

BEFORE THE HEARINGS PANEL

FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991 (the
Act)

AND

IN THE MATTER of Stage 3 of the Proposed District Plan

**SUMMARY STATEMENT OF EVIDENCE TIMOTHY TURLEY WILLIAMS ON BEHALF OF
QUEENSTOWN WHARVES (GP) LIMITED**

(PLANNING)

Dated 28 July 2020

**BROOKFIELDS
LAWYERS**

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1. INTRODUCTION

- 1.1 My name is Timothy Williams.
- 1.2 My evidence is given on behalf of Queenstown Wharves (GP) Limited (QWL) in relation to QWL's submission on Stage 3 of the Queenstown Lakes Proposed District Plan, concerning the Chapters 29, 36 and 38 - Open Space and Recreation (Variation).

2. SUMMARY

- 2.1 My evidence has considered the most appropriate planning framework for the land and I remain of the opinion that zoning the land Queenstown Town Centre Zone with a Queenstown Waterfront Subzone is the most appropriate to ensure an integrated and coordinated approach to Queenstown Bay.
- 2.2 In my view an Open Space zoning of the reserve land component of this area will not assist in achieving an integrated approach to the Bay. If the intention of Chapter 38 is to provide 'a targeted zoning framework for Council-administrated reserve that better complements the anticipated use of the reserve land¹' it is considered the Town Centre Zoning and Queenstown Waterfront Sub-zone is a more appropriate method and was established for this very purpose within Queenstown Bay.
- 2.3 The recently issued consent order in relation to Chapter 12 provides further articulation of this approach in confirming Objective 12.2.2.5, amending several policies and the addition of further polices specific to management of the land water interface. All of which provides a targeted framework for management of Queenstown Bay. In my opinion the rezoning of the foreshore to Open Space Chapter 38 will undermine this policy direction.

Timothy Turley Williams

Dated 28 July 2020

¹ Para 3.10 Rebuttal Evidence C Edgley 19 June 2020