

**Kathryn Russell for QLDC: Summary of Evidence, Stream 18 - Variation to Wanaka  
Medium Density Residential Zone**

1. I prepared the s42A report on the notified Medium Density Residential Zone (**MDR**) in Wanaka. Two sites immediately adjacent to the Wanaka Town Centre (currently being used as existing visitor accommodation businesses) are rezoned from Low Density Suburban Residential to Medium Density Residential. The purpose of this notification in Stage 3 was to correct an error of the zoning of these two sites that occurred through Stage 1.
2. One submitter (C & J Properties Limited) opposed the variation, seeking that LDSR zoning be retained across the sites. No evidence has been filed by this submitter.
3. It is my view that the Medium Density Residential zone is the most efficient means to achieve the strategic direction and urban form priorities in the PDP, including by higher site yields in proximity to the town centre, and will avoid the incidental ad hoc zoning sought by the submitter.
4. In the event this primary relief was rejected, the submitter seeks that the visitor accommodation sub zone be applied to its land. The submitter's property was zoned MDR in Stage 1 of the PDP, and is immediately east of one of the notified MDR sites. The submitter's land was not notified in Stage 3 of the PDP. In addition, the visitor accommodation sub zone is not a matter that is reviewed in Stage 3 and therefore I consider this relief to be out of scope.