

BEFORE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Hearing Stream 13 -
Queenstown Mapping

SUMMARY STATEMENT OF TIMOTHY WILLIAMS
Dated 07 September 2017

INTRODUCTION

- 1.1 My name is Timothy Williams. I hold the Qualifications of Bachelor of Resource Studies from Lincoln University and Masters of Urban Design and Development with Distinction from The University of New South Wales. I reside in Queenstown.
- 1.2 My qualifications and experience are set out in my evidence in chief dated 09 June 2017.
- 1.3 I note I also provided a statement of evidence and proposed changes to the Jacks Point Zone provisions as part of Hearing Stream 9 – Resort Zones.

VISIBILITY FROM JACKS

- 2.1 I remain of the opinion the Rural outlook, particularly to those neighbourhoods on the periphery of Jacks Point is an important characteristic to these areas and the character of the Jacks Point Zone. In particular, in my view one of the key reasons why a structure plan has been implemented within the zone (being a more detailed or comprehensive planning tool, in contrast to other residential areas) is to recognise this interrelationship
- 2.2 As noted above I provided a review of the proposed Jacks Point provisions in Hearing Stream 9. As part of this review I recommended several amendments to provisions to better recognise the importance of views from within the zone for residents. Therefore, I consider careful analysis of the proposed development and its impact on the outlook of existing residents is both a valid consideration and important one when analysing the appropriateness of the proposed expansion beyond the existing development areas within Homestead Bay.
- 2.3 I remain of the view that in addition to the amendments I recommended in Hearing Stream 9 the following additions to the provisions are required to ensure mounding addresses potential visibility from the Jacks Point neighbourhoods:
 - 41.2.1.38 amended to read ‘as experienced from SH6 & Jacks Point residential neighbourhoods
 - 41.5.5 amend the title to ‘State Highway/Jacks Point Earthworks’
 - 41.5.12 amend wording ‘until Highway & Jacks Point Residential Neighbourhood Mitigation Works’
- 2.4 In terms of the mounds promoted by the submitter it remains unclear to me to what extent they will screen development from the existing residential areas of Jacks Point. It is evident the focus of the mounding and analysis has been on potential visibility from the State Highway rather than from existing residential areas.

2.5 In my opinion if mounding and planting is to be utilised to screen development, at a minimum a consent process is required to assess at a more detailed level the exact form, height and shape etc of the mounds, proposed planting, irrigation and the mechanisms to maintain and protect this screening in perpetuity. The policy framework proposed by the submitter does not achieve this, and therefore in my view is inadequate and unlikely to deliver the outcomes promoted.

TRAILS

3.1 I remain of the view a network of trails should connect the proposed Homestead Bay pods to each other and the existing Jacks Point neighbourhoods and these trails should be identified on the structure plan. A corresponding rule should be provided that requires the formation of the trails in a logical manner in step with the development of Homestead Bay.

ROADING

4.1 I remain of the view given the importance of adequate access to any development it makes good planning sense to ensure roading access and any land ownership and maintenance issues surrounding access are resolved before the Panel can have confidence access can be provided to the zone without significant upfront or ongoing cost to the existing community. In my view it is still unclear to what extent the existing Maori Jack Road intersection will require upgrading including matters such as lighting of the intersection for example. At present the intersection is not lit which in my view aligns with the character and night sky objectives of Jacks Point.

NZONE

5.1 In my opinion any expansion of this operation beyond that provided for in the existing consent is inappropriate as confirmed by the Environment Court. Therefore, careful consideration of how this activity is provided for is necessary. In my view the existing rural framework has proven robust and appropriate to assess and consider the potential implications of expansion.

5.2 In particular, the consideration of existing residents amenity, outlook, privacy and rural amenity were all key components of why NZONE's application to expand the operation was declined by the Environment Court. As discussed above in my view the provisions as proposed for the Jacks Point Resort Zone require changes to better consider amenity of residents. Further, as currently drafted, in my view the provisions do not contemplate an airstrip of the nature provided by NZONE. Therefore, simply adding it into the zone would inadequately address potential adverse effects of the nature considered when NZONE sought to expand their operation under the rural provisions.

Tim Williams

7 September 2017