

QLDC PROPOSED DISTRICT PLAN

JENNIFER CARTER- SUMMARY STATEMENT OF EVIDENCE

CHAPTER 12- QUEENSTOWN TOWN CENTRE WATERFRONT ZONE (QWZ)

30 NOVEMBER 2016

1. This is a summary statement to my primary evidence dated 18 November 2016. My primary evidence focused on three issues, namely:
 1. Zoning- The Queenstown Town Centre Waterfront SubZone (QWZ) is not shown clearly on the planning maps. The QWZ comprises three different areas and while this is referenced in the proposed rules the values associated with each of those areas should be better addressed.
 2. The provisions have been transferred across from the Operative Plan and do not recognise or provide for the resource management issues faced by the QWZ now and into the future.
 3. The provisions provide no support for passenger ferry services.
2. At Section 7 of my primary evidence I suggested an amended set of provisions that I consider better address the resource management issues faced by the Queenstown Waterfront Sub-Zone, which I refer to as the QWZ.
3. I have read the evidence of Ms Fiona Black lodged on behalf of Real Journeys Limited. At paragraphs 3.7 and 3.8 Ms Black states that co-location of services creates undue congestion and unnecessary time pressures. This is based on Ms Black's experience at Deep Cove.
4. Ms Black has operational experience, and I therefore rely on her expertise in that regard. From a planning perspective it is important to manage potential adverse effects from fuel storage and servicing, and to that end, locating those facilities at the one location could be preferable. However, as Ms Black states, this needs to be balanced with ensuring that the facility can operate effectively and efficiently.
5. I agree with Ms Black at her paragraph 3.11 that the proliferation of structures within the Queenstown bay and Queenstown Gardens Shoreline will have adverse effects on views.
6. The purpose of my amendments to the provisions is to recognise the different values associated with the three areas within the QWZ, provide a greater level of direction, and better enable passenger ferry services.

7. In my primary evidence I provided a rules table that used the numbering of the PDP and showed suggested changes as either strike through or underlined. I have summarised the changes in the following table. The left hand column lists the rule in the PDP, the centre column identifies the proposed change and the right hand column provides an explanation. I have grouped the rules as follows (again, to provide better clarity)

- Commercial activities on jetties, wharves and land
- Commercial activities on the surface of water
- Jetties and wharves
- Buildings.

ACTIVITIES		
PDP	Evidence	Change
Commercial activities on jetties and wharves and land		
12.4.3 Commercial Activities Controlled (the rule doesn't apply to surface of water activities therefore only applies to land based commercial activities)	Active Frontage- Controlled Queenstown Beach or Queenstown Gardens Shoreline- Discretionary	More restrictive- only commercial activities within the Active Frontage are controlled. New commercial activities located on land within the Queenstown Beach or Queenstown Gardens changes to Discretionary.
Commercial activities on the surface of water		
12.4.7.2 Commercial Surface of water activities Discretionary	Passenger Ferry Service- Restricted Discretionary All other: Discretionary	Added passenger ferry service as Restricted discretionary. No other change
Jetties and wharves-		
12.4.7.1 between Town Pier and St Omer Park Discretionary 12.4.8.1 between Town Pier and Queenstown Gardens Non Complying	Active Frontage Maintenance of existing – Controlled New jetties and wharves – Restricted Discretionary Queenstown Beach and Queenstown Gardens Shoreline new jetties and wharves: Non-Complying	Added controlled activity for maintenance of existing wharves and jetties in the Active Frontage. Change from Discretionary to Restricted Discretionary for new jetty or wharf in Active Frontage. Changes to clarify reference to location, retained non complying for Queenstown beach and Gardens shoreline
Buildings		
12.4.8.2 Any buildings located on wharfs or jetties Non Complying	Single storey building for purposes of ticket office within Active Frontage –	Change to enable ticketing offices on wharf or jetty within the Active frontage

	Restricted Discretionary 12.4.8.2 Building on a wharf or jetty in Queenstown Beach or Queenstown Gardens shoreline: non complying	Retain non-complying status within Queenstown beach and Queenstown gardens shoreline
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Jennifer Carter

30 November 2016