

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

IN THE MATTER of a submission on the Queenstown
Lakes Proposed District Plan

BY **WILLOWRIDGE DEVELOPMENTS
LIMITED**
Submitter (3320)

**SUPPLEMENTARY STATEMENT OF EVIDENCE (NPS-UD 2020)
OF PAULA COSTELLO ON BEHALF OF THE SUBMITTER**

Dated: 7 August 2020

MAY IT PLEASE THE PANEL:

Introduction

- [1] My name is Paula Costello. I am a planner and urban designer at Williams & Co. a consultancy based in Queenstown. I have previously provided a written brief of evidence in relation to the relief sought by Willowridge Developments Limited (Willowridge).
- [2] In this supplementary brief of evidence I respond to the Stage 3 Hearing Panel's Minute 28, dated 27 July 2020 seeking comment on the differences between the National Policy Statement on Urban Development 2020 (NPS-UD) which will come into effect on 20 August 2020, and its predecessor (the National Policy Statement for Urban Development Capacity 2016 (NPS-UDC)).

NPS-UD

- [3] I consider that the NPS-UD provides further support for the outcomes sought by the Willowridge relief, in particular in respect to the following areas:
- Proposed extent of Business, Business Mixed Use & Commercial zoning
 - Proposed High Density Residential (HDR) zoning
- [4] These changes sought all in my opinion contribute to the creation of what is now expressed in the NPS-UD as a 'well-functioning urban environment' at Three Parks.
- [4] The NPS-UD provides both guidance on what is considered a well-functioning urban environment (**Policy 1**) and direction that planning decisions are to have regard to and respond to proposals that enable more people to live work and play in these areas. In this respect both employment land and densification of residential opportunities are promoted.
- [5] **Objective 3** in particular provides support for HDR land being appropriate within Three Parks. The NPS-UD has the same themes as

the HDR zone purpose (efficient use of land within close proximity to town centres and easily accessible transport options, consolidating existing urban areas¹) expressed as follows:

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- a) the area is in or near a centre zone or other area with many employment opportunities**
- b) the area is well-serviced by existing or planned public transport**
- c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.**

[6] The proposed HDR zoning within Three Parks is directly adjacent the Three Parks Commercial/BMU land, is in close proximity to the Business zoning and is nearby the Wanaka Town Centre, all of which will provide employment opportunities. The area is to be serviced by planned public transport², and will be in high demand for housing given its proximity to amenities, community services, topography and aspect.

[7] I note that the NPS-UD wording 'centre zone or other area with many employment opportunities' means that it is not necessary to adopt a strict interpretation of the PDP reference to HDR zoning being located (only) within close proximity to PDP Town Centre zones (as suggested by Mr Roberts).

[8] **Policy 5** also provides support for an increased density of urban form, where residing in this location will allow a high level of accessibility to a range of commercial activities and community services (including Wanaka Recreation Centre and Te Kura O Take Karara).

¹ QLDC PDP Chapter 9 *High Density Residential* 9.1 Zone Purpose

² QLDC *Wanaka Network Operating Framework Report* dated August 2018 Appendix C Figure 4

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or**
- b) relative demand for housing and business use in that location.**

[9] The actual demand for business land is a driving factor behind the proposed Business zoning and its extent in Three Parks, which also contributes to an urban form which has good accessibility between housing and jobs (**Policy 1(c)**). I therefore consider the NPS-UD provides support for the Business zoning and its extent as proposed.

[10] I also consider that the new theme found in the NPS-UD of local authority decisions being responsive to proposals that supply land is relevant. This is reflected in **Objective 6**, that decisions that affect urban environments are *(c) responsive, particularly in relation to proposals that would supply significant development capacity*. This policy direction provides support for the zoning as proposed in the Willowridge relief.

[11] The NPS-UD provides a further requirement in that decision-makers are to have particular regard to matters including the benefits of urban development which are consistent with a well-functioning urban environment, and the contribution that will be made to providing development capacity (**Policy 6(c) and (d)**).

[12] I therefore consider the benefits of providing HDR (a more intensive residential zoning) within Three Parks and the extent of Business land to meet demand have elevated importance in decision making under the NPS-UD.