

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991 (RMA)

And The Queenstown Lakes Proposed District Plan Stage 3; Stream
18; Settlement Zone

**Summary Statement of Timothy Turley Williams for Universal Developments
(Hāwea) Limited #3248**

03 August 2020

Submitter's solicitors:

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**anderson
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Summary

- 1 In my opinion the comprehensive rezoning of the Site provides for the logical expansion of Hawea in a planned and coordinated manner and will contribute positively to the township by providing greater opportunities for live work and play and therefore a more sustainable community.
- 2 Hawea is proposed to grow and change, and as underscored by the National Policy Statement on Urban Development 2020 (NPS-UD), opportunities to add significantly to development capacity should be seen as an opportunity given the need to address housing supply and affordability issues. In the context of this higher level policy direction, addressing these wider goals now has greater importance, when considered against potential concern around detracting of amenity values, or simply the scale of change itself.

Structure Plan Updates

- 3 Attached to my evidence **Appendix [A]** are an updated structure/zoning plan and master plan. The changes I have made to these plans are as follows:
 - a. The 15m BRA has been extended all the way along the Domain Road boundary to Cemetery Road. Previously a portion of this section of the BRA was shown as 5m wide.
 - b. The 15m BRA on the eastern side of the Site has been extended from the water race up to the boundary of the SHA. The BRA has not been extended up the eastern boundary of the SHA given the SHA consent considered the matter of the eastern boundary treatment in detail and provides for a subdivision design that addresses this boundary. Given the SHA will be implemented it is not considered necessary to extend the BRA in this location.
 - c. The primary roading network originally shown on the indicative master plan has been added to the structure plan as recommended by Mr Barr. The primary roads within the SHA are shown as fixed given the SHA will be implemented, and those outside of the SHA able to move by up to 50m.

Infrastructure

- 4 A meeting has been held with QLDC staff including Council's chief engineer Mr Ulrich Glasner on 15 July 2020 to discuss potential infrastructure options. An outcome of this meeting was confirmation from Council that modelling of water and wastewater was currently being completed for Hawea and the additional capacity associated with this rezoning would be included in the modelling.
- 5 Mr Carr has provided further evidence to confirm suitable upgrades to Cemetery/Domain Road can be accommodated.

- 6 Given the growth anticipated in Hawea irrespective of this re-zoning a number of upgrades of services and roading will occur over time. It is considered this process and provision for growth can also accommodate and provide for the Site.
- 7 It is acknowledged given the time needed for any upgrades to be resolved the plan provisions should seek to ensure a mechanism to address infrastructure and roading matters. To this extent I have proposed changes to the Chapter 27 rules such that any development within the Site, even if in accordance with the structure plan is a restricted discretionary activity rather than controlled and the matters of discretion (Rule 27.5.7) would apply including *c. property access and roading, g. water supply* and *i. sewage treatment and disposal*. The updated provision attached to this summary **Appendix [B]** provide for this change. In my opinion these matters of discretion along with the restricted discretionary status (allowing an application to be declined) will ensure adequate scope for any roading upgrades or infrastructure matters to be addressed.
- 8 No threshold is considered necessary in terms of housing numbers given the SHA is consented and will be implemented via the approved consent.

Industrial Zoning

- 9 I remain of the opinion that providing for industrial zoning at Hawea will positively contribute to the functioning and employment opportunities within the township. In my view as assessed in my evidence the proposed zoning finds supports in the strategic policies of the plan (Policy 4.2.1.2) and that these policies do not place a particular focus on containing industrial zoning in Wanaka for example. The NPS-UD also underscores this view where greater emphasis is placed on live work opportunities (Objective 3).
- 10 In terms of the size and location of this area it has been strategically located to provide a southern bookend to the overall zoning and runs the full length of the Site boundary. Typically industrial areas are established on the periphery of urban areas as is proposed in this case. These factors along with the desire to create an efficient future subdivision layout where the road access through the zone is double loaded (development on both sides) and a loop (rather than a cul-de-sac head) also contribute to the area of zoning proposed. In my opinion taking into account future subdivision design and roading is important when determining the extent of any zoning.

