

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of the resumed Hearing for Streams 14 and
15

**STATEMENT OF EVIDENCE OF AMY NARLEE BOWBYES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

VISITOR ACCOMMODATION: RELAX ITS DONE (2662)

15 October 2018

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CONTENTS

CLAUSE	PAGE
1. INTRODUCTION	1
2. OVERVIEW AND SCOPE	1
3. RELAX ITS DONE SUBMISSION	2

1. INTRODUCTION

1.1 My full name is Amy Narlee Bowbyes, I am employed by the Queenstown Lakes District Council as a senior policy planner. I hold the qualifications of Bachelor of Science and Bachelor of Arts from Victoria University. I have primarily worked for local authorities in policy and district plan administration roles since 2005.

1.2 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

2. OVERVIEW AND SCOPE

2.1 The purpose of this evidence is to respond to a submission received from Alastair McIlwrick on behalf of Relax Its Done (Submission 2662) (**RID**). The submission was accidentally omitted from the Stage 2 Notification of the Summary of Decisions Requested (for Further Submissions)¹ (**Submissions Summary**). I understand that this was due to an administrative issue, whereby the submission was received via a general Council enquiries email address, rather than the email address specifically provided for the receipt of Stage 2 submissions. Nonetheless, I understand that it was received by the Council within the notification period.

2.2 The submitter advised the Council that the submission had been omitted from the Submissions Summary, and subsequently an Addendum to the Summary of Decisions Requested was notified on 20 September 2018.²

2.3 No Further Submissions on submission 2662 were received.

1 The Submissions Summary was notified 10 May 2018: [Link to Public Notice](#).

2 Notification of Addendum to Summary of Decisions Requested: [Link to Public Notice](#)

2.4 This s42A should be treated as an addendum to the s42A Report dated 23 July 2018.

2.5 I have been advised that the submitter intends to appear at the Resumed Hearing, when it reconvenes on 24 October 2018. I will also be in attendance, and I understand that I will have the opportunity to provide a verbal response to any matters in reply, if necessary.

2.6 Attached to my evidence is the following document:

(a) **Appendix 1:** List of the submission points in 2662 and recommended decisions.

3. RELAX ITS DONE SUBMISSION

3.1 The RID submission relates wholly to the visitor accommodation provisions notified in Stage 2 and focusses in particular on the use of holiday homes for short-term letting.

3.2 The submission states that holiday homes are not investment properties,³ and I take this to infer that in the submitter's view, holiday homes should have a more flexible regime applied to them for Residential Visitor Accommodation (**RVA**) activities.

3.3 As outlined at paragraph 9.54 of my s42A Report, the Council does not keep records of whether a dwelling is used as a primary residence, holiday home, investment property, or a part-time residence. I am not aware of an efficient or effective method to distinguish between these uses. I assume that if such an approach is applied, the Council would be required to establish the use of every dwelling in order to categorise its use, and would also need to track the changing use of each dwelling (for instance if it changes ownership, or if the owner's circumstances change). In my view this would introduce significant complexity to the District Plan, and would result in significant regulatory burden on the Council without any clear advantage in terms of achieving relevant objectives and the purpose of the RMA with greater efficiency.

3 Submission 2662, paragraphs 1(a).

- 3.4** The submission states that holiday homes are a preferred option for a significant number of visitors to the area.⁴ I note that the visitor accommodation provisions do not seek to prohibit holiday home-type accommodation, rather they seek to manage the effects of short-term letting of residential units more generally. I have recommended numerous amendments to the notified provisions that generally build more flexibility into the provisions where I consider that more flexibility is appropriate.
- 3.5** The submission seeks that Homestay activities should be limited because spare rooms could be used to supplement the supply of accommodation for long term tenants and seasonal workers.⁵ I have previously addressed the appropriateness of providing for short term letting through Homestay activities in my evidence in paragraphs 11 to 11.25 of my s42A evidence, and it also addressed in the section 32 evaluation report.
- 3.6** I remain of the view that with appropriate standards applied, Homestay activities can provide for supplementary income and for flexible use and enjoyment of residential land without creating significant adverse effects on the amenity of the zones in which they are enabled and are not likely to have significant effects on the availability of accommodation for tenants and workers.
- 3.7** For these reasons, I recommend the submissions of RID are accepted in part. I recommend that the visitor accommodation provisions are retained as set out in my reply evidence dated 12 October 2018.



Amy Bowbyes

15 October 2018

4 Submission 2662, page 4.

5 Submission 2662, paragraph 4(e).

APPENDIX 1

Summary of decisions requested

Original Submission no.	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2662.1			Relax it's Done Limited	6-Visitor Accommodation - Variation	Oppose	Considers that the VA variation needs to be totally reconsidered.	Accept in part
2662.2			Relax it's Done Limited	6-Visitor Accommodation - Variation	Oppose	In reviewing the VA variation the Council should consult with local property managers and Holiday Home owners.	Accept in part
2662.3			Relax it's Done Limited	6-Visitor Accommodation - Variation	Oppose	The VA variation should limit Homestay activities and encourage flats and spare rooms to be used for long term accommodation.	Accept in part