

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan –
Rezoning Hearing Topic 12 – Upper Clutha mapping

SUMMARY STATEMENT OF EVIDENCE OF BRETT THOMSON FOR

Glendhu Bay Trustees Limited (#583)

Dated 07 June 2017

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**anderson
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Introduction

- 1 My full name is Richard Brett Thomson.
- 2 My evidence in chief dated 4 April 2017 outlines my experience and qualifications relevant to this evidence in respect of the Upper Clutha mapping hearings.

Parkins Bay Master Planning – Golf Course

- 3 A few queries, in relation to the Southern Tributary and Moraine Slope Landscape Protection Area (as it was called in the Submission), have arisen in Marion Read's evidence, paragraph 3.2(h), that need clarifying. Dr Read was concerned about the removal of a small area of the moraine slope, whereas in fact, this reflects a mapping error, which incorrectly had the steep moraine slope escarpment extending out onto the old river terraces that are grazed. The error was identified by Darby Partners in the process of on the ground investigations as part of detailed golf course design work and consent implementation. Attached to Mr Ferguson's evidence is the Structure Plan that illustrates the boundary of the moraine slope (now labelled as part of the Farm and Vegetation Management Area).
- 4 Dr Read also points out in paragraph 3.3, that the G activity area has been extended out into this area which was previously OS/F. She goes on to state that *'It would seem, from a topographical perspective, to be unlikely to contribute to the further expansion of the golf course'*. In paragraph 29 of my evidence I qualify why utilising this area is of benefit to the golf experience, in that landscape variety is a key attribute for site selection as it leads to a high degree of memorability for the golfer.
- 5 To realise the full benefits of the Parkins Bay development it is intended to be a Marquee Course, and a 'must play' on the golf tourist's list. This informed and rapidly growing market seeks out the best courses in the world to play, that is reliant on integration with attractive and memorable environmental features to deliver a truly New Zealand golf experience. Playing in and around the Fern Burn would be a wonderful addition to the golf course quality and for that reason the inclusion of that area in the revised OS/F area is being deliberately pursued.

Parkins Bay Master Planning - Homesite Design

- 6 GBTL has reviewed its design and developed a comprehensive set of planning provisions now including a set of design controls, that hand in hand with existing covenants will continue to ensure an integrated outcome.

- 7 Further to Dr. Read's evidence, in paragraph 3.6 she refers to 'a coherent and consistent character' as being preferable for a development of this nature. I agree with her comment, but that doesn't mean they all have to be identical. Amenity related coherence is not reliant on built form homogeneity; otherwise a 1950's state housing precinct would conceivably exhibit a desirable character and amenity. The key criteria to establishing coherence for a built environment is to control certain design elements. It is my experience, that if you control 4 key elements, which have the greatest visual impact being: height, roof pitch, exterior cladding and most importantly, landscape, then a level of coherence will result. The design controls are reflected in Mr. Ferguson's supplementary evidence.
- 8 As I identify in Paragraph 5 above, the success of the Parkins Bay development is reliant on a high-quality golfing experience. That outcome would clearly be jeopardised by allowing an unattractive collection of disparate buildings to be established. For that reason GBTL is comfortable including building design considerations in its revised rule set to ensure that the concerns of Dr. Read are addressed.

Dated this 7th day of June 2017

Brett Thomson

1

