

**SUMMARY STATEMENT OF EVIDENCE OF REBECCA DAWN HOLDEN
ON BEHALF OF 2611 – MATAKAURI LODGE LIMITED ET AL**

1. Submitters 2611-2614 and 2616-2617 have made a submission on the proposed variation of Stage 1 PDP chapters in relation to visitor accommodation ("VA") provisions. Each of these submitters own land which has an existing and/or historical VA use within the respective site. As such, these submitters seek that the VA subzone be applied or confirmed over their land.
2. These submitters also support the definition of 'Visitor Accommodation' as notified as well as the introduction of 'Residential Visitor Accommodation' and 'Homestay' definitions to differentiate between the definition of 'Visitor Accommodation'.
3. I note that within the s42A reports authored by Ms Devlin and Ms Bowbyes on behalf of the Queenstown Lakes District Council ("QLDC"), a recommendation is made that the Panel accepts these submitters' requests, with the exception of submitter 2614 (Delos Investments Limited), whereby the recommendation is for the Panel to reject the relief sought by this submitter.
4. The relief sought by Delos relates to land located at 9 Southberg Avenue, Frankton, containing what was once a motel complex. Since the early 1990's, this property has been used for residential purposes, a situation that was never legally formalised until recently when resource consent was obtained to reflect an historical situation. Although a VA subzone is shown on planning maps within the ODP, the Stage 2 variation excludes this overlay, locating the site wholly within the Low Density Suburban Residential Zone ("LDSRZ").
5. Submission 2614 is supported on the basis that the visitor accommodation subzone reflects the existing built form and historical use of the site. I therefore consider that there is some benefit in applying the subzone to the site. I am of the view that the underlying bulk and location provisions within the decision version of Chapter 7 of the PDP will ensure that existing character and amenity values of the LDSRZ will be retained, with the matters of discretion within Notified Rule 7.4.17 placing parameters around the nature and scale of any future VA activity.
6. In terms of the notified definition of 'VA', I support this definition being confirmed as notified, along with the minor changes recommended by Ms Bowbyes in her s 42A report. It is my view that the District's economy depends on services and facilities within VA facilities, such as conference facilities, bars and restaurants which are utilised by people not staying at the venue. The nature and scale of these 'ancillary' services or facilities is controlled through the zone provisions, where Council has the ability to impose appropriate conditions of consent.

Rebecca Holden
24 September 2018