

Before the Independent Hearing Panel  
For the Queenstown Lake Proposed District Plan

Under                      the Resource Management Act 1991  
  
In the matter        of the Urban Intensification Variation to  
                             the proposed Queenstown Lakes District  
                             Plan

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**Summary Statement of evidence of Universal Developments Hāwea Limited and  
LAC Property Trustees Limited**

25 August 2025

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**Submitter's solicitors:**

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**anderson  
lloyd.**

## Introduction

1. My name is Tim Williams.
2. I hold the qualifications and experience set out at paragraphs 2-3 of my statement of evidence dated 4 July 2025.
3. I reconfirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.

## Key Points

4. *Lake Hāwea South* is ideally placed to provide for urban intensification in line with the proposed variation. Specifically, as a greenfield area guided by a Structure Plan a logical and planned approach to intensification can occur.
5. It is noted that the Longview Special Housing Area (SHA) already provides a range of lot sizes from 202m<sup>2</sup> to 600m<sup>2</sup> with a large number between 250m<sup>2</sup> and 300m<sup>2</sup> so applying intensification provisions will complement the densities already established in this area.
6. The greatest demand at Longview has been for 300m<sup>2</sup> lots and 30% of buyers at Longview are first home buyers (FHB). These FHB almost exclusively buy 300m<sup>2</sup> sites as they strike the perfect balance between affordability and usability. The current zoning LDSR only enables lots down to 450m<sup>2</sup>. Enabling lot sizes of 300m<sup>2</sup> through UIV as notified will directly support first home buyers.
7. As noted in my evidence I support providing for a 14m height limit within the LSCZ at *Lake Hāwea South*. The LSCZ in this location is well placed to provide for intensification through additional height where it will support this location as the focal point within *Lake Hāwea South* and the context can ensure an appropriate transition to residential activities.

Tim Williams

25 August 2025