Local Shopping Centre Zone

- 11 I support Ms Hampson's recommendation in her rebuttal evidence to provide for one larger retail tenancy such as a supermarket to be enabled within the LSCZ. I consider allowing more flexibility in terms of GFA would be beneficial. While any

such addition would remain limited to one premise, to ensure such a provision provided the greatest opportunity to be effective in my view it would assist if this cap was set more openly. In this respect I have recommend the cap for this one retail tenancy be set at 1000m² rather than the 400m² recommended by Ms Hampson. The updated plan provisions attached to my evidence **Appendix [B]** provide for this change.

- 12 Ms Hampson in her rebuttal evidence also recommends a total cap on retail of 4000m² 'to help ensure a functional mix of activities can develop on the site'¹. Mr Copeland in his summary statement has detailed why from an economic perspective he does not support such a cap. In my opinion such a cap would also create potential negative urban design outcomes in limiting the ability to ensure ground floor space is occupied by retail activity that more typically can provide an active interface to the street. A cap of the nature proposed is likely to necessitate some ground floor office or other uses.
- 13 Policy 15.2.1.4 also identifies that the purpose of the retail and office caps is to avoid floor areas that would adversely affect the *a. retention and establishment of a mix of activities within the local shopping centre*. In my view as these caps are intended to provide the necessary method to achieve the mix anticipated within a LSCZ no overall cap is necessary.

School Site

- 14 The plans submitted with my evidence identified a school site and I note Mr Barr has questioned how this is intended to operate within the rule framework. The land where the school has been indicated would be zoned Lower Density Suburban Residential and no specific rules are proposed to provide for a school. Rather it is considered sensible given the growth occurring in Hawea and where no school is currently located in the township to look at a potential site. In my experience even with the ability for the Ministry of Education to designate school sites, if residential properties are established reverse sensitivity issues in terms of traffic and noise in particular can often still arise and frustrate the designation process. This tension is often largely because residents were not aware of the potential for a school to establish. It is considered helpful to identify a location for these reasons.
- 15 However, to avoid any confusion in the plan rule framework the Structure Plan (**Appendix [A]**) has labelled the School as indicative only.

¹ N Hampson – Rebuttal Evidence 12 June 2020 - para 4.42

Affordability

- 16 I remain of the opinion that the zoning of land to increase supply is the key method available within the District Plan to deliver on affordability. In my view the NPS-UD places greater emphasis on this point. As discussed in my evidence housing in Hawea is at the more affordable end of the spectrum and therefore increasing zoning where it creates greater competition and supply in Hawea will positively contribute to affordability outcomes.
- 17 I do not support intervention of the nature Mr Barr has proposed in the form of rules within Chapter 27. In my opinion these types of provisions will create inefficiencies and will only seek to disincentives housing being delivered to the market.
- 18 In my view the strategic chapters of the plan do not support a method of this nature and it is not apparent to me why such provisions would be recommended for this re-zoning when I am not aware that any such provisions have been suggested in association with other re-zoning proposed to date through the PDP. I note in this respect no s32 evaluation has been provided to support the proposed provisions.
- 19 If there is a concern that zoning of the Site would mean an opportunity existed for the contribution to the Queenstown Lakes Community Housing Trust (QLCHT) required by the approved SHA to not be delivered, this is not the intention. To this extent an offer was put to QLDC to provide a deed to ensure the delivery of the contribution to the QLCHT in accordance with the SHA. This offer has not been accepted by Council.

Updated Plan Provisions

- 20 I provided a tracked change version of the PDP provisions with my evidence and Mr Barr provided further changes to those provisions in his rebuttal evidence. To assist I have reviewed those changes and attached as **Appendix [B]** is an updated version of the provisions providing for the matters discussed above and also those provisions where I agree with the recommendations made by Mr Barr.
- 21 In this respect the changes where I agree with Mr Barr are shown in yellow highlight and further changes to reflect those matters discussed in this summary are shown in red.



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APPLICANT
UNIVERSAL DEVELOPMENTS HAWEA LTD

COMPRISED IN
RT's 909889, 6749747, 6749746, 6538353, 8012377, 7540117, 8012376, OT385/83, OT393/230

TERRITORIAL AUTHORITY
Queenstown Lakes District Council

LAND DISTRICT
Otago

TOTAL AREA	DATE
140.21 ha	09/04/20

Drawing Title

Future Zoning Plan/Structure Plan

Prepared for

Evidence

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	31/03/20
B	BUFFERS ADJUSTED	09/04/20
C	MDR AREA ADJUSTED	12/05/20
D	BRA/GREEN BUFFER AMENDED	29/07/20

SCALE
1:5,000 @ A3

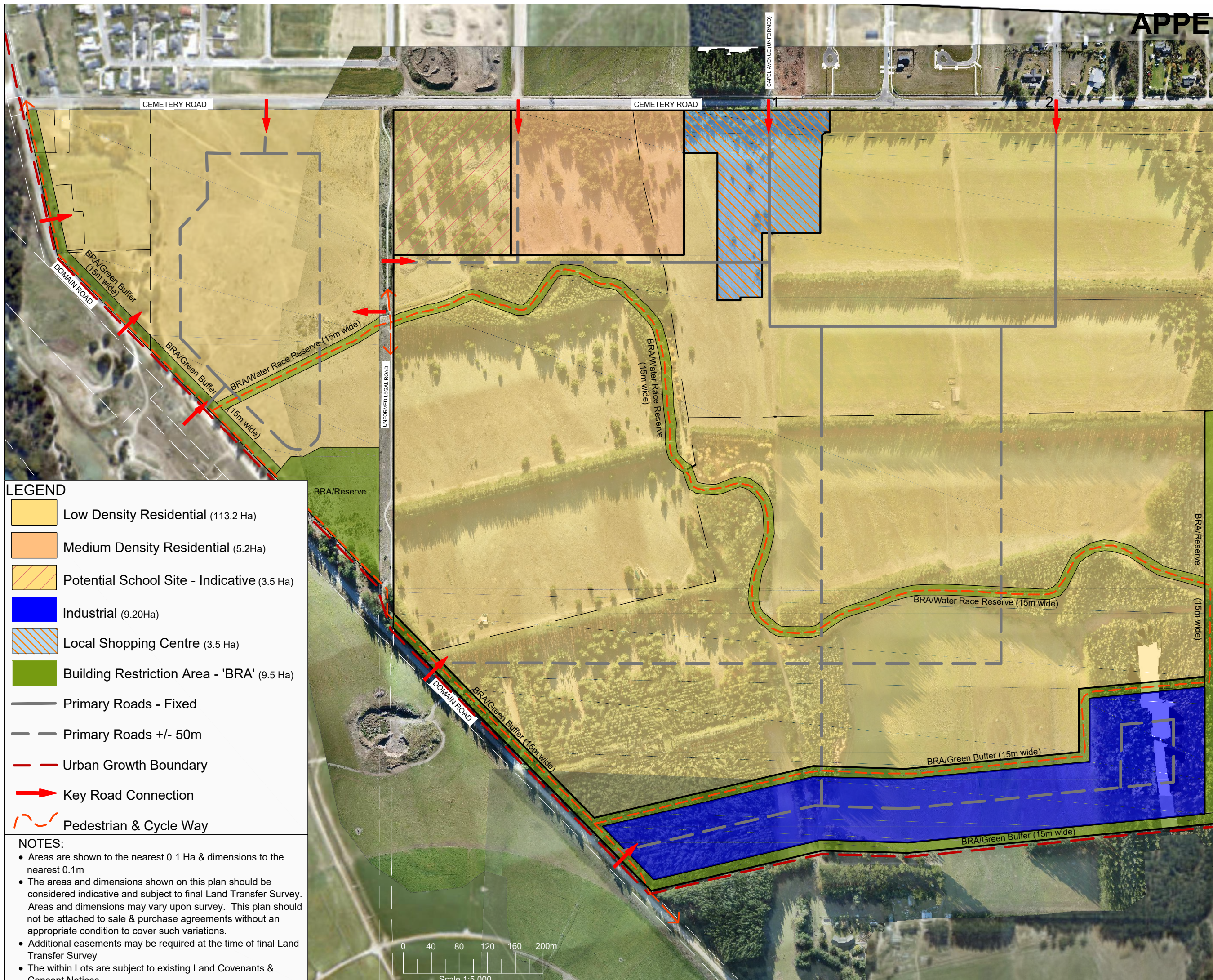
DATUM & LEVEL
Lindis Peak 2000

LEVEL IN TERMS OF MSL (VD056) ORIGIN D 501 (MOW) RL = 346.1364

REVISION	DRAWING REFERENCE	Sheet
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SURVEYED	DATE	CHECKED	DATE
XX	XX/XX/XX	LW	31/03/20

DRAWN	DATE	APPROVED	DATE
LW	31/03/20	LW	31/03/20



LEGEND

- Low Density Residential (113.2 Ha)
- Medium Density Residential (5.2Ha)
- Potential School Site - Indicative (3.5 Ha)
- Industrial (9.20Ha)
- Local Shopping Centre (3.5 Ha)
- Building Restriction Area - 'BRA' (9.5 Ha)
- Primary Roads - Fixed
- Primary Roads +/- 50m
- Urban Growth Boundary
- Key Road Connection
- Pedestrian & Cycle Way

NOTES:

- Areas are shown to the nearest 0.1 Ha & dimensions to the nearest 0.1m
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey
- The within Lots are subject to existing Land Covenants & Consent Notices.



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TERRITORIAL AUTHORITY

Queenstown Lakes District Council

LAND DISTRICT

Otago

TOTAL AREA

XXXX ha

DATE

09/04/20

Drawing Title

Indicative Master Plan

Prepared for

Discussion

Plan Revisions

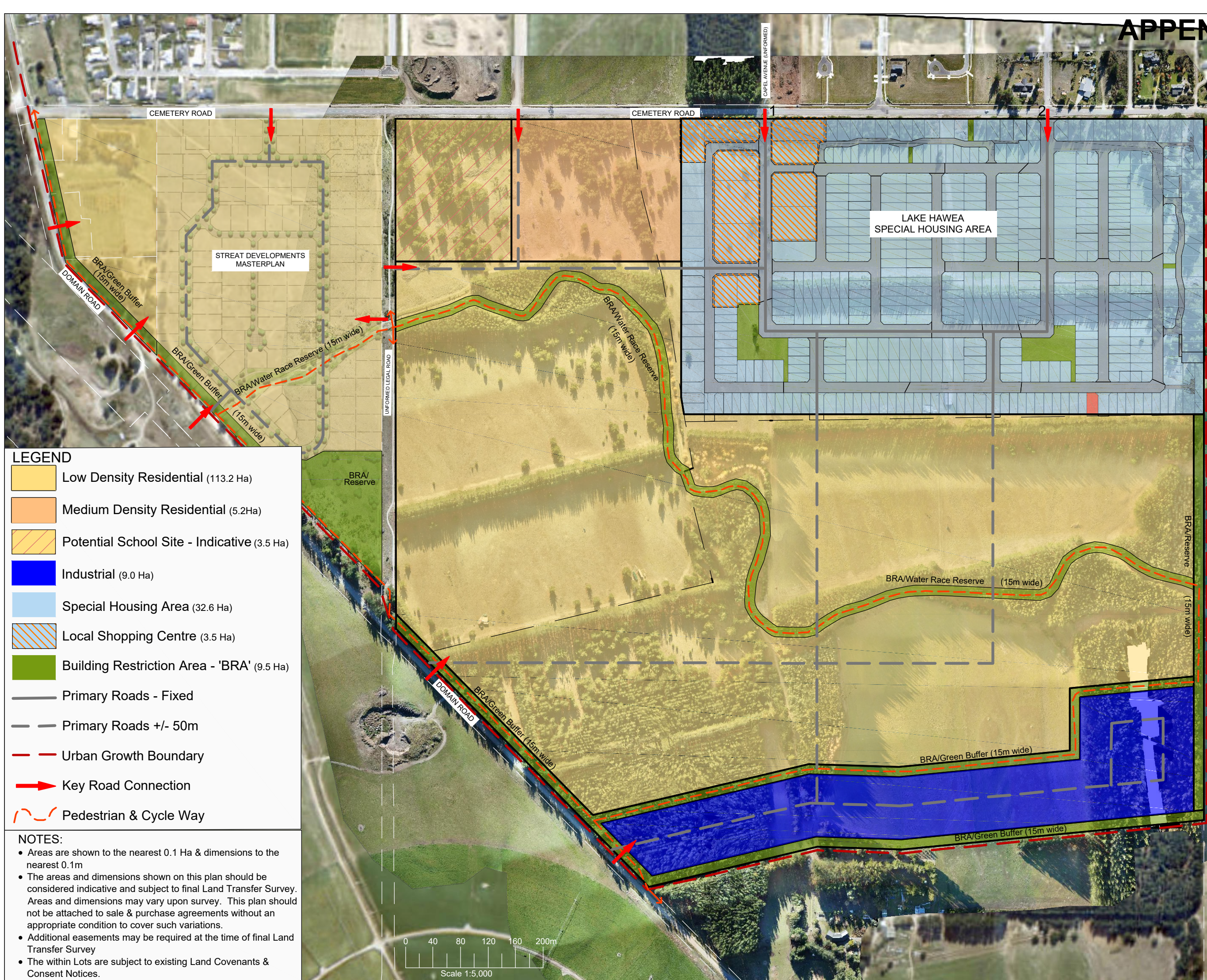
REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	06/04/20
B	GREEN BUFFER AMENDED, UGB ADDED	09/04/20
C	MINOR EDITS	12/05/20
D	BRA/GREEN BUFFER AMENDED	29/07/20

SCALE
1:5,000 @ A3

DATUM & LEVEL
Lindis Peak 2000

LEVEL IN TERMS OF MSL (VD/DS) ORIGIN D 501 (MOW) RL = 346.1364

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LW	06/04/20	LW	06/04/20

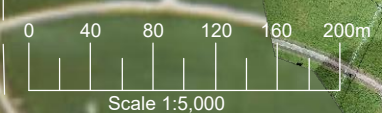


LEGEND

- Low Density Residential (113.2 Ha)
- Medium Density Residential (5.2Ha)
- Potential School Site - Indicative (3.5 Ha)
- Industrial (9.0 Ha)
- Special Housing Area (32.6 Ha)
- Local Shopping Centre (3.5 Ha)
- Building Restriction Area - 'BRA' (9.5 Ha)
- Primary Roads - Fixed
- Primary Roads +/- 50m
- Urban Growth Boundary
- Key Road Connection
- Pedestrian & Cycle Way

NOTES:

- Areas are shown to the nearest 0.1 Ha & dimensions to the nearest 0.1m
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- The within Lots are subject to existing Land Covenants & Consent Notices.



APPENDIX [B]

Key;

Black Text reflects PDP decisions text

Tim Williams recommend changes to the PDP decision text are shown in black underline text for additions and ~~strike through~~ text for deletions.

Craig Barr Rebuttal 19/06/2020 recommended changes agreed by Tim Williams shown in **yellow highlight**

Tim Williams further changes recommended following review of Craig Barr Rebuttal shown in **Red highlight**.

Chapter 8 - Medium Density Residential

8.1 Zone Purpose

The zone is situated in locations in Queenstown, Frankton, Arrowtown ~~and~~ Wanaka and Hāwea that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking

8.4.9	Commercial Activities in Queenstown, Frankton or Wanaka and Hāwea :100m² or less gross floor area	Non-compliance status: RD
8.5.1	Building Height (for flat and sloping sites) 8.5.1.1 Wanaka and Arrowtown <u>or</u> Hāwea: A maximum of 7 metres.	Non-compliance status: NC

Chapter 15 - Local Shopping Centre Zone

	<i>Standards for activities located in the Local Shopping Centre Zone</i>	<i>Non-compliance status</i>
15.5.10	<i>Retail and office activities</i> a. individual Retail activities shall not exceed 300m ² gross floor area. b. Individual Office activities shall not exceed 200m ² gross floor area c. In the local Shopping Centre Zone at Cardrona Vally Road, in addition to Rule 15.5.10 .a two individual retail activities may	NC

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	<p>exceed 300m² gross floor area, but shall not exceed 400m² gross floor area.</p> <p>d. <u>In the Local Shopping Centre Zone at Lake Hāwea South, in addition to Rule 15.5.10.a one individual retail activity may exceed 300m² gross floor area, but shall not exceed 400-1000m² gross floor area.</u></p> <p>Note: All associated office, storage, staffroom and bathroom facilities used by the activity shall be included in the calculation of the gross floor area.</p>	
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Chapter 18A - General Industrial Zone

