

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Queenstown Lakes Proposed District Plan –
Chapter 7 – Low Density Residential (LDR),
Chapter 8 – Medium Density Residential
(MDR) and Chapter 9 – High Density
Residential (HDR)

EXECUTIVE SUMMARY OF EVIDENCE – IAN GREAVES ON BEHALF OF DAVID
BARTON (#269), PLAZA INVESTMENTS LIMITED (#551) AND VARINA PROPRIETY
LIMITED (#591)

Dated: 12 October 2016

- 1.1. My name is Ian Greaves I am a planning consultant with Southern Planning Group and I am here today presenting expert planning evidence on behalf of David Barton, Plaza Investments Limited and Varina Propriety Limited. My primary evidence has been pre-circulated in accordance with the directions of the Hearings Chairman.
- 1.2. My evidence covers discrete points relating to the provisions of the proposed Low Density Residential (LDR) Zone (Chapter 7), Medium Density Residential (MDR) Zone (Chapter 8) and High Density Residential (HDR) Zone (Chapter 9) of the Queenstown Lakes District Council's PDP.
- 1.3. With regards to the LDR Zone I support the Council Officer's change to policy 7.2.6.2 that removes reference to the 100m² maximum commercial gross floor area from this policy. I also question the suitability of the blanket non-complying status for all commercial activities in the LDR zone. I consider that the policy provisions provide an appropriate basis for a discretionary activity rule for commercial activities comprising no more than 100m² of gross floor area. I am aware that Counsel for QLDC has identified a scope issue with regards to this recommended rule change relating to David Barton's primary submission (#269). Whilst I cannot provide any legal expertise on this matter I took a view that the Panel would be not prevented from amending the underlying rules relating to commercial activities given the recommended rule change directly correlates to the requested policy change specified in submission #269.
- 1.4. With regards to the MDR Zone I am generally supportive of the themes of the proposed MDR objectives and policies that I believe will provide an appropriate planning framework to support areas of densified residential development. I recommend the rewording of policies 8.2.2.2 and 8.2.2.3 in the MDR zone to simplify the provisions and recognise different design outcomes. I also support amendment to Rule 8.5.6 which excludes recessive plane requirements for sloping sites in the MDR zone.
- 1.5. With regards to the HDR Zone I am supportive of the proposed HDR objectives and policies that I think will provide an appropriate planning framework to support dense residential development within identified areas close to town centres. I believe that it is important that the planning provisions recognise an appropriate balance between promoting intensified development within the zone and protecting amenity values. I recommend the rewording of policy 9.2.3.2 in the HDR zone to avoid ambiguity and better align with the associated objective and zone rules. I also support the amendment to Rule 9.5.4 increasing building coverage for sloping sites from 65% to 70%.

1.6. I am happy to answer questions from the Panel.

A handwritten signature in cursive script, appearing to read 'Ian Greaves'.

Ian Greaves

12 October 2016