit shall contain no more than 1 kitchen facility and be designed to accommodate 1 group of guests)	NC
46.7.2	There shall be no more than 35 accommodation units to be used for residential activity	NC
46.7.3	The Gross Floor Area of any accommodation unit (single or combination of buildings, including accessory buildings) shall not exceed a total of 400m <sup>2</sup>	NC
46.7.4	Accommodation units and any accessory building shall be set-back at least 8m from any other accommodation unit or that other unit's accessory buildings	NC
46.7.5	Accommodation units and any accessory building shall be set-back at least 10m from any vehicle access road or service lane	NC
46.7.6	The maximum height of any building shall not exceed 6.0m above ground level	NC
<b>Low Density Visitor Accommodation Activity Area (AA2)</b>		
46.7.7	The construction of more than 100 accommodation units	NC
46.7.8	The Gross Floor Area of any accommodation unit (single or combination of buildings, including accessory buildings) shall not exceed 300m <sup>2</sup>	NC
46.7.9	Accommodation units and any accessory building shall be set-back at least 8m from any other accommodation unit or accessory building	NC
46.7.10	Accommodation units and any accessory building shall be set-back at least 10m from any vehicle access road or service lane	NC



46.7.11	The maximum height of any building shall not exceed 6.0m above ground level	NC
<b>Higher Density Visitor Accommodation Activity Area (AA3)</b>		
46.7.12	Total building coverage shall not exceed 50% of the Higher Density Visitor Accommodation Activity Area (AA3)	NC
46.7.13	No individual building footprint shall exceed 1,000m <sup>2</sup>  Discretion is restricted to:  Managing the external design and appearance of buildings if visible from outside of the Corbridge Rural Visitor Zone.	RD
46.7.14	The maximum height of buildings shall not exceed 12.0m above ground level	NC
<b>Hotel/Golf Club Facilities Activity Area (AA4)</b>		
46.7.15	Total building coverage should not exceed 70% of the Hotel/Golf Club Facilities Activity Area (AA4)	NC
46.7.16	No individual building footprint shall exceed 1,000m <sup>2</sup>	RD  Discretion is restricted to:  External design and appearance as viewed from outside of the Corbridge Rural Visitor Zone.
46.7.17	The maximum height of buildings shall not exceed 12.0m above ground level.	RD  a. management of effects related to visibility of building form outside of the RVZ ;  b. landscape treatment
46.7.18	The maximum height of buildings shall not exceed 16.0m above ground level.	NC
<b>Worker Accommodation Activity Area (AA5)</b>		
46.7.19	The construction of more than 100 worker accommodation units (for the purpose of defining a worker accommodation unit, each unit shall contain no more than 1 kitchen facility and be designed to accommodate no more than 1 household of occupants)	D
46.7.20	The Gross Floor Area of any worker accommodation unit shall not exceed 160m <sup>2</sup>	D

46.7.21	Total building coverage shall not exceed 40% of the Worker Accommodation Activity Area (AA5)	D
46.7.22	The maximum height of buildings shall not exceed 5.0m above ground level	RD a. management of effects related to visibility of building forms outside of the RVZ ;  b. landscape treatment
46.7.23	The maximum height of buildings shall not exceed 6.5m above ground level	NC
46.7.24	Worker accommodation units and any accessory building shall be set-back at least 4m from any other worker accommodation unit or accessory building unless the unit(s) design includes a common wall element	NC
46.7.25	Worker accommodation units shall be set-back at least 4.5m from any vehicle access road or service lane	NC
<b>Open Space Activity Area (AA6)</b>		
46.7.26	The Gross Floor Area of any building shall not exceed 25m <sup>2</sup>	D
46.7.27	The maximum height of any building shall not exceed 5.0m above ground level	NC
<b>Open Space Road Buffer Activity Area (AA7)</b>		
46.7.28	The removal of any shelterbelt planting rows that are identified on the Corbridge Structural Plan	NC
46.7.29	The planting and/or growing of any tree or shrub that restricts views to open space adjacent State Highway 6. For clarity, this rule does not apply to succession planting to continue the effect of the shelterbelt planting that are identified on the Corbridge Structural Plan	NC
<b>Golf Course Activity Area (AA8)</b>		
46.7.30	The maximum footprint of any building used to store equipment associated with grounds maintenance/green keeping and associated machinery shall not exceed 300m <sup>2</sup>	NC
46.7.31	The maximum footprint of any building used to create shelter for users of the golf course, or for the housing of utilities shall not exceed 25m <sup>2</sup>	D
46.7.32	The maximum height of any building shall not exceed 5.0m above ground level	NC

**27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.**

Zone		Minimum Lot Area
Rural Visitor Zone		No Minimum <b>with exception of Activity Area AA5 as identified by the Corbridge Structure plan which should have a minimum lot size of 3.0ha.</b>