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Tēnā koe

**Request for information from QT Lakeview Developments Limited in relation to the Lakeview Taumata resource consent application under the COVID-19 Recovery (Fast-track Consenting) Act 2020**

The Lakeview Taumata Expert Consenting Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from QT Lakeview Developments Limited under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Lakeview Taumata resource consent application.

At the direction of the Panel, The EPA is seeking the following information:

1. Section 5 of the AEE mentions “co-living” room space in the proposed buildings. Please supply draft conditions of consent to secure that outcome.
2. We are unable to find Appendix A to Brad Coombes' Landscape and Visual Assessment (provided as Appendix 10 to the Application). Please submit this attachment.
3. Section 5 of the AEE and Section 3.2 of the Design Statement refer to “public space” in the buildings. Please:
  - a. Explain what public space means in legal terms (for example does it simply refer to paying customers of commercial premises; or a right of access and use for the general public?).
  - b. It is not clear whether the space is envisaged to be regularly and widely used by the public as a de-facto public space / viewing platform, or whether it is a more passive space open to those that might know of it and occasionally use it such as if an event was being held.
  - c. If the general public is to have access to the buildings, what is the legal mechanism intended to secure that outcome in favor of the public (for example, who will own those spaces, will there be some form of easement in gross or right of way?).
  - d. What constraints on public access and use of the public spaces are proposed (if any). For example: time of day, public holidays, special events etc. The Panel

seeks to understand how the space will be managed from a compatibility perspective, such as if a group wished to use it at nighttime, but apartment residents above expect quiet so sleep is not disturbed.

- e. What is the physical means of securing the intended outcome (access routes, public access signage, security arrangements, etc).
  - f. Supply draft conditions of consent to secure the intended outcome.
  - g. Supply a set of architectural plans showing the public access areas marked on the plans (e.g. on Architectural plan set GA Plan level 5 sheet A-105; and GA Plan Level 1 sheet A-101).
4. At 7.6 of the AEE, the applicant supports and agrees with the recommendations set out in Section 5 of the Cultural Impact Statement. These include 4 recommendations. Please advise how the consent holder will give effect to these and supply draft conditions to secure that outcome.
  5. Please provide equivalent simulations of the proposed development from the viewpoints contained in the Landscape & Urban Design Assessment prepared by Helen Mellsop and Nick Karlovsky for Queenstown Lakes District Council, dated November 2009, which supported Plan Change 50 to the Queenstown lakes District Council Operative District Plan.

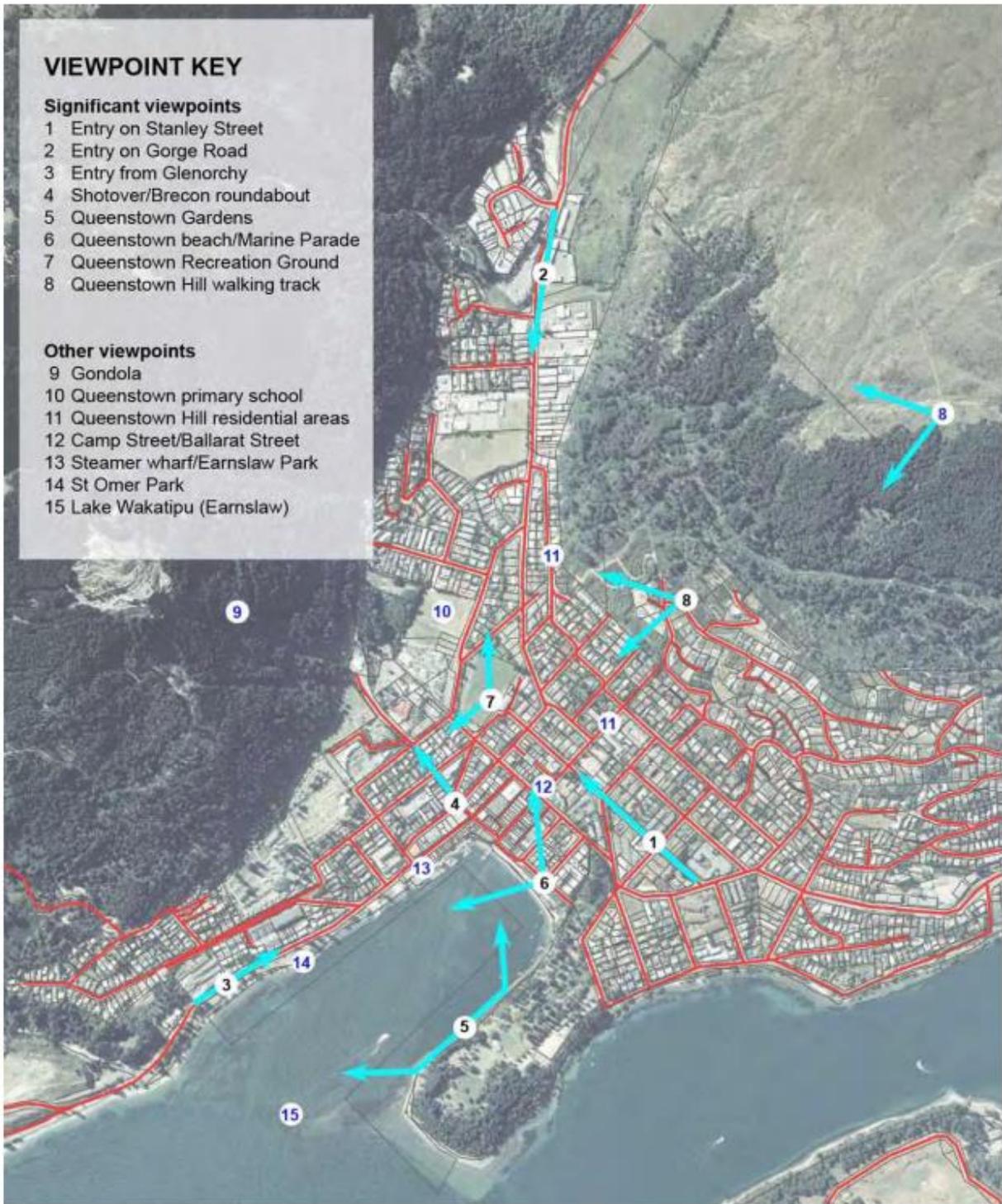
Landscape & Urban Design Assessment:

