

## Summary of Evidence Hearing Stream 02 – Michael Copeland

### Darby Planning LP (#608) et al

1. My name is Michael Campbell Copeland and I am a consulting economist. I have undertaken a wide range of studies for public and private sector clients in New Zealand and overseas. I hold a Bachelor of Science degree in mathematics and a Master of Commerce degree in economics.
2. In relation to Chapters 21 and 22 of the Proposed District Plan (PDP) I have given evidence dated 21 April 2016 on behalf of Darby Planning LP (#608), Soho Ski Area Limited (#610), Treble Cone Investments (#613), Lake Hayes Ltd (#763), Lake Hayes Cellar Ltd (#767) and Mount Christina Limited (#764).
3. My evidence covered:
  - a. The relevance of economic considerations under the RMA; and
  - b. An assessment of the economic benefits and costs of:
    - i. Allowing increased residential density within the Rural Lifestyle Zone;
    - ii. Allowing for consolidation, and an increase in the range, of commercial activities within the Ski Area Subzones (SASZs); and
    - iii. Providing for land owned by Lake Hayes Cellar Ltd to be rezoned Rural Residential and a Commercial Overlay to cover the land currently occupied by the Amisfield Wine Cellar and Bistro.
4. Reducing the permitted density standard in the Rural Lifestyle Zone to an average of 1 residential unit per hectare will enable land owners to better meet market demand and lower building, infrastructure and transport costs. This will enable a more efficient use of the land zoned Rural Lifestyle and other resources, by enabling development opportunities to be optimised.
5. Providing greater certainty about, and an increase in, the range of activities that can be undertaken within the SASZs will enable better utilisation of the natural and physical resources in the SASZs. It will provide economic benefits for commercial operators with activities within the SASZs, and for businesses and residents throughout the District.

6. The proposed Commercial Overlay for the Amisfield Wine Cellar land will enable more efficient use of the investment in facilities on the site.
7. The relief discussed in my evidence in relation to Hearing Stream 02:
  - a. Enables people and communities to provide for their social and economic wellbeing;
  - b. Is consistent with the efficient use and development of natural and physical resources; and
  - c. Will provide opportunities for economic growth and employment within the Queenstown Lakes District.
8. I am unaware of any economic costs associated with the relief sought in relation to Hearing Stream 02. Any environmental or other non-economic costs associated with the relief sought will need to be considered together with the economic benefits I discuss in my evidence as part of the overall judgement under section 5 of the RMA.
9. With respect to the summary of evidence prepared by Mr Philip Osborne on behalf of Council dated 02 May, 2016 I respond:
  - a. I agree that tourism in the District makes a significant contribution to the local, regional and national economies and that this contribution is a function of both the tourist activities located in the District and the natural environment in which it sits;
  - b. My evidence does not state developers will regulate themselves to ensure impacts on the environment do not impose negative economic costs;
  - c. I agree that the PDP should not seek to "prop up" farming at the expense of tourism related activities in rural areas;
  - d. If tourism, rural living development and commercial activities within the District's rural areas do not lead to unacceptable environmental effects (the assessment of which I leave to other experts), their enablement will lead to positive economic effects.

**Mike Copeland**

**25 May 2016**