

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic
15 Wakatipu Basin

SUMMARY STATEMENT OF EVIDENCE OF CHRISTOPHER FERGUSON FOR

Darby Planning LP (#2376)
Lake Hayes Ltd (#2377)
Lake Hayes Cellar Ltd (#2378)
Glencoe Station Ltd (#2379)
The Crown Investment Trust (#2307)

Dated 19 September 2018

Solicitors

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SUMMARY EVIDENCE

- 1 Following preparation of my Evidence in Chief (EIC), I have reviewed the statements of rebuttal evidence prepared by Amy Bowbyes, Amanda Leith and Melissa Edgley for the Queenstown Lakes District Council. This summary is focussed on the remaining areas of difference.
- 2 At paragraph 10.3 Ms Bowbyes considers that the definition of Visitor Accommodation should not be amended to include RVA and Homestays that breach the development standards relevant to each Zone. I accept this approach is not conventional. It was motivated by what I consider a bigger concern, being that a breach of the standards for RVA and Homestays are in many zones unsupported by any appropriate framework of objectives or policies.
- 3 Within the Village Activity Area, the differences have narrowed to be whether rules and development standards for RVA and Homestays are retained. Ms Bowbyes considers that the status for a breach with those standards be lowered to controlled activities for both. I remain of the view that no rules or standards for Homestays and RVA are necessary within Jacks Point Village.
- 4 On the application of rules and standards for RVA and Homestays within the Rural, Rural Residential, Rural Lifestyle and Wakatipu Basin Rural Amenity Zone, the position of Ms Bowbyes has evolved to now be suggesting that for both a breach of standards could be a controlled activity. As my EIC had already considered the provisions that have led to this change, my opinion has not changed, although I note the differences have narrowed considerably.
- 5 My EIC for the Jacks Point entities is that the creation of a separate Informal Recreation Zone for the small area of recreation reserve within Jacks Point will result in a complex and confusing arrangement of zones, structure plans and designations. I agree that the framework would be consistent, but it is not internally consistent with the planning framework that exists on this site in this location. The point of the variation as I understand it, is to address the complexities for users of land who are not the requiring authority and thus reliant on the underlying zoning framework to implement recreation or community outcomes. As detailed within my EIC, the rules for the OSA provide such a framework.
- 6 Ms Edgley is unclear from my EIC why the Jacks Point Recreation reserve forms a key part of the open space framework for Jacks Point, having regard to the very large areas of land available for this purpose. Of the land included within the OSA Activity Area, this area of recreation reserve is the main area of open space containing developed recreation facilities, comprising a large sports turf area, tennis court (in part), parking area, and children's play area (flying fox, swings, slide, etc). This reserve was vest to the Council through a subdivision by Jacks Point in lieu of a reserve contribution.
- 7 The rebuttal evidence by Ms Leith disagrees that the signage standards relating to the Local Shopping Centre Zone should be replicated for Jacks Point Village on the basis that she considers this area potentially a more sensitive environment than the Local Shopping Centre Zone. I disagree. The policies for the Village seek to develop the area as a vibrant mixed-use hub through a range of activities, a high quality of urban design is encouraged, as is a high standard of building design. These policies are implemented through the CDP mechanism and controlled activity starts for buildings associated with the anticipated activities. I consider controlled activity status for signage consistent with that for building and an appropriate basis of achieving the policy for a high standard of building design within the Village.