[https://www.qldc.govt.nz/media/gemn0pmq/pc50\\_4-appendix-b-aee-appendices-a-c.pdf](https://www.qldc.govt.nz/media/gemn0pmq/pc50_4-appendix-b-aee-appendices-a-c.pdf)

AEE: [https://www.qldc.govt.nz/media/jsbor15k/pc50\\_3-appendix-b-aee.pdf](https://www.qldc.govt.nz/media/jsbor15k/pc50_3-appendix-b-aee.pdf)

Please see the figure below for the location of each viewpoint. This figure can be found on page 21 of the Landscape and Urban Design Assessment.

We request the Applicant to assess the PC50 and proposal's comparative viewpoints and provide expert comment on the proposal's consistency with the outcomes visualised at the time of PC50, as part of its case that the proposal is in line with PC50's provisions.



**Figure 3:** Viewpoint map

*Figure 1: Landscape & Urban Design Assessment prepared by Helen Mellsop and Nick Karlovsky for Queenstown Lakes District Council, dated November 2009 (relates to Question 5 of the RFI)*

6. At 4.36 of the Urban Design Assessment, Appendix 9, Ms. Skidmore states:

*The proposed differing elements of the material and colour palette are important to both integrate the Proposal with its natural setting and backdrop of Ben Lomond and provide the quality and contrast between different forms as proposed. Ensuring that the design intent proposed is carried through to the detailed design phase will be critical to ensure an appropriate built outcome is achieved. In my opinion, this should be addressed by conditions of consent.*

Have the proposed conditions of consent that have been provided in the AEE been reviewed and by Ms. Skidmore? The Panel does not know if the proposed conditions are regarded by Ms Skidmore as ensuring that an appropriate built outcome is achieved. Are there any recommended additional or different conditions that she considers necessary?

7. Please advise what the proposal is in relation to the upgrade of Isle Street to serve this proposal i.e., formation, footpaths, street lighting etc. If the upgrade of Isle Street is not part of this proposal, how is it to be handled?
8. The design process has been thoroughly explained but the Panel requires a specific explanation of the proposed buildings and how and why they have the shape, form, roof profile, and height proposed.

Specific matters to be addressed:

- a. The rationale for the rhythm and dimensions of the gaps between the taller buildings and why the gap between the western two buildings is so much narrower than the others, noting that one of those buildings (the westernmost) is appreciably wider than the others.
  - b. How was the height of each building arrived at and was any consideration given to whether more expressive upper terminations / caps / roof profiles were tested as part of the design process to help contribute to PC50's intent for a high quality built form outcome?
  - c. Assessment of the suitability of the roof platforms and forms proposed when viewed from above.
9. On what basis can the Panel have regard to the Master Plan? It appears to include a number of deviations from the operative PC50 structure plan and provisions. If the Master Plan is a relevant consideration, can the 'final' master plan be confirmed? In Appendix 1 of the AEE, a summary of the Master Plan on page 9 indicated a total of 7,553m<sup>2</sup> of retail and hospitality space was envisaged. In Appendix 7 of the AEE (page 14), a total of 6,043m<sup>2</sup> for retail and hospitality is identified.
10. Please provide an addendum to the Insight Economics assessment (Appendix 24 to the AEE) assessing the potential short- and medium-term effects of the proposal on the existing town centre and whether there is a likelihood of any displacement (and if so of what kind and to what extent). Please also provide a differentiation between the quantity of retail and hospitality proposed that would serve the needs of the users of the proposal, and what is intended to serve the wider Queenstown area. Lastly, provide a breakdown of retail proposed in terms of spaces smaller than 400m<sup>2</sup> and spaces greater than 400m<sup>2</sup> as this relates to the PC50 provisions for retail.

11. Please provide a specific breakdown of the retail and hospitality floor area proposed as this is not clear from the documentation, including whether consent is sought for retail across the entirety of the level 5 podium roof area. Related to this, please explain what kind of retailing is envisaged for this space, which has no direct street frontage or access other than via elevators / stairs.
12. Please provide an assessment of the night-time effects of the buildings when the glazed sections might allow light spill from the rooms, particularly those parts of the buildings above the PC50 height limit. The issue for assessment is the public's appreciation of the night sky and the outstanding natural landscape as a dark silhouette.
13. Please advise whether any external signage is sought as part of the consent application. If it is envisaged that signage might be addressed later as a separate process, what controls should be assumed or imposed through this application to ensure that an integrated decision might be made.

### **Supply of Information**

In accordance with clause 25 of Schedule 6 of the Act, QT Lakeview Developments Limited must:

- i. Provide electronic copies of the information or report requested; or
- ii. Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the information further information to the EPA by **18 July 2022**.

If the information requested is not received, the panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the panel and will also be made available on the EPA website.

If you have any questions, please contact Mary McConnell, Project Lead, on 021 721 623 or [mary.mcconnell@epa.govt.nz](mailto:mary.mcconnell@epa.govt.nz)



Nāku noā, na

Phil Page

**Chair, Lakeview Taumata Expert Consenting Panel**