

**BEFORE THE HEARINGS PANEL  
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

**IN THE MATTER** of the Resource Management Act  
1991

**AND**

**IN THE MATTER** of the Queenstown Lakes Proposed  
District Plan

**AND**

**IN THE MATTER** of Hearing Submissions Seeking  
Amendments to the Planning Maps  
covering Queenstown and  
Queenstown Rural (Excluding  
Wakatipu Basin)

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**SUMMARY STATEMENT TO PRIMARY EVIDENCE OF NICHOLAS KARL GEDDES ON  
BEHALF OF**

**C & S Hansen**

**(Submitter #840)**

**Dated 14<sup>th</sup> August 2017**

## **INTRODUCTION**

- 1 QLDC Planner Ms Ruth Evans filed rebuttal evidence 7<sup>th</sup> July 2017 (rebuttal evidence) in relation to submission 840. Primarily, I would like to address matters raised in her evidence.
- 2 Paragraph 3.1 of my primary evidence lists the properties which constitute the area of the proposed re-zoning and I refer to these as "the site".

## **Recommended Chapter 15 Provisions**

- 3 In response to paragraph 6.2 of Ms Evans's evidence and reviewing Appendix 4 of my primary evidence I do need to provide some clarification. My primary evidence recommends three new standards. Attachment A to this evidence correctly sets out these standards and their intended location in Chapter 15. I ask that Attachment A replaces Appendix 4 of my primary evidence.
- 4 The property to the north of the site at 14 McBride St is LSCZ while the LDR zone adjoins to the south and extends along the western side of McBride St. Collectively the recommended standards seek to limit the bulk and location of any future building(s) to ensure a more sympathetic transition from the LSCZ to the established LDR zone.
- 5 The intention of these standards is set out in more detail in part 5 of my primary evidence where I need to note that reference to "policy" in paragraphs 5.1, 5.3, 5.4 and 5.16 should read "standard".
- 6 To support the recommended standards, Appendix 2 of my primary evidence contains images which compare the bulk and location of the PDP LDRZ in 'red' and the LSCZ in 'green' while the PDP LSCZ to the north of the site (14 McBride St) appears in 'yellow'. A3 copies of these images are contained in Attachment B to this evidence and I have provided two additional sheets where the two colours (red and green) have not been overlaid.
- 7 Paragraph 6.4 of Ms Evans's evidence suggests that the bulk and location requirements indicate potential adverse effects upon residential amenity from the proposed rezoning while paragraph 6.6 agrees these assist in mitigating effects on residential amenity.
- 8 I agree, there are potential effects upon residential amenity. I believe these effects will be avoided by the recommended standards contained in Attachment A of this evidence.

## **Intensity**

- 9 Paragraph 6.6 of Ms Evans's evidence states that the proposed amendments do not mitigate the effect of potential increased intensity. I disagree, the recommended setbacks reduce the buildable footprint on the site while the 8 metre height limit effectively removes one storey. The additional gross floor area associated with the proposed re-zoning has been estimated by Mr Giddens to be 700 – 1200m<sup>2</sup>.
- 10 Mr Bartlett has assessed the additional floor area of proposed re-zoning and concludes that the impacts on the local transport network in terms of traffic and parking generation will be minimal.
- 11 Appendix 3 of my primary evidence locates QLDC Water, Wastewater and Stormwater mains in close proximity to the site and the submission is not opposed by QLDC's Chief Engineer, Mr Ulrich Glasner.
- 12 Based upon the evidence of Mr Bartlett and Mr Glasner coupled with the recommended standards I believe any adverse effects from the proposed rezoning in terms of increased intensity are acceptable.

## **Existing Low Density Residential Zone**

- 13 Paragraph 6.5 of Ms Evans's evidence contemplates the objectives and policies of the LDRZ, existing resource consents and the existing LSCZ. In response, I refer to Part 3 of my primary evidence which outlines that there is a very low level of residential amenity to be enjoyed from the site and the resource consents approved have authenticated a departure from residential activities. I believe this suggests that the existing LDRZ is no longer appropriate.
- 14 I believe to increase residential density on the site would be met with strong opposition from QAC in terms of Activities Sensitive to Aircraft.
- 15 The LSCZ adjoins the site to the north. The site is already occupied (in part) by activities which appear in the LSCZ. I believe the recommended standards ensure existing residential amenity and subject to these the proposed re-zoning is a logical choice. I do not consider the additional 700 - 1200m<sup>2</sup> of floor space will compromise the viability of the existing LSCZ.

