

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

IN THE MATTER of a submission on the Queenstown
Lakes Proposed District Plan

BY **QUARTZ COMMERCIAL GROUP
LIMITED**
Submitter

**SUMMARY STATEMENT OF EVIDENCE OF TIMOTHY TURLEY WILLIAMS
ON BEHALF OF THE SUBMITTER**

Dated: 05 August 2020

Summary:

Introduction

- [1] Having reviewed the rebuttal evidence of Ms Bowbyes I would like to note the following points.
- [2] It does not appear any s32 analysis has been undertaken to assess the downzoning of the site resulting from the change from Township Zone (Visitor Accommodation Subzone) to Lower Density Suburban Residential (Visitor Accommodation Subzone) versus the alternative of the Settlement Zoning and associated visitor accommodation subzoning. I would reiterate that a majority of the rule changes sought are those that are being promoted by Council in association with the Settlement Zone Visitor Accommodation Subzoning.
- [3] In terms of licenced premises in my experience the interpretation as suggested by Ms Bowbyes has not been applied. If Ms Bowbyes' logic was to be adopted I would question then why does the Settlement Zone seek to specifically have a rule providing for the sale of liquor associated with visitor accommodation activity (as it would not be necessary if the definition already provides for this activity). Given the significance of this to the status of this activity (restricted discretionary versus non-complying) and the interrelationship of licensed premises to visitor accommodation activity, a more efficient and effective approach is to provide a clear rule providing for this activity.
- [4] I remain of the opinion that the change to prohibit informal airports (which were previously non-complying) has had no equivalent s32 analysis to support such a stringent status. Again I would note no such status would apply if the site was zoned Settlement.
- [5] In terms of building height, building coverage, landscape permeable surface coverage, building separation within sites and building length the Operative District Plan and in most instances the Settlement zone provisions provide a more effective and efficient recognition of the sites attributes than the default regime that results from zoning the Hawea township LDSR and the subsequent VA sub-zoning that comes with that for this site.