

52462, 52468

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL

UNDER

the Resource Management Act 1991

IN THE MATTER

of the review of parts of the Queenstown Lakes District Council's District Plan under the First Schedule of the Act

AND

IN THE MATTER

of submissions and further submissions by
REMARKABLES PARK LIMITED and
QUEENSTOWN PARK LIMITED

SUMMARY STATEMENT OF EVIDENCE OF TIMOTHY TURLEY WILLIAMS ON BEHALF
OF REMARKABLES PARK LIMITED AND QUEENSTOWN PARK LIMITED

(PLANNING)

HEARING STREAM 15, CHAPTER 25 (EARTHWORKS), CHAPTER 29 (TRANSPORT),
CHAPTER 38 (OPEN SPACE AND RECREATION)

19 September 2018

BROOKFIELDS

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AUCKLAND

1. CHAPTER 25 (EARTHWORKS)

- 1.1 I remain of the view that the use of the term manage provides a more appropriate regime when considering the adverse effects of earthworks. Therefore, I continue to support the amendments as outlined in my evidence.

Earthworks Rule Exemptions

- 1.2 I accept Mr Wyeth's comments that the earthworks volume rules (1000m³, Rural Zone) and cut and fill (2.4m and 2m) will enable further ability to form fences. However, by way of example Queenstown Parks (QP) is currently in the process of fencing a number of portions of the station. In particular, QP has purchased 12km of deer netting with a view to fencing the Kawarau River boundary and DOC boundary of the property. Even where the land is relatively flat to enable the machinery to work along the bench of the fenceline a 2m wide bench is required. Accordingly, this would only enable approximately 1km of the fence to be formed before consent would be required¹. It is considered this is a very small length of fence when QP for example has a river boundary of 14km.
- 1.3 In my view given the policy direction of the plan in general and Policy 25.2.2.1 (d), greater flexibility needs to be provided in the earthworks standards to recognise the practicalities of farm fencing if the policy framework of enhancing the operational efficiency of farming is to be provided for.

2. CHAPTER 29 (TRANSPORT)

Minimum Parking Ratios (MPRs) Guest Room Type

- 2.1 Adopting a flat rate of 1:5 given it is already provided where there are more than 60 rooms is considered a reasonable ratio to adopt. A reduced parking ratio will provide greater opportunities for design flexibility and also responds to the overall policy direction being sought by this chapter. Therefore, I consider this ratio applied generally would best achieve the policy framework.

¹ Based on a volume of material from a cut 1m high, 2m wide, 1m³ per meter length of cut
31641538:629685 SO2462-Queenstown Park Ltd – RPL – T15 – Williams T – Evidence Summary

On Street Parking

- 2.2 I remain of the view that given the importance of the relationship between onsite and onstreet parking supply that offsite parking (onstreet) should be considered holistically within the chapter. Reverting to a standalone code of practice for consideration of onstreet parking does not in my view provide for an appropriate consideration of parking with the associated urban form outcomes these matters influence.

“Public Water Ferry Service” Definition

- 2.3 I remain of the view that given the high number of tourists likely to use a public water ferry service that the exemption around tourism will unnecessarily complicate the interpretation of this definition

3. CHAPTER 38 (OPEN SPACE AND RECREATION)

Lower Shotover Delta

- 3.1 I continue to support this land being zoned for Active Sport and Recreation rather than Informal Recreation.

Timothy Turley Williams

19 September 2018