

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan –
Rezoning Hearing Topic 13 Queenstown Mapping – Group 1B
(Queenstown Urban, Frankton and South)

SUMMARY EVIDENCE OF JEFFREY BROWN for

Oasis in the Basin (Further Submitter 1289)

Dated 17 August 2017

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- urban development in this location could not be said to be consistent with a compact and integrated urban form;
 - it would not protect the rural landscape from sporadic, sprawling, and inappropriate development; and
 - this location, in the ONL and in a sensitive location adjacent to Lake Johnson, does not have potential to absorb change without significant detracting from the landscape and visual amenity values.
- (b) The rezoning is not consistent with the higher order objectives and policies for Urban Development because:
- urban development could not be undertaken in a manner that protects the ONL and the rural amenity;
 - it is not contained within an existing settlement; it is a new urban location; and
 - it would not avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values.
- (c) The rezoning is not consistent with the higher order Landscape provisions because:
- the ONL would not be protected from the adverse effects of subdivision, use and development, and it would not be consistent with discouraging urban subdivision and development in the rural zones;
 - it would not avoid impinging on the ONL and would not minimise degradation of the open ONL landscape;
 - high quality, undeveloped lake environments in the Basin are a finite resource which should be sustained.

Part 2

- 8 I agree with Mr Skelton's and Dr Read's opinion that the LDR zone would have very high or significant adverse effects on the ONL values and therefore the subdivision, use and development enabled by the zoning would be inappropriate, under section 6(b) of the Act.
- 9 I do not consider that the urbanisation of ONL land is an efficient use of the District's resources, given that there are other rural locations that could better absorb urban development without adversely affecting ONLs (s7(b)). The urban development of the land would not maintain and enhance the amenity values or the quality of the environment of Lake Johnson and its wider context (s7(c) and s7(f)).
- 10 Under section 5, new LDR zoning could assist in providing for well-being by meeting in part the housing needs of the District, but would not assist the District in sustaining the ONL's role in meeting the reasonably foreseeable needs of future generations – given that the natural splendour of the District is a prime driver of the District's popularity as a place to live and visit.
- 11 For these reasons, in my view the LDR zoning does not achieve the purpose and principles of the Act.

Jeff Brown

17 August 2017

SUMMARY EVIDENCE

Introduction

- 1 My name is Jeffrey Andrew Brown.
- 2 My Evidence in Chief dated 9 June 2017 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping Hearings of the Proposed District Plan (**PDP**).
- 3 My Evidence in Chief addresses the Low Density Residential rezoning of the land sought by submission 338. I consider the effects on the environment of the proposed rezoning, and section 32 and Part 2 of the Act.
- 4 I briefly summarise my views as follows.

Effects on the environment

- 5 Although there is a potentially positive effect from the contribution the rezoning could make to the housing needs of the District, the LDR zoning in this location, and the access road to it, would have high or significant adverse effects on the landscape values of the ONL, and on the rural amenity values of Lake Johnson and its environs, and would foreclose the opportunity for Lake Johnson, its margins and its wider naturalness to be an undeveloped and remote “getaway” close to the urban settlement areas of Queenstown and Frankton.
- 6 The adverse effects outweigh any positive effects of the zoning, in my view.

Section 32

- 7 In my Evidence in Chief I assess the rezoning proposal using the principles that the Council planning witnesses use in their assessments. The key conclusion from my assessment is that urban development within this landscape would directly contravene various high order objectives and policies of the PDP, as follows:
 - (a) The rezoning does not achieve the relevant Strategic Direction objectives and policies for the strategic and integrated management of urban growth because: