

**IN THE MATTER** of the Resource Management Act ('Act')

**AND**

**IN THE MATTER** Queenstown Lakes Proposed District Plan – Queenstown  
Mapping (Hearing Stream 13)

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**SUPPLEMENTARY EVIDENCE – AMANDA LEITH ON BEHALF OF NEVILLE MAHON  
(SUBMITTER 628)**

21 May 2017

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**JEA**  
JOHN EDMONDS  
& ASSOCIATES

## Introduction

1. My name is Amanda Leith. I am here today to present expert planning evidence on behalf of Neville Mahon (628) in relation to the zoning of 2 – 26 Park Street and 1, 9, 13A and 13B Brisbane Street, Queenstown (the subject sites).
2. My primary evidence has been pre-circulated in accordance with the directions issued by the Chair of the Hearings Panel.
3. I have read Ms Devlin's rebuttal evidence dated 7 July 2017 in which she has affirmed her s42A recommendation to maintain the notified Medium Density Residential zoning of the subject sites. I have also listened to the recording of Ms Devlin's evidence to the Hearings Panel on 7 August 2017.
4. In reviewing Ms Devlin's rebuttal evidence and listening to the evidence presented at the hearing, it appears that the only remaining issue preventing a recommendation in favour of the High Density Residential zoning of the land is that the size of the land would constitute a 'spot zone'. I will therefore concentrate on this matter.

## *Spot Zone*

5. The sites requested to be zoned High Density Residential in the submission constitute a combined area of 7,437m<sup>2</sup> which is not an insignificant area. The sites constitute the entire northwest facing alignment of Park Street (125m) and approximately half of the block facing west (68m).
6. A 'spot zone' of the subject sites to High Density Residential with the remainder of the area staying Medium Density Residential is not problematic as both zones are still residential in character albeit the intensity could be different.
7. In reviewing the objectives and policies for both zones, I note that they are very similar in the activities that can occur within the two zones. Both zones provide for community activities and facilities which are best located in a residential environment and both only seek to allow small-scale commercial activities.
8. For the same reasons as set out in my primary evidence, I maintain that the remaining two blocks contained by Hobart Street, Park Street and Frankton Road are (within which the subject sites are located) entirely suitable for High Density Residential zoning rather than the notified Medium Density Residential zoning. Having land with such high amenity values located between 100m and 300m away from the Queenstown Town Centre (QTC) is a gross under-utilisation of urban land.

## Scope

9. Ms Devlin has stated to the Hearings Panel<sup>1</sup> that if there had have been scope to consider High Density Residential across the entire area that her recommendation may have been different.

10. The Neville Mahon submission specifically outlined the sites is sought to be zoned High Density Residential, however it also stated the following:

*"Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions."*

11. I consider that the above may provide the Panel with scope to review the zoning of a wider area rather than just those sites listed in the submission, as it would be an amended relief better able to give effect to the submission.

12. In addition, the NZIA Southern and Architecture + Women Southern (238) submission in relation to Chapter 3 – Strategic Direction states that they *"support densification in appropriate areas"* and the submission from S & J McLeod (391) states that to *"halt urban sprawl the density of the existing residential areas close to Queenstown and Wanaka must be increased to allow better use of existing residential areas without further increasing overall footprint on the two basins"*. These two submissions may provide general scope to the Panel to review the density around the QTC.

## Dwelling Capacity

13. Since submitting my primary evidence, QLDC has released its dwelling capacity evidence which concludes that the PDP will provide sufficient feasible and realisable capacity to meet the expected future demand over the next 30 years.

14. However, in two agenda reports for the August 2017 ordinary meeting of Council<sup>2</sup>, the abovementioned Dwelling Capacity Model outputs are acknowledged, but staff outline concerns about the uptake of development on zoned land and recognise that much of the realisable zoned capacity is held in a small number of ownerships. On this basis, QLDC staff are currently looking at how to provide further housing supply.

15. Overall, I consider that an increase to the zoning of the two blocks between Hobart Street and Park Street would provide increased development capacity across land in multiple ownership.

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<sup>1</sup> Evidence provided on 7 August 2017

<sup>2</sup> relating to a proposed Special Housing Area on Ladies Mile (authored by the Manager Planning practice) and an update on the Mayoral Housing Affordability Taskforce (authored by the General Manager Planning and Development).

16. I am happy to answer questions from the Panel.

A handwritten signature in black ink, appearing to be 'AKL'.

21 AUGUST 2017