

**Anita Vanstone for QLDC – Wakatipu Basin – Hearing Stream 14 – Ladies Mile**

1. The approval of the Queenstown Country Club Special Housing Area at Ladies Mile<sup>1</sup> has dramatically changed the Ladies Mile environment, since the notification of the PDP. As a result of this development, the Ladies Mile area has been earmarked as a significant growth area for the Queenstown Lakes District through both the Housing Accords and Special Housing Areas Act 2013 Implementation Policy (**Lead Policy**) and the Housing and Infrastructure Fund (**HIF**). The Ladies Mile is also identified in the Wakatipu Basin Land Use Study (**Land Use Study**) as an area that has a high capacity to absorb increased levels of residential development. The study concludes that a Structure Plan process will be required to address amenity, landscape and infrastructure matters to maximise densities and to ensure it is developed sympathetically in acknowledgement that the area is a key gateway into Queenstown. The Ladies Mile area was deliberately excluded from the Wakatipu Basin variation.
2. What has been emphasised in the Lead Policy, HIF and the Land Use Study is that an integrated and comprehensive approach is required to manage the development of this area effectively. This is important given the multiple landowners in this area and the constraints such as limited access to SH6 and the access issues generally, the capacity of the Shotover Bridge, and challenges with storm water management.
3. In my opinion, a review of the entirety of the Ladies Mile landscape unit, including development of a carefully considered structure plan that addresses efficient future development of the whole area is needed to ensure the area can be developed in a manner that maximises density, and which allows all environmental effects, including transportation to be carefully considered. I do not consider the ad hoc zoning of (some of) the Ladies Mile area to Rural Residential, Rural Lifestyle and/or Wakatipu Basin Lifestyle Precinct will achieve this outcome. I also consider it to be very important that the community is involved and participates in the development of the Structure Plan for the Ladies Mile area.
4. As a result, I have recommended that the majority of the rezoning submissions be rejected and that the Stage 1 notified zones are more appropriate than those that are being pursued with the exception of the following:
  - (a) ONF boundary as it relates to Glenpanel, 339 SH6 and 14 Lower Shotover Road. I have relied on the evidence of Ms Mellso to make this recommendation (Submissions 534, 353, 535, 813, 2553 and 2489);
  - (b) ONL boundary as it relates to Submission 842. I agree with Ms Mellso that the ONL line is more appropriately aligned with the crest of the bund;
  - (c) Rezone parts of Bridesdale Farm (Submission 655) to Medium Density Residential Zone (**MDRZ**) but with the imposition of Building Restriction Areas to protect the amenities of adjoining neighbours, the amenities of Hayes Creek and the Outstanding Landscape. I note that I changed my recommendation in my rebuttal evidence following consideration of the evidence of Mr Duthie and agree the areas of the site where residential development has been approved should be located within the MDRZ and be within the Urban Growth Boundary. However, I recommend that the area of the site that is located within the ONL is appropriately zoned Rural Zone. I disagree with Mr Duthie and Mr Skelton that the area of the site located in the ONL can absorb 10 additional residential developments. I agree with Ms Mellso that the residential development of this area would result in adverse natural character effects to the ONL; and
  - (d) Rezone Lots 12 – 14 DP 445230 to Low Density Suburban Residential (Submission 492).

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1 Pg. 4-5, Section 2, EIC