**Nick Geddes**

14<sup>th</sup> August 2017

# Attachment A

## Insert new standard 15.5.2.1(c) & 15.5.2.2

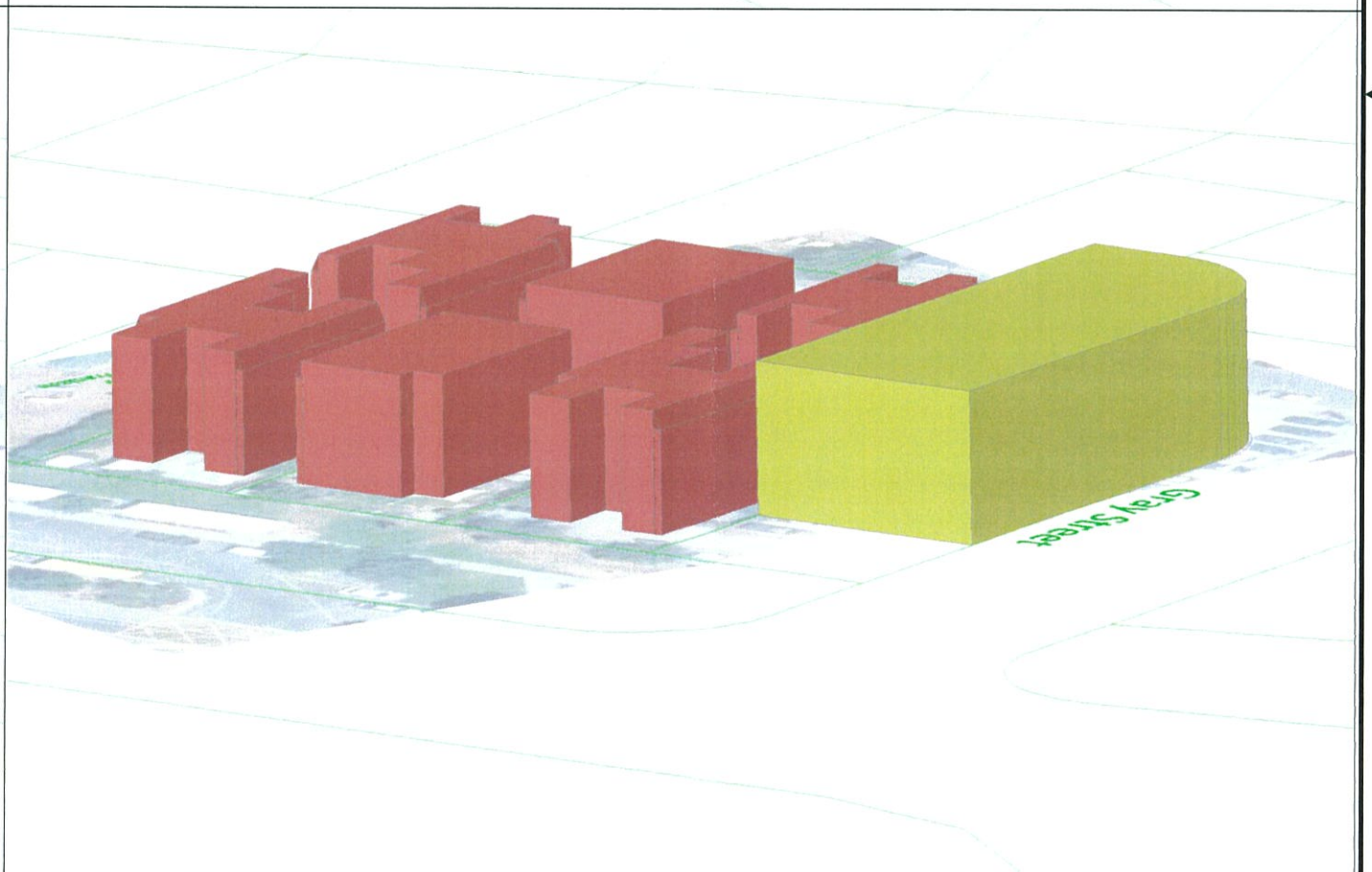
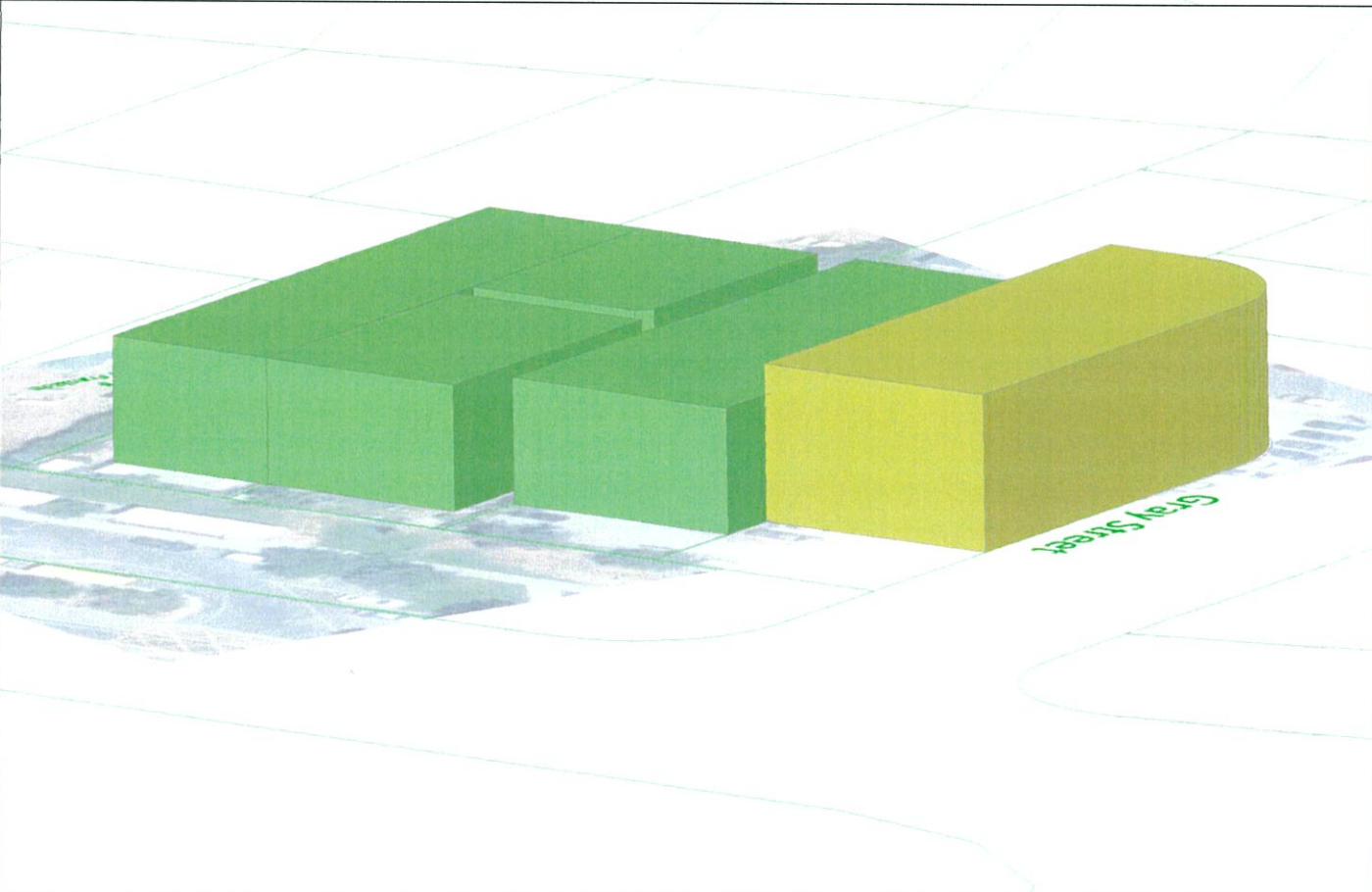
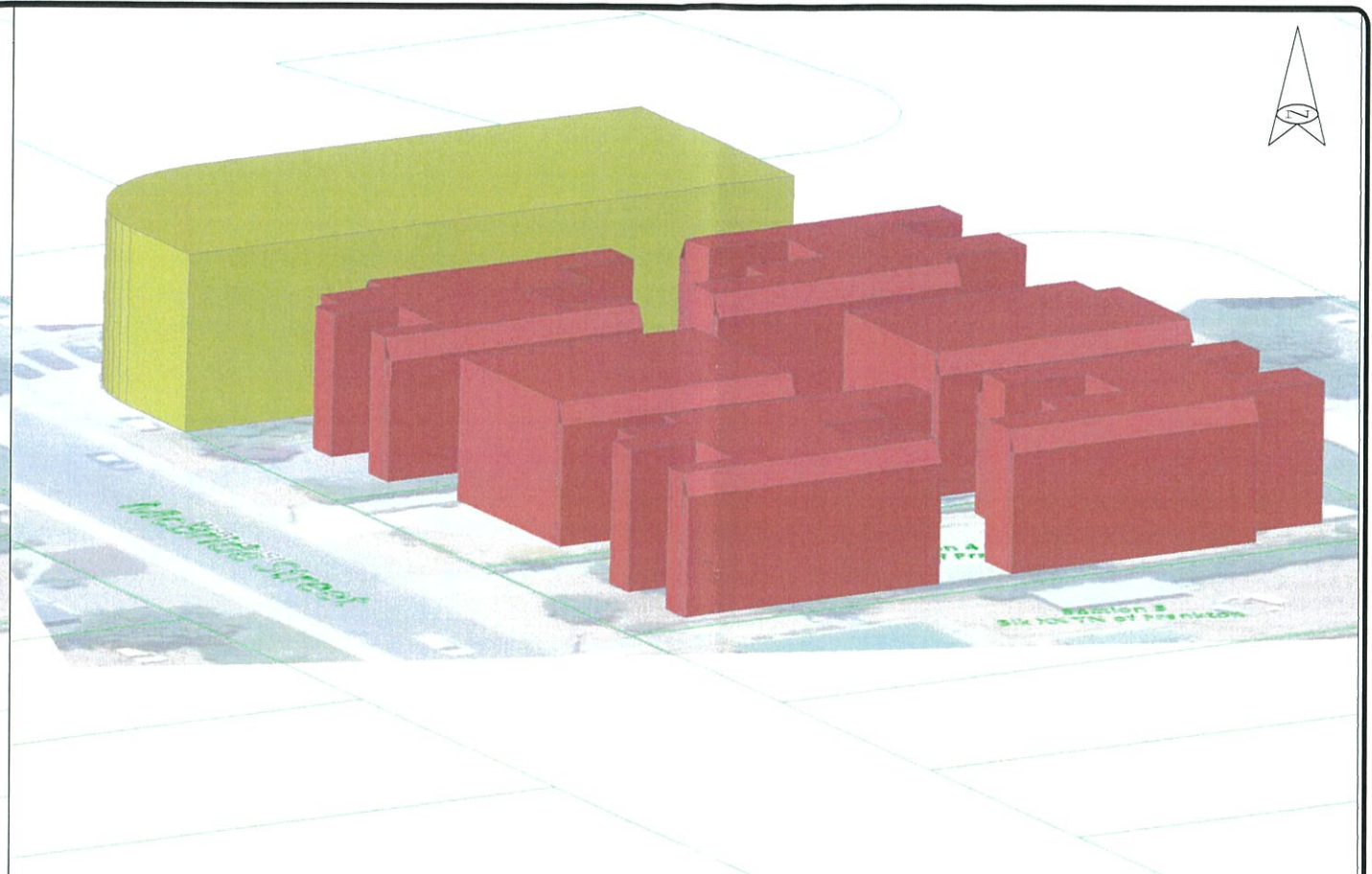
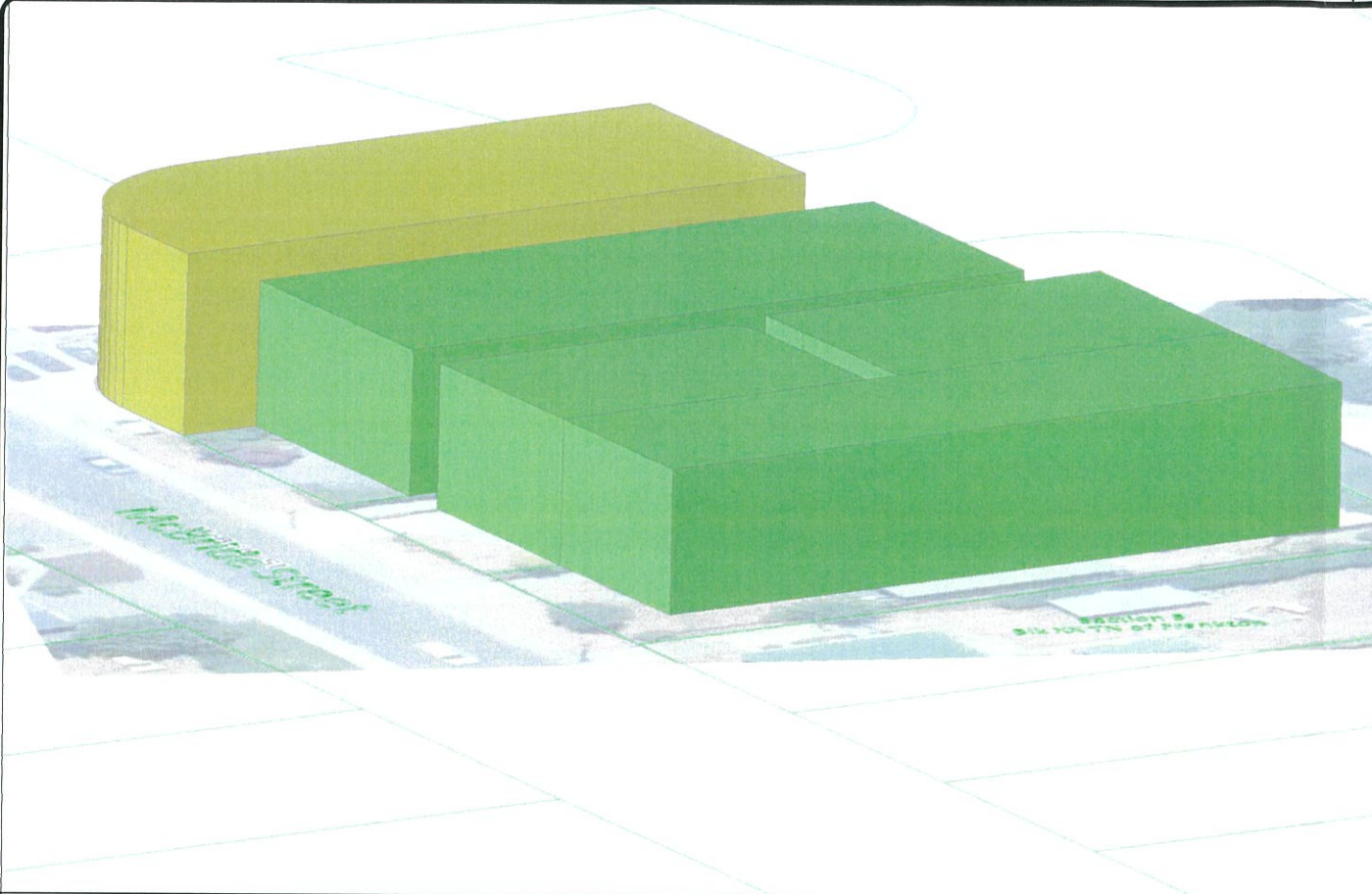
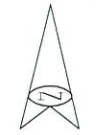
	Standards for activities located in the Local Shopping Centre Zone	Activity Status
15.5.2	<p><b>15.5.2.1 Setbacks and Sunlight Access – sites adjoining any Residential zone, Township Zone or public open space</b></p> <p>a) Buildings shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 3m above any Residential Zone or Township Zone boundary.</p> <p>b) Where the site adjoins any Residential zone, Township Zone or public open space the setback shall be not less than 3m.</p> <p>c) <u>For the Local Shopping Centre Zone located on Sec 2 &amp; 4 TN Blk XX Frankton, Lot 1 &amp; 2 DP 434449 where the site adjoins any Residential zone the setback shall be not less than 4.5m.</u></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The visual effects of the height, scale, location and appearance of the building, in terms of               <ul style="list-style-type: none"> <li>- Dominance;</li> <li>- Loss of privacy on adjoining properties; and</li> <li>- Any resultant shading effects.</li> </ul> </li> </ul> <p><b><u>15.5.2.2 Front Yard Setback - Sec 2 &amp; 4 TN Blk XX Frankton, Lot 1 &amp; 2 DP 434449 only</u></b></p> <p>a) <u>For the Local Shopping Centre Zone located on Sec 2 &amp; 4 TN Blk XX Frankton, Lot 1 &amp; 2 DP 434449 the minimum road boundary setback of any building shall be 4.5m.</u></p> <p>*Discretion is restricted to consideration of the following:</p> <ul style="list-style-type: none"> <li>• <u>The extent to which the intrusion into the street scene is necessary to allow more efficient, practical use of the remainder of the site and the ability to mitigate any effects of intrusion on the street scene.</u></li> <li>• <u>The extent to which the proposed building will detract from the coherence of the site as viewed from the street.</u></li> </ul>	RD*

**Insert new standard 15.5.6(c):**

	<b>Standards for activities located in the Local Shopping Centre Zone</b>	<b>Activity Status</b>
<b>15.5.6</b>	<b>Building Height</b>  <u>c) For the Local Shopping Centre Zone located on Sec 2 &amp; 4 TN Blk XX Frankton, Lot 1 &amp; 2 DP 434449 the maximum building height shall be 8m.</u>	NC

# Attachment B

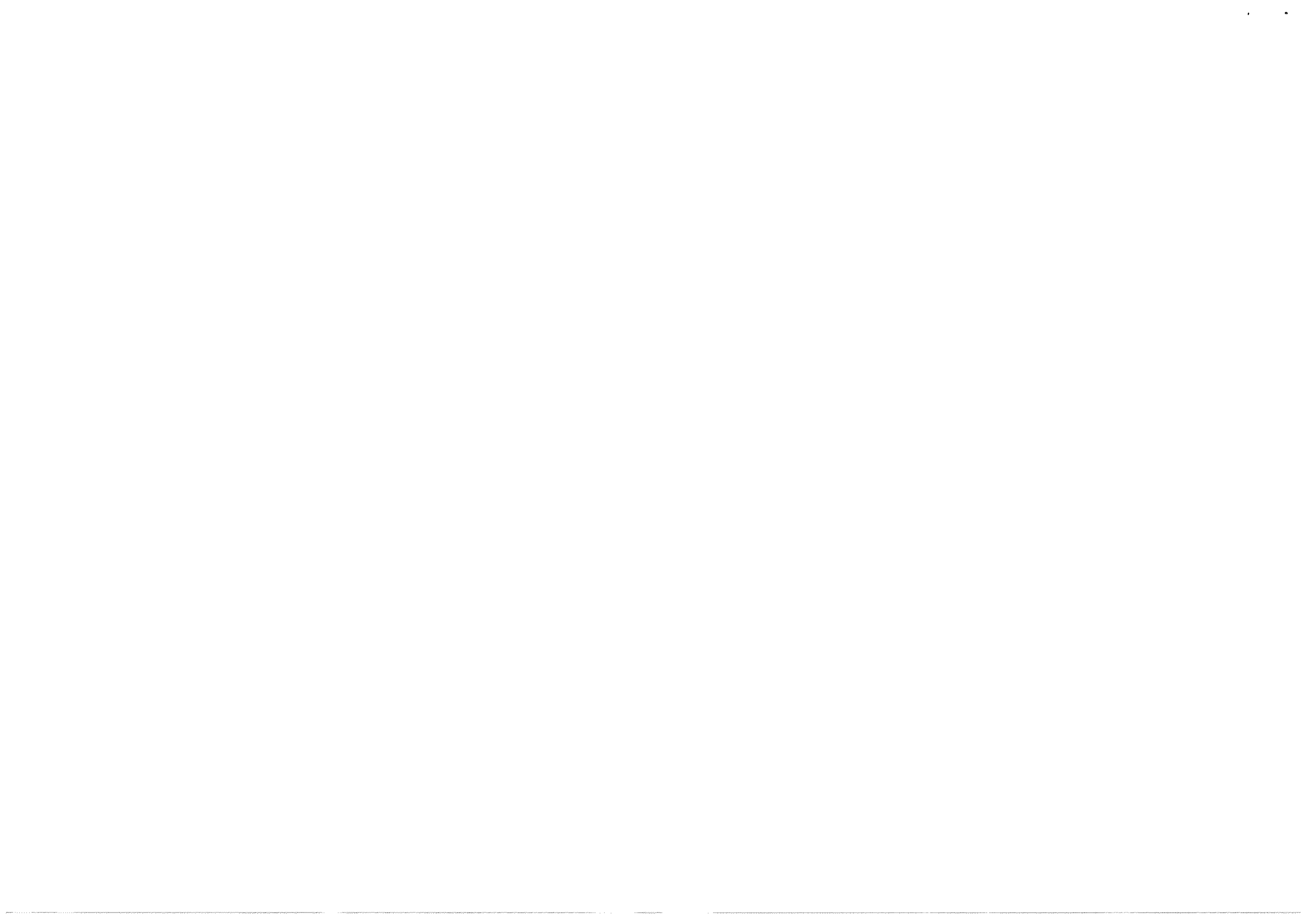
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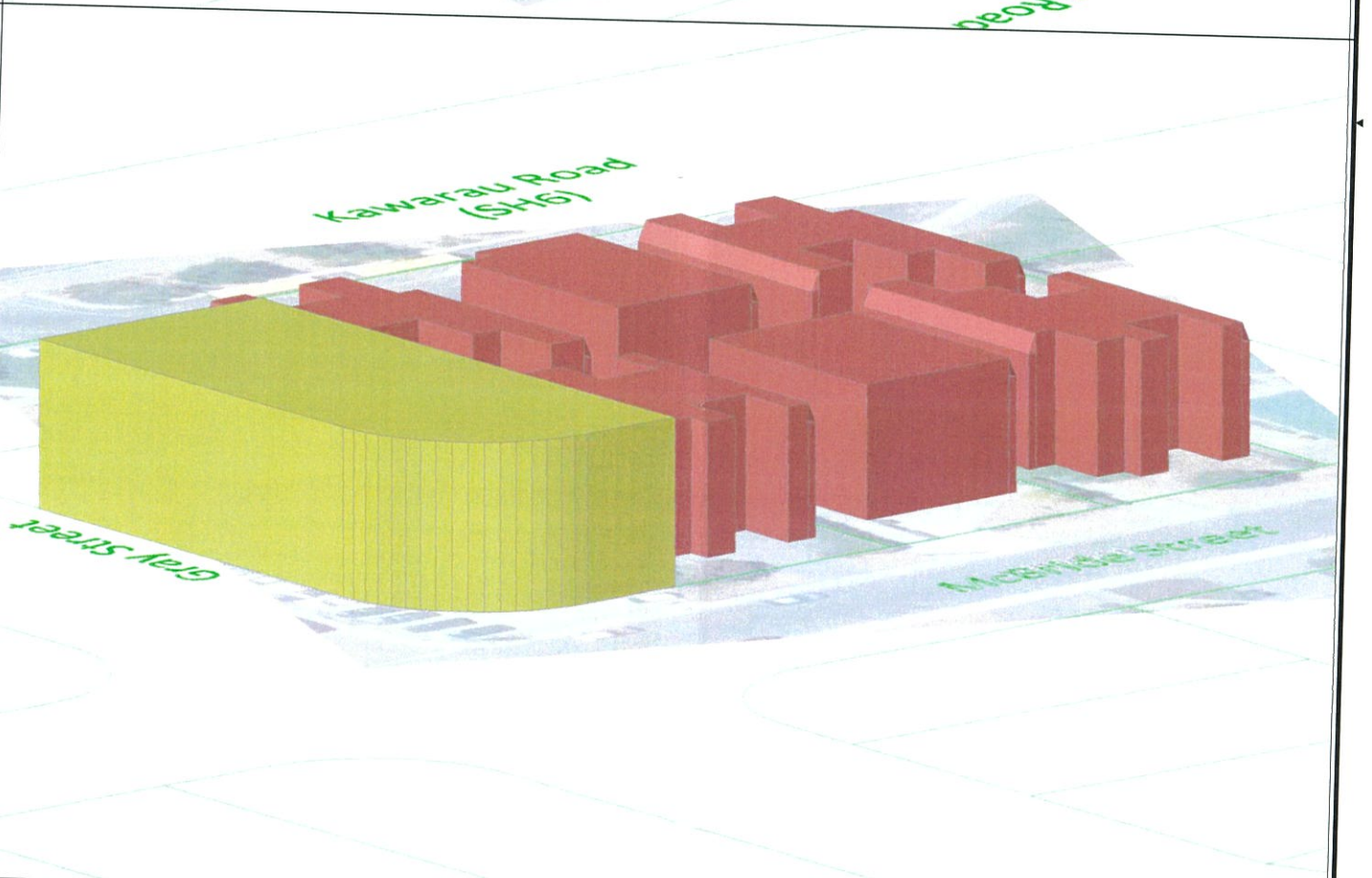
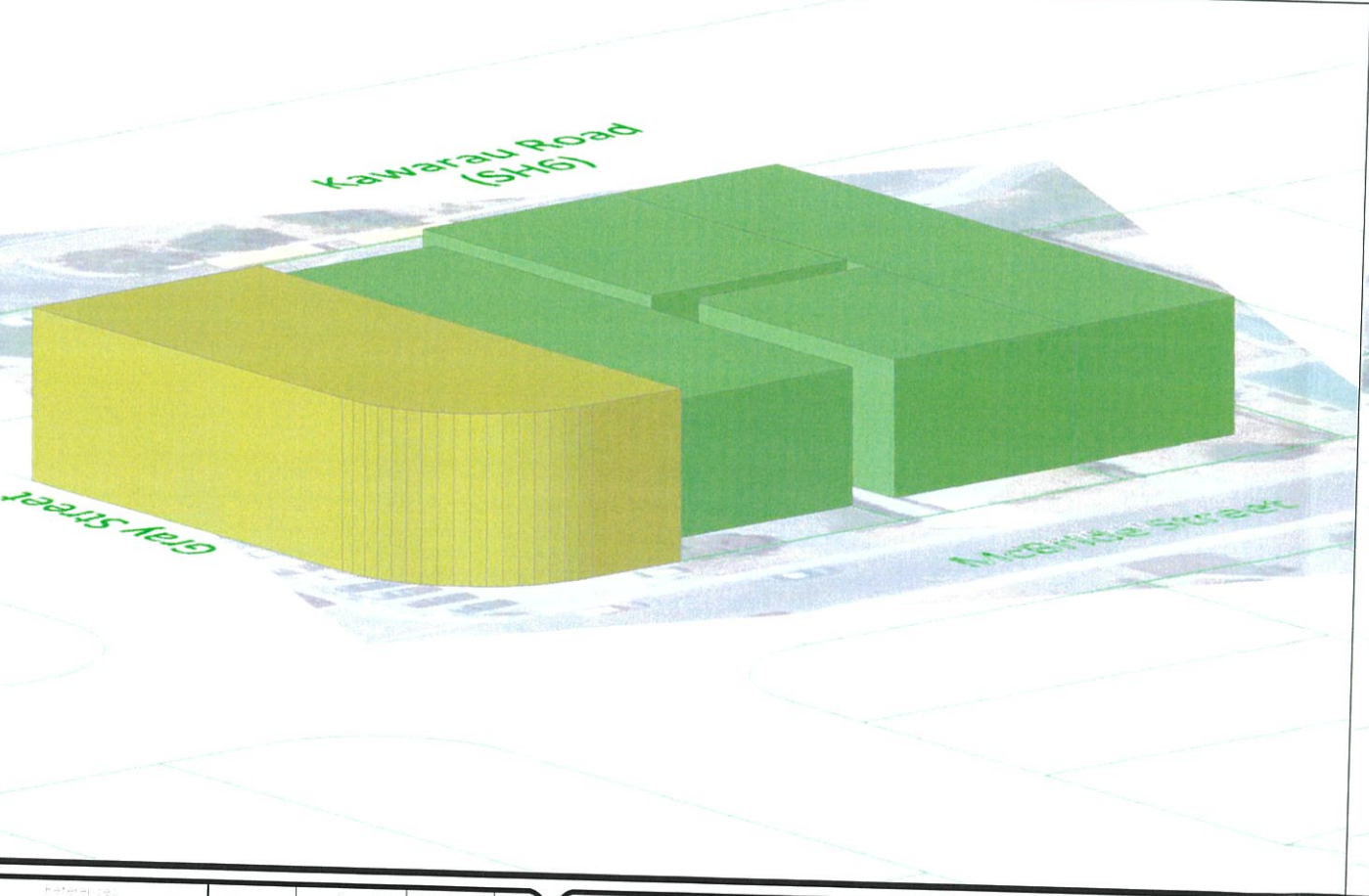
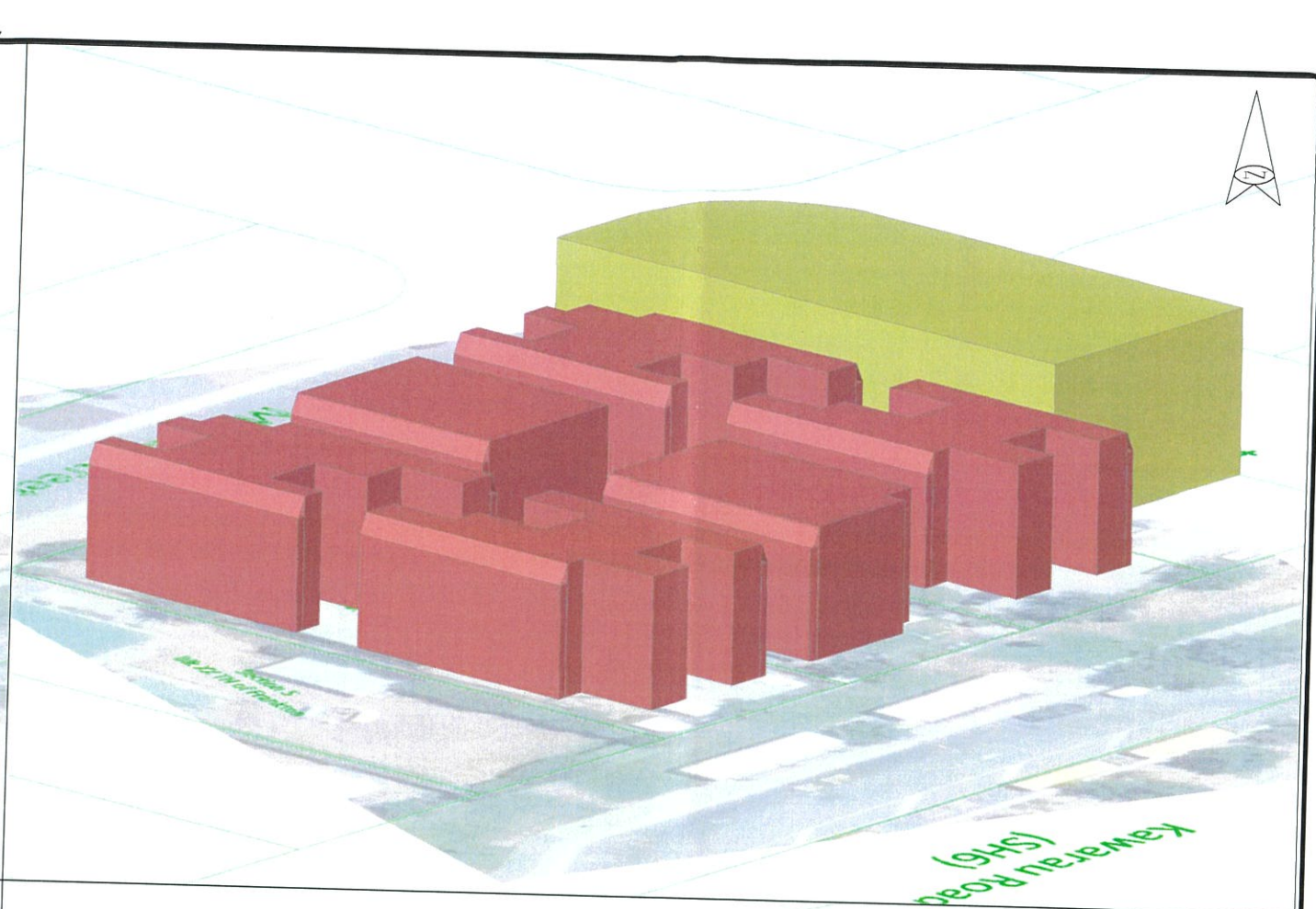
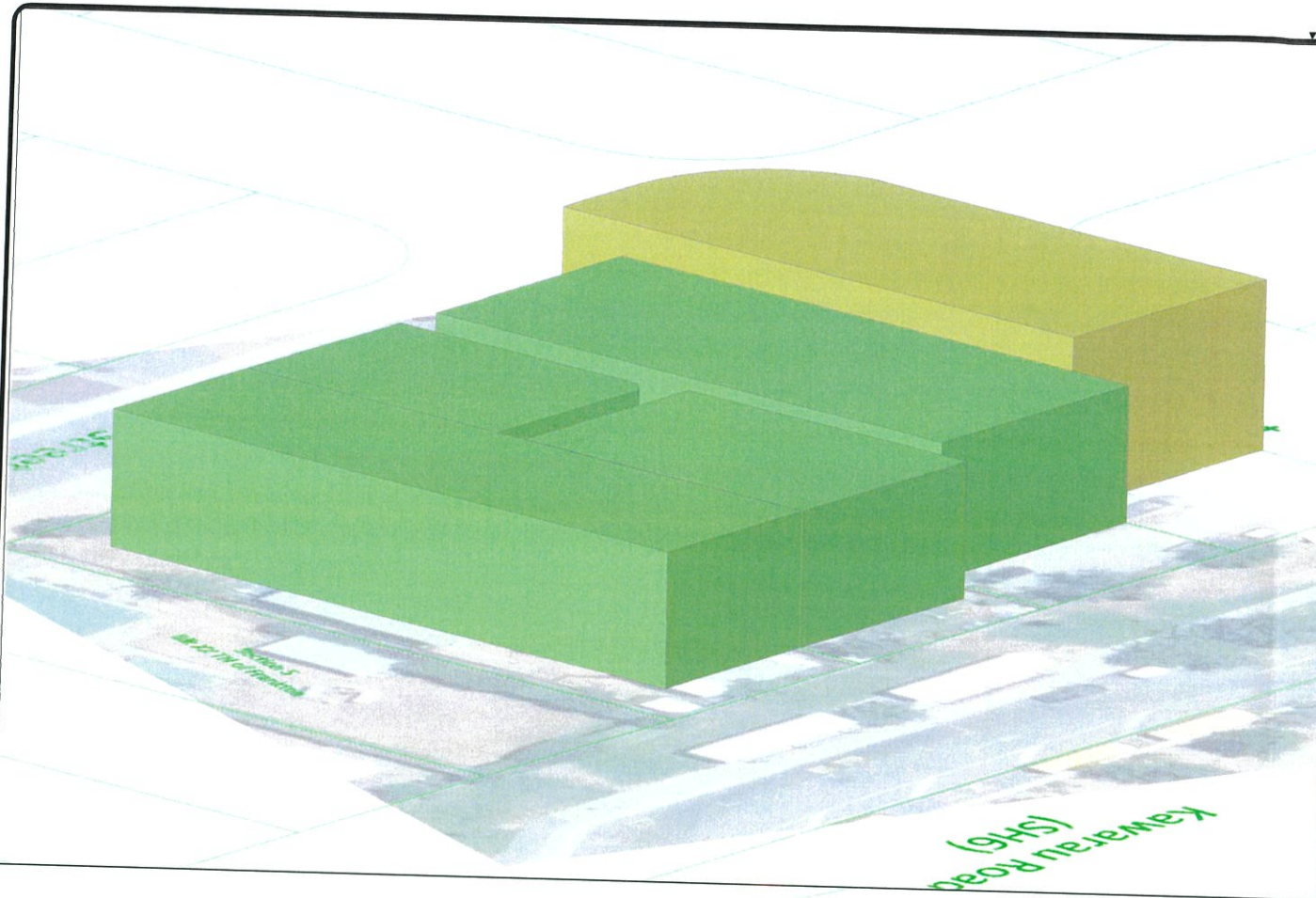
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# DISTRICT PLAN REVIEW

