

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

IN THE MATTER of a submission on the Queenstown
Lakes Proposed District Plan

BY **WILLOWRIDGE DEVELOPMENTS
LIMITED**
Submitter (3320)

**SUMMARY STATEMENT OF EVIDENCE OF PAULA COSTELLO ON
BEHALF OF THE SUBMITTER**

Dated: 13 August 2020

MAY IT PLEASE THE PANEL:

- [1] My primary brief outlined my evidence in support of the relief sought by Willowridge Developments Limited (Willowridge) in relation to the type and extent of zones which are proposed to make up the Three Parks area (including a new proposed Chapter 19B Business zone) along with the features to be retained on the proposed Structure Plan for Three Parks.
- [2] On the basis of the rebuttal evidence filed by Mr Roberts for the Council, including his accompanying plan handed up to the panel¹ (subject to correction of the extent of the Three Parks Commercial zone), I note that there are now limited areas where we have not found agreement.
- [3] Mr Roberts supports the approach of a new Chapter 19B Business Zone within Three Parks. I consider the amendments suggested by Mr Roberts to the zone drafting are appropriate and have reviewed the list of District Wide provisions which I consider is complete.
- [4] With respect to the spatial extent of the Buisness zone, Mr Roberts considers the LDRSZ is more appropriate to adjoin the Te Kura O Take Karara (primary school) site on the basis of reverse sensitivity concerns.
- [5] I do not share the same concern that the proposed Business zone is inappropriately located adjacent the school site, given that the land uses are likely to be separated by a road (identified as Road 17 – on the alignment of Deering Street) and where the aspects of the school which adjoin this boundary are made up of vehicle entry, staff car parking, caretakers shed and the edge of playing fields (Figure 1).

¹ Three Parks Recommended Mapping Changes 20.06.20 *Evidence presented at hearing* at <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings/stream-17-general-industrial-zone-three-parks-commercial-101-ballanytne-road-rezoning-business-mixed-use-and-residential-design-guides-and-variations>



Figure 1: Approved Outline Development Plan: RM181619

- [6] I note that the standards for fencing, and setbacks for industrial or service activities as recommended by Mr Roberts² will provide adequate buffer between different land uses. It is also my experience that there is the potential for reverse sensitivity effects associated with school sites adjacent to residential development.
- [7] I consider that the Business zoning is an appropriate zone adjacent to the school site and given the demand for Business land supported by the economic evidence I consider the extent of the Business zoning as sought by submission is appropriate.
- [8] I support the introduction of the High Density Residential (HDR) and Medium Density Residential (MDR) zones in Three Parks, and the location of these zones as sought by the Willowridge submission. I consider in the context of the HDR purpose and Objectives referred to by Mr Roberts that the Three Parks Commercial zone fulfils the role of a town centre (providing amenities, services and employment). The HDR in Three Parks will also have easy access to the Wanaka Town Centre.

² Rebuttal Evidence of N Roberts – Appendix B: Standards 19B.5.1 and 19B.5.4

- [9] My supplementary evidence dated 7 August 2020 details the implications of the NPS-UD 2020 and the further support that I consider this policy statement gives to the location of these (HDR & MDR) zones within Three Parks.
- [10] I remain of the opinion that the proposed alignment of the 'Western Fixed Road' as sought within the Willowridge relief is a preferable alignment of this key road connection into Three Parks, for the reasons set out at paragraphs 109-112 of my primary evidence, and I rely upon the evidence of Mr Facey that a solution in terms of intersection control is able to be found in order to appropriately provide for this alignment.
- [11] I also consider it appropriate to remove the BRA along the western (golf course) boundary and the notified Visitor Accommodation Subzone in this area, for the reasons set out in my primary brief of evidence.

Paula Costello

13 August 2020