

**BEFORE THE HEARINGS PANEL
APPOINTED BY THE QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER	the Resource Management Act 1991
IN THE MATTER	a submission on the Variation to the QLDC Proposed District Plan – Urban intensification
BY	WILLOWRIDGE DEVELOPMENTS, ORCHARD ROAD HOLDINGS LIMITED & THREE PARKS PROPERTIES LIMITED Submitter

SUMMARY STATEMENT OF EVIDENCE OF TIM WILLIAMS

Dated: 25 August 2025

Introduction

- [1] My name is Tim Williams.
- [2] I hold the qualifications and experience set out at paragraphs 2-4 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] I remain of the view that providing a 20m permitted height limit within the High Density Residential (HDR) zone in Three Parks best aligns with the purpose and intent of the UIV and with the NPS-UD.
- [5] In terms of scope, there are several general submissions¹ seeking to provide for greater building height in Three Parks and also in terms of seeking changes to the application of *matters of discretion* within the HDR. In my opinion these provide scope for changes to the height standards and applicable assessment matters as identified in my evidence.
- [6] The application of recession planes as existing within the HDR framework will ensure an appropriate transition and interface treatment to adjoining residential zones. The greenfield nature of the zone in Three Parks also assists with managing expectations around heights between zones in this location.
- [7] In terms of the extent of Medium Density Zoning at Three Parks and the application of the Three Parks Structure Plan, I note that there are existing matters guiding the assessment of development in accordance with the Structure Plan. In my opinion these can ensure appropriate outcomes within a controlled activity framework. These are:
- [8] Rule 27.71.5,1 which lists additional matters of control specific to Three Parks:

¹ Submission Numbers 70, 868, 890 & 960

- (a) *Roading layout;*
- (b) *the provision and location of walkways and the green network; and*
- (c) *the integrated approach to landscaping of the building restriction areas.*

[9] Rule 27.7.15.4 provides further specific assessment to Medium Density development at Three Parks as follows:

At Three Parks Wānaka no more than 10% of sites created shall be rear sites; except that; in the Medium Density Residential Zone at Three Parks Wānaka no rear sites shall be created.

Dated: 25 August 2025

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Tim Williams