

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

AND

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

**SUPPLEMENTARY EVIDENCE – AMANDA LEITH ON BEHALF OF ALLIUM TRUSTEES
LTD (SUBMITTER 718)**

21 May 2017

JES&A
JOHN EDMONDS
& ASSOCIATES

Introduction

1. My name is Amanda Leith. I am here today to present expert planning evidence on behalf of Allium Trustees Ltd (718) in relation to the zoning of 11 Belfast Terrace and 2, 4, 6, 8, 10, 10A, 12, 14, 14A, 16 and 20 Manchester Place, 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.

Evidence

3. I have read Ms Devlin's rebuttal evidence dated 7 July 2017 and acknowledge that she now recommends Medium Density Residential zoning of the subject sites. However for the reasons outlined in my primary evidence, I remain of the opinion that the residential properties on Queenstown Hill should be zoned High Density Residential (due primarily to the high amenity values of the land and its close proximity to the Queenstown Town Centre (QTC)).
4. I consider that the notified PDP Low Density Residential and Medium Density Residential zoning of the land on Queenstown Hill beyond Kent Street represents under-utilisation of residential land in such a prime location and will not promote a compact and integrated urban form as sought in Chapter 4 – Urban Development.
5. In addition to the reasons set out in my primary evidence, the following points are also of relevance.

Walkability

6. While the walk from the QTC to Belfast Terrace and Manchester Place is uphill and is steep in places, it is walkable. I have recently walked the distance and from our offices halfway along Shotover Street up to Manchester Place¹ it took me 15 minutes. I returned to Shotover Street via a different route² and this also took me 15 minutes.
7. Given that the walk to and from the QTC is approximately 15 minutes, I consider that walking and cycling should already be a favourable alternative to driving for those who reside on Queenstown Hill and travel into the QTC due to the difficulty in finding a car park in the area during most of the day and the congestion that occurs in some areas of the QTC at peak hours of the day. Travelling in a vehicle from Manchester Place to or from the QTC during the morning or evening peak hour and securing a car park would often take 15 minutes or more.

¹ Via Stanley, Ballarat, Hallenstein and York Streets, Edinburgh Drive and Belfast Terrace

² Via Belfast Terrace, a public walkway between Belfast Terrace and Kent Street, Edgar, Hallenstein, Beetham and Stanley Streets

8. Furthermore, QLDC in its QTC Master Plan has signified that parking in the QTC will change in the future and that it is more likely that people will have to pay to park within the area. Consequently, people residing on Queenstown Hill will have to weigh up the cost and potential time it will take to find a park within the QTC against the option of walking and cycling from home.
9. I consider for the abovementioned reasons that, although the land between Queenstown Hill and the QTC is not flat, it is walkable and will be an increasingly attractive option.

Dwelling Capacity

10. Since submitting my primary evidence QLDC have 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.
11. However, in two agenda reports for the August 2017 ordinary meeting of Council³ 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.
12. Moreover, specifically in relation to Queenstown Hill, I observe that in Table 4 of Mr Osbourne's evidence to the Hearings Panel is that the demand to reside on Queenstown Hill is anticipated to exceed the estimated realisable capacity by 467 dwellings.
13. Overall, an increase to the zoning of Queenstown Hill would address an anticipated demand for people wanting to reside in the location. It would also result in land capable of increased density being owned by a greater number of people.

Scope

14. The Allium Trustees Ltd submission did not address the entirety of Queenstown Hill and I am not aware of any other submissions which provide direct scope to address the relief I consider warranted. However, 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 review the density around the QTC.

³ 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).

Medium Density Development

15. Should the Panel find that the above (or other submissions) do not provide sufficient scope to zone Queenstown Hill, High Density Residential, I would concur with Ms Devlin that a Medium Density Residential zoning of the subject sites would be more appropriate than Low Density Residential for the reasons set out above and in my primary evidence.
16. I am happy to answer questions from the Panel.

A handwritten signature in black ink, appearing to be 'AKC', written in a cursive style.

21 AUGUST 2017