18A.5.9	<p>Fencing</p> <p>a. Any site adjoining a residential zone (including the Meadow Park Special Zone or the Large Lot Residential Zone) shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary</p> <p>b. In the General Industrial Zone in Wanaka <u>and Hāwea</u>, the following additional standards shall apply in regard to Building Restriction areas shown on any structure plan shown in Chapter 27 (Subdivision and Development):</p> <p>i. Fences on or within 4m of the open space areas shall be no higher than 1.2m</p> <p>ii. This standard shall not apply to fences which are at right angles to the boundary of the open scape area.</p> <p>c. No razor wire or barded wire shall be used on any fencing</p>	<p><i>Non-Compliance Status:</i></p> <p>RD</p>
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Chapter 27 – Subdivision and Development

27.3 Location-specific objectives and policies

Lake Hāwea South Structure Plan

Objective 27.3.X – High quality urban subdivision and development of the land on the northern side of Domain Road Hāwea, that is planned around, and integrated with infrastructure, the water race reserve, key road connections and

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provides a strong green and well defined urban edge to the southern extent of the township Lake Hāwea Township.

Policies

27.3.X.X Ensure subdivision and development at Lake Hāwea South is undertaken in accordance with the Lake Hāwea South Structure Plan (Schedule 27.13.X) to provide integration and coordination of access to properties and the wider road network.

27.3.X.X Ensure integrated and safe transport connections by providing for key road connections (as shown on the Lake Hāwea South Structure Plan (Schedule 27.3.x)) and limiting new additional access from Domain Road and Cemetery Road.

27.3.X.X Ensure subdivision and development at Lake Hāwea South provides (as shown on the Lake Hāwea South Structure Plan (Schedule 27.3.x)) 15m wide Building Restriction Areas to:

a. Provide a green edge/buffer to the Hāwea Industrial Area, Domain Road and the southern extent of the Township via a landscape planted reserve, and

b. Provide a water race reserve and associated pedestrian and cycle trail.

a. create and maintain a legible and strong urban edge along the western Zone boundary defined by Domain Road, the existing water race defining the southern extent of the Zone, and the eastern boundary of the Zone;

b. visually integrate urban development with the surrounding rural environment located to the west, south and east of the Lake Hāwea South Structure Plan area;

c. provides walking and cycling access; and

d. mitigates the effects of urban development on the surrounding Rural Character Landscapes, primarily through planting and sympathetic mounding within the Building Restriction Areas that results in a planted buffer that filters views of built development from the surrounding rural landscape.

	Zone and Location Specific Rules	Activity Status
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APPENDIX [B]

27.7.1	Subdivision consistent with a structure plan that is included in the District Plan (except Structure Plan 27.13.x Lake Hawea South)	C
27.7.x	<p>Lake Hāwea South</p> <p>27.7.x.x In addition to those matters of control listed under Rule 27.7.4 27.5.7 when assessing any subdivision consistent with the Lake Hāwea South Structure Plan shown contained in schedule 27.3.x, the following shall be additional matters of control:</p> <p>a. the comprehensive landscape design and planting of the 15m wide linear building restrictions areas and timing for construction of the pedestrian and cycle trails.</p>	€ RD
27.7.X	<p><u>Hāwea</u></p> <p>27.7.X.X Any subdivision that is inconsistent with the Lake Hāwea South Structure Plan contained in Section 27.13</p> <p>For the purpose of determining compliance with this rule the following deviations from the Lake Hāwea South Structure Plan are permitted:</p> <p>In terms of consistency with the structure plan:</p> <p>a. the key primary Road connections on Domain road may move however no fewer or more than the number of connections shown shall be provided.</p> <p>b. Other Key Road connections may move by up to 50m.</p> <p>e. Other than in relation to Domain Road additional road connections may be provided in addition to the key road connections shown on the structure plan</p> <p>c. the road connections shown on Cemetery Road except connections 1 & 2 may move by up to 20m however no fewer or more than the number of connections shown shall ne provided</p> <p>d. the primary roads may move by upto 50m</p>	D