

Before the Independent Hearing Panel
For the Queenstown Lake Proposed District Plan

Under the Resource Management Act 1991

In the matter of the Urban Intensification Variation to
the proposed Queenstown Lakes District
Plan

**Statement of Evidence of Universal Developments Hāwea Limited and LAC
Property Trustees Limited**

4 July 2025

Submitter's solicitors:

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**anderson
lloyd.**

Introduction

- 1 My full name is Timothy Turley Williams.
- 2 I hold the Qualifications of Bachelor of Resource Studies from Lincoln University and Master of Urban Development and Design with Distinction from The University of New South Wales. I reside in Queenstown.
- 3 I have practised in the planning and urban design field in the Queenstown Lakes District since 2003. I have worked in both local government (QLDC) and private sector roles. Currently I am a director of Williams & Co, a Queenstown based planning and urban design consultancy.
- 4 I have 22 years' experience in planning and urban design roles focused on urban development in the Queenstown Lakes District. I have been involved in a wide range of planning and design-based matters throughout the district, including policy development, rezoning processes, apartment developments, urban subdivisions and Special Housing Area applications, including the following:
 - (a) District Plan Review process including the review of the urban zoning as it relates to Hawea and design and planning of the expansion of the UGB in Hawea south of Cemetery Road (*Lake Hāwea South*).
 - (b) Resource consents within the existing Local Shopping Centre Zones (LSCZ) including comprehensive development of the LSCZ on Cardrona Valley Road and development within both the Hāwea and *Lake Hāwea South* LSCZ.
 - (c) Resource Consents including subdivisions across the urban environments within the Queenstown Lakes District including Hawea along with a variety of urban design assessments and reviews across urban environment.

Scope of evidence

- 5 The evidence is provided in relation to the proposed Urban Intensification Variation (**UIV** or **the Variation**).
- 6 It addresses the UIV application to *Lake Hāwea South* and the applicable building height limit within the Hawea South LSCZ.

Code of conduct

- 7 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I agree to comply with this Code of Conduct. This evidence is within my expertise, except where I state I am relying on what I have been told by

another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

General support of the variation and its application to Lake Hāwea South

- 8 *Lake Hāwea South* is ideally placed to provide for urban intensification in line with the proposed variation. Specifically, as a greenfield area guided by a Structure Plan a logical and planned approach to intensification can occur.
- 9 In particular the *Hāwea South* Structure plan can facilitate intensification outcomes as:
 - (a) It provides a grid network of streets that can support a range of lot sizes and therefore densities.
 - (b) It has a range of recreational spaces identified through the structure planned area including a town square and sports field providing provision for open space and recreation at a much higher rate than is traditionally required through development contributions and therefore can compliment and support increased densities.
 - (c) A network of cycle and pedestrian trails focussed around the existing water race provides further amenity to compliment and support increased density.
 - (d) A future school site has been identified and future-proofed within the structure plan that can complement increased density and growth in Hāwea where supporting social infrastructure such as a school is planned for.
 - (e) A commercial area is identified to ensure shops and business can establish to support increases in density.
- 10 As a greenfield location the site is also best placed to avoid potential reverse sensitivity effects that can arise through retrofitting or providing for increases in height or density within existing established neighbourhoods where shading and adverse character and amenity effects can arise.
- 11 It is also noted that the Longview (SHA) already provides a range of lot sizes so applying intensification provisions will compliment the densities already established.

Lake Hāwea South LSCZ Building Height

- 12 I support the recommendation of the s42A report prepared by Ms Frischknecht to provide for an increase in the height limit applicable to the *Lake Hāwea South*

Local Shopping Centre Zone (LSCZ) from 12 to 14m. In my opinion the LSCZ within *Lake Hāwea South* is well placed to accommodate additional height for the following reasons:

- (a) It includes GFA provision to enable a potential supermarket which will improve accessibility for Hāwea.
 - (b) Providing for additional height within the LSCZ in *Lake Hāwea South* will provide greater opportunity for above ground floor residential apartments, adding to housing diversity.
 - (c) Applying the 14m height to the LSCZ in *Lake Hāwea South* is logical given it is the primary focus of the development area within *Hāwea South*.
- 13 As identified in the evidence of Mr Wallace recession planes will apply to any residential boundary and therefore require 14m high buildings to be set further back from a residential boundary. In my view the application of the standards for recession planes and building setback to buildings adjoining residential boundaries will ensure adequate sunlight access and setback of buildings commensurate with their proposed height.
- 14 I also note in terms of other boundaries to the LSCZ a number of roads are now established and vested in QLDC in line with the Structure Plan contained in Chapter 27. These include Longview Drive, Burdon Loop, Bradshaw Street and Riley Street and these streets provide a number of formed road boundaries to the LSCZ. These boundaries therefore provide added separation from the LSCZ to residential properties.

Summary of relief sought

- 15 That the changes proposed to the PDP to provide for the intensification outcomes as notified by this Variation are approved and apply to *Lake Hāwea South*.
- 16 That the height limit for the LSCZ in *Lake Hāwea South* be increased to 14 metres in Rule 15.5.7 i.e. Rule 15.5.7 (b) be deleted and Rule 15.5.7 (a) amended to include, *Lake Hāwea South*.

Tim Williams

4 July 2025