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	Sheet 1 of 1	





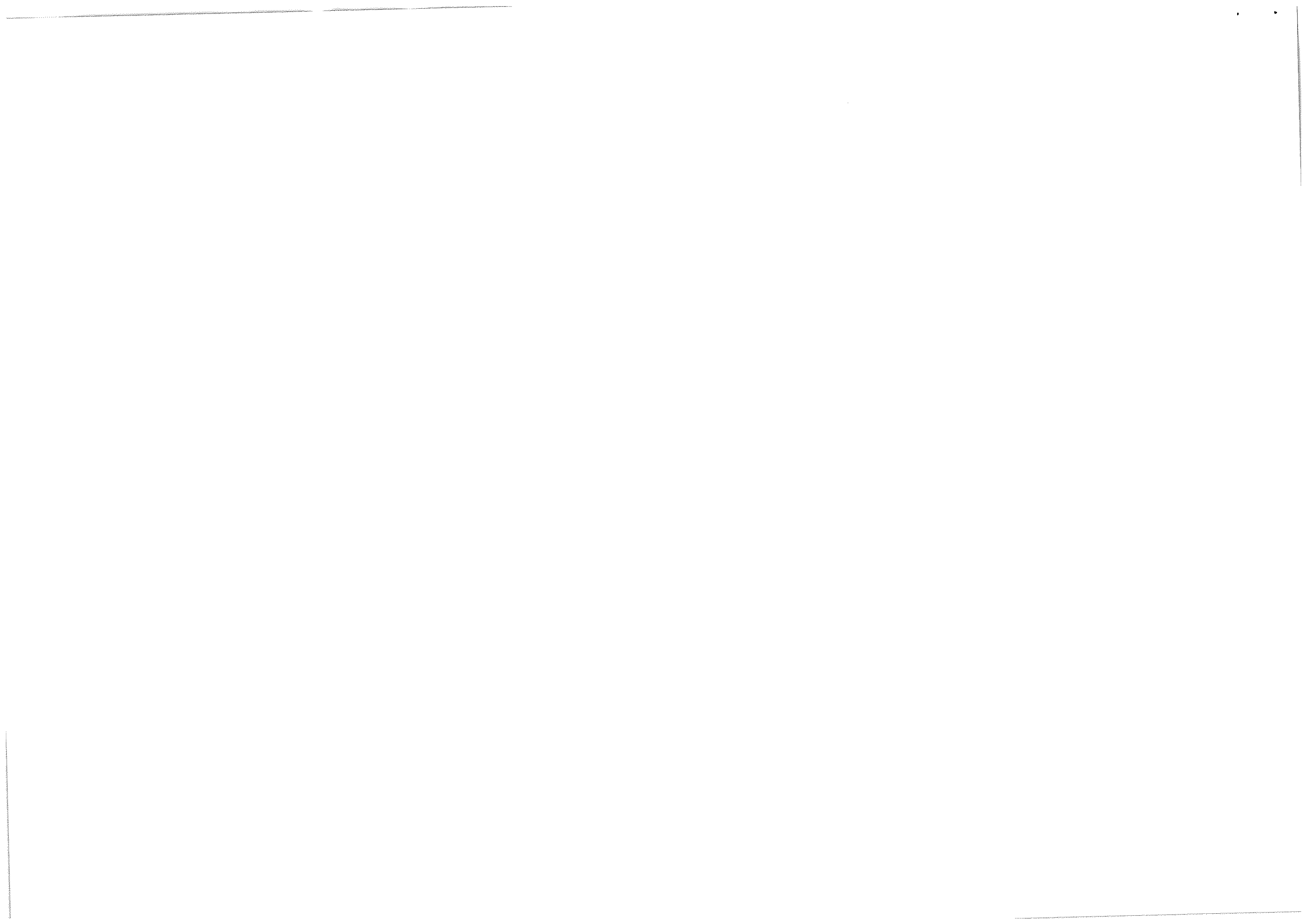


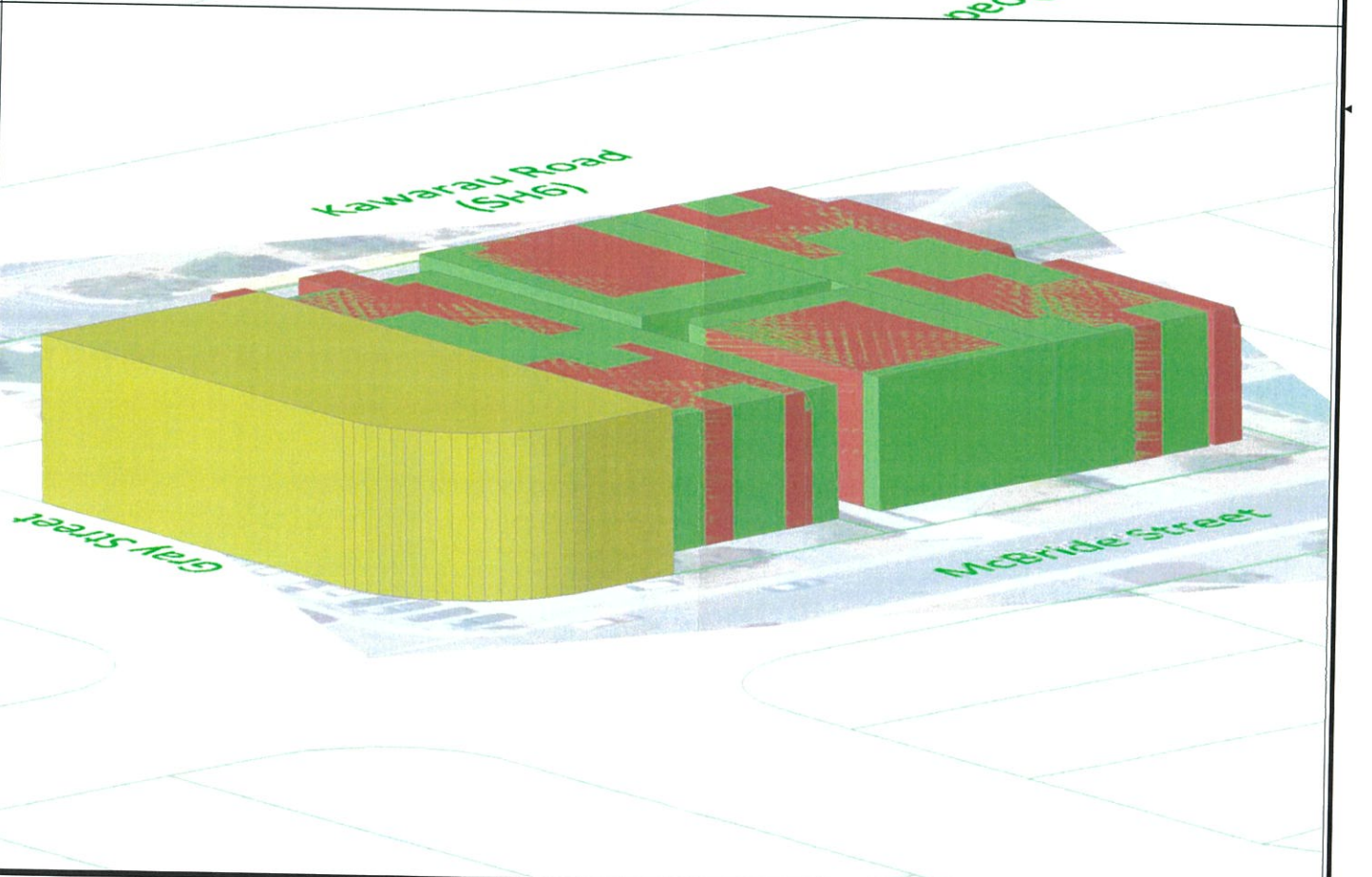
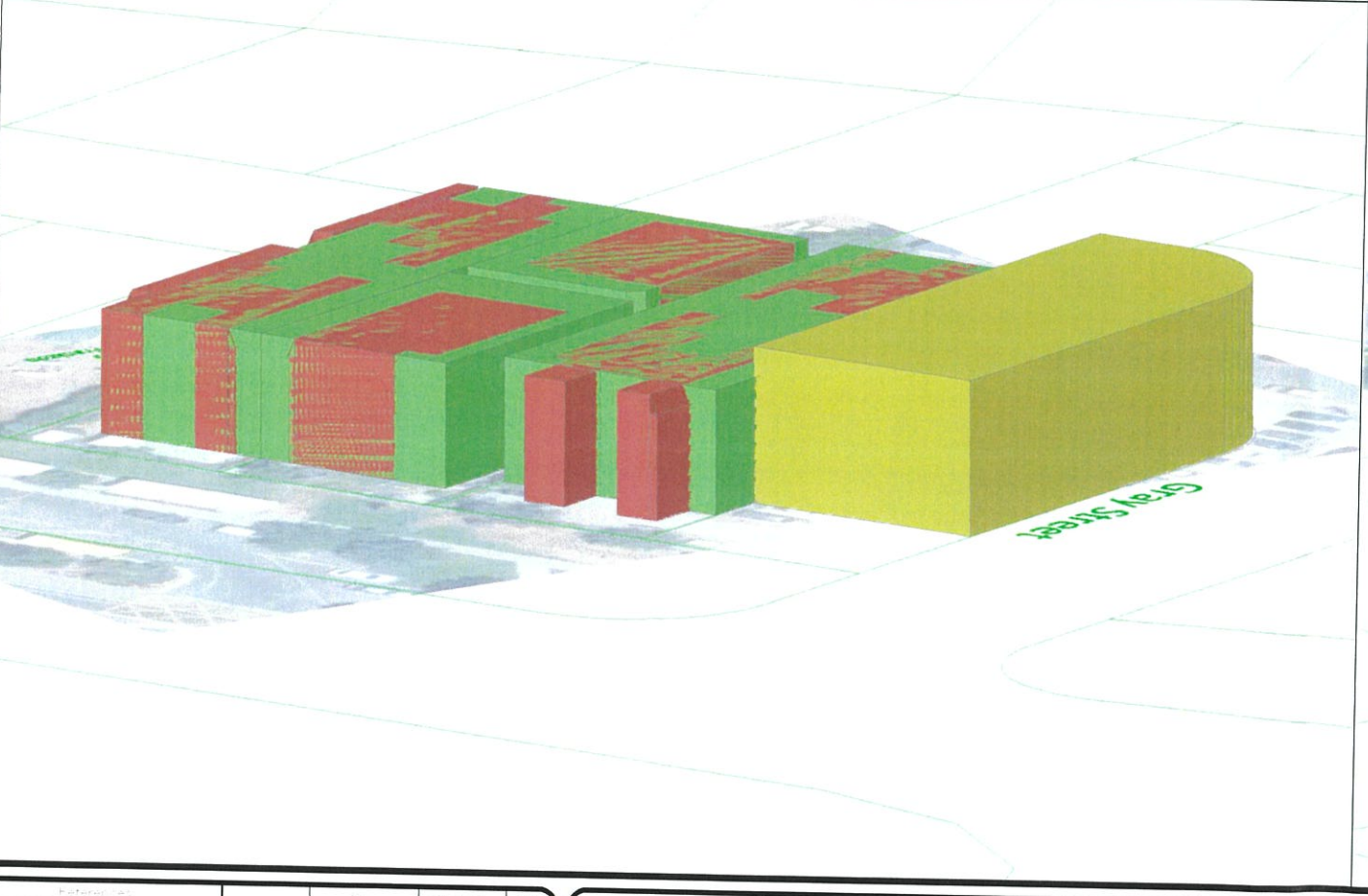
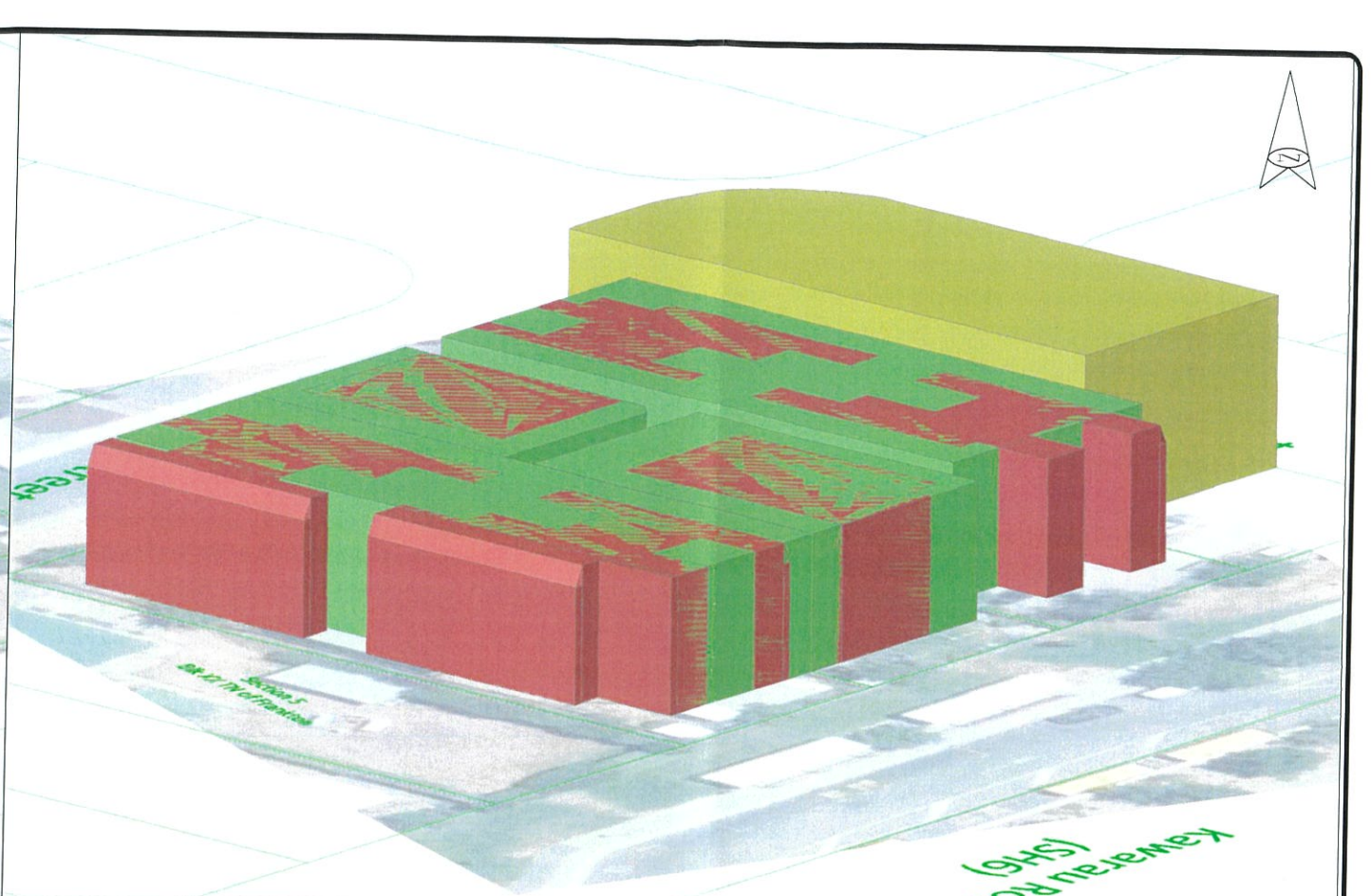
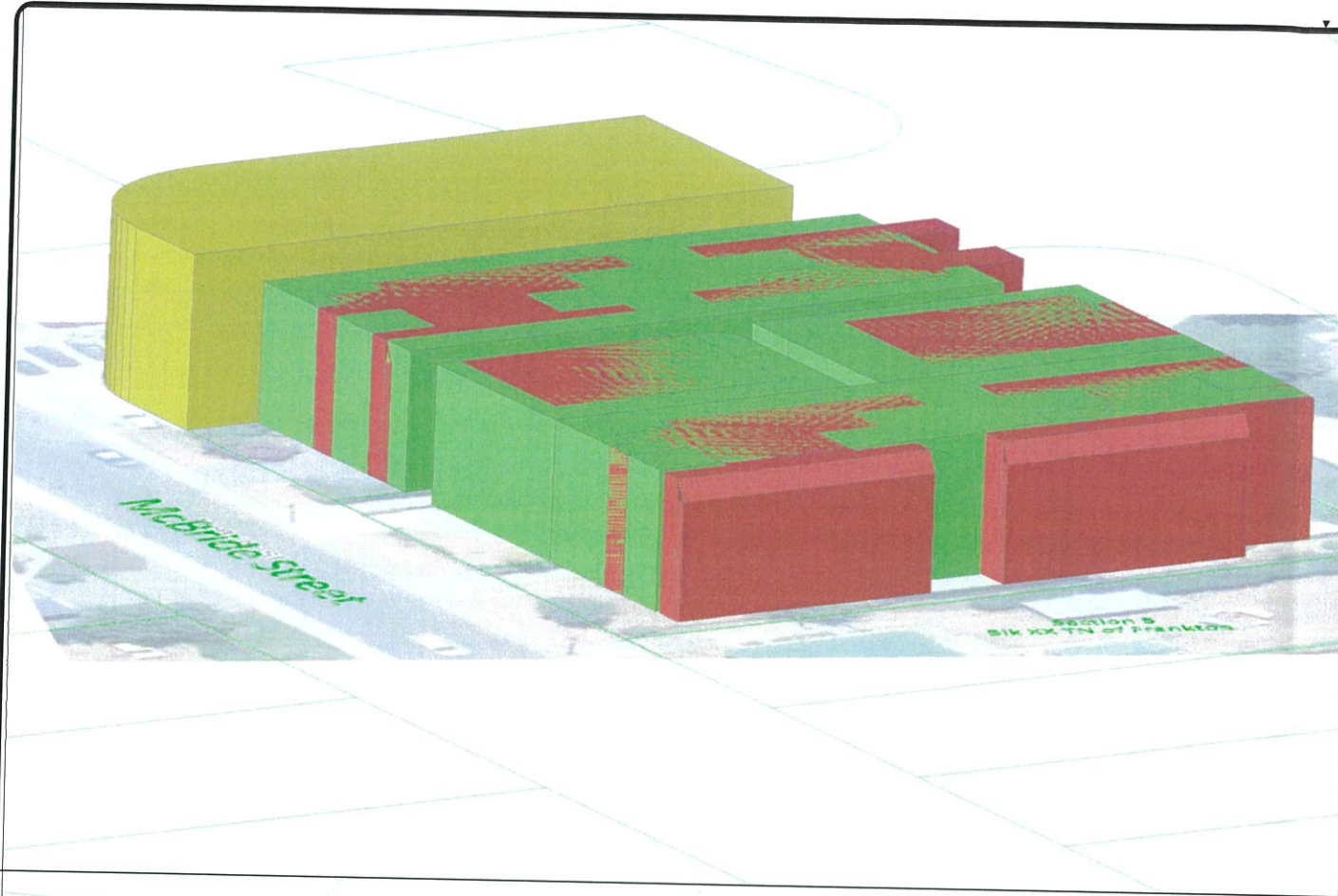
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Scale	Notes		
Project No.	Sheet No.		
Client Name	Project Name		

# DISTRICT PLAN REVIEW

Scales: NTS	Contract No.	
	Drawing No. 05	Rev.
	Sheet 1	1





Author	Design	Drawn	Checked	Date
Drawn	Checked	Approved		
Project No.	Scale	Revision		
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Project Location	Project No.	Revision		

# DISTRICT PLAN REVIEW

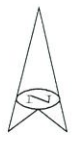
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Sheet 1 of 1	

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Gray Street

McBride Street



14

16

18

20

Section 2  
Blk XX TN of Frankton

Lot 2  
DP 434449

Lot 1  
DP 434449

Section 4  
Blk XX TN of Frankton

Section 5  
Blk XX TN of Frankton

(SHOW)

# DISTRICT PLAN REVIEW

Author	Reviewer	Checked	Date

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