

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on Queenstown
Lakes Proposed District Plan 2023

and: Urban Intensification Variation

and: **Coherent Hotel Limited (Coherent)**
(Submitter 773 and Further Submission 1351)

and: **S Haines and M Spencer**
(Further Submission 1348)

and: **D and M Columb**
(Further Submission 1349)

and: **S and R Millar**
(Further Submission 1350)

Summary statement of evidence of Charlotte Clouston

Dated: 7 August 2025

SUMMARY STATEMENT OF EVIDENCE OF CHARLOTTE CLOUSTON

- 1 My full name is Charlotte Lee Clouston.
- 2 I prepared a statement of evidence dated 4 July 2025 in support of the Submitters' requested relief.
- 3 The Submitters' own land at the western end of Thompson Street.
- 4 My position as set out in my statement of evidence has not changed. I prepared my evidence on the basis that the rezoning request is within the scope of the Variation, and squarely 'on' the Variation, as addressed in legal submissions for the Submitters.
- 5 I consider that it is logical for the Submitters' Land and the surrounding Medium Density Residential Zone land at the western end of Thompson Street and Lomond Crescent be upzoned to High Density Residential Zone in the PDP.
- 6 The Submitters' Land is in close proximity to the Queenstown Town Centre, as well as to walking and cycling trails that connect through One Mile Creek Reserve to Fernhill.
- 7 The vertical separation from lake level/town centre elevation to the Submitters' Land is approximately 50m maximum. This is a more gradual incline than some other HDR zoned land east of the town centre i.e. Queenstown Hill. This gradient may be favourable to some users for access by active transport.
- 8 The section 32 Accessibility and Demand Analysis Method Statement (Appendix 3 of the section 32 report) indicates at [7.11] that the western ends of Thompson Street and Lomond Crescent should be considered an area of higher accessibility.
- 9 Therefore in line with Policy 5 of the NPS-UD, I consider the height and density of the western ends of Thompson Street and Lomond Crescent should be increased, commensurate to the level of accessibility in this area. Section 32AA analysis is provided in my evidence.
- 10 The rebuttal evidence of Mr Wallace and Ms Morgan both support the rezoning requested.
- 11 For the reasons set out, I consider that rezoning the western end of Thompson Street and Lomond Crescent to High Density Residential is more appropriate than retaining the existing PDP zoning. The greater heights associated with the rezoning would give effect to the NPS-UD Policy 5.

Dated: 7 August 2025

Charlotte Clouston