

**SUMMARY STATEMENT OF EVIDENCE OF REBECCA DAWN HOLDEN
ON BEHALF OF 560 – Spruce Grove Trust**

1. Spruce Grove Trust has made a submission on the proposed zoning and the provisions within Chapter 10 – Arrowtown Residential Historic Management Zone. The submitter owns land within Arrowtown contained within the block bound by Arrow Lane to the north, Wiltshire Street to the south and east, and Berkshire Street to the west (the subject site). The submitter seeks that this block of land is zoned within the Arrowtown Town Centre Transitional Overlay (ATCTO) of the Arrowtown Residential Historic Management Zone ("ARHMZ").
2. The relief is supported on the basis that the ATCTO reflects the existing and historic land uses within this block, which support the functioning of the Arrowtown Town Centre ("ATC"). Additionally, the existing and historic character of this area of land is not purely residential in nature, containing a mix of land uses which adjoin two arterial roads.
3. In terms of the historic values present within the subject site, I consider that the proposed zoning of the site to be within the ATCTO would better reflect the historical and present land uses contained within this area of land. I am of the view that the underlying bulk, location, design and appearance provisions within the decision version of Chapter 10 of the PDP will ensure that existing character, amenity and historic heritage values of the ARHMZ will be retained.
4. I note that within the Section 42A Report authored by Mr Luke Place on behalf of the Queenstown Lakes District Council, a recommendation is made that the Panel rejects the submitter's request. However, after receiving the submitter's evidence prepared for the hearing before us today, Mr Place in Council's rebuttal evidence has revised his recommendation to accept in part the relief sought by this submitter as he considers the application of the ATCTO would not be inconsistent with the existing land use characteristics in this locality.
5. However, Mr Place does not consider that licenced premises where alcohol is consumed on site between the hours of 8am and 11pm to be appropriate in this locality as a permitted activity. For the reasons outlined in Council's rebuttal evidence, I agree with this conclusion and support the recommended changes to Chapter 10 which have been put forward by Mr Place which would apply to the subject site. To clarify, I support this recommendation on the basis that it is my understanding that these provisions would provide for a restaurant selling alcohol to patrons until 12am as a permitted activity, or a licensed premise selling alcohol between the hours of 8am to 11pm requiring a restricted discretionary consent; however to sell alcohol to patrons after 12am if associated with dining, or after 11pm for an operation which is not associated with dining (i.e. a bar), then a non-complying activity consent would be required pursuant to Rule 10.4.18 of the notified decision version of Chapter 10.

Rebecca Holden

17 July 2018

S0560-Spruce Grove Trust-T14-Holden R-Summary of Evidence