

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management  
Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 12  
– Upper Clutha  
Mapping

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**MEMORANDUM OF COUNSEL FOR QUEENSTOWN LAKES DISTRICT  
COUNCIL REGARDING FURTHER UPDATES TO THE DWELLING  
CAPACITY MODEL AND ASSOCIATED EVIDENCE**

**1 May 2017**

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**MAY IT PLEASE THE PANEL:**

**1. INTRODUCTION**

- 1.1** This memorandum is filed on behalf of the Queenstown Lakes District Council (**Council**), alongside the evidence of Mr Philip Osborne (dwelling capacity) and Mr Craig Barr (supplementary planning) for the Upper Clutha hearing.
- 1.2** The purpose of this memorandum is to advise the Panel, and submitters, that further evidence on the dwelling capacity model (**DCM**) will be filed by the Council through this district plan review process.
- 1.3** Further evidence on dwelling capacity will be provided in the Queenstown Hearing Stream 13 and ultimately in the Wakatipu hearing. That evidence will specifically focus on the dwelling capacity in those areas, and will take into account the Council's right of reply position in certain areas where it impacts on capacity, and will also take into account any recommended changes in zoning in response to rezoning submissions.
- 1.4** In addition, the DCM will be updated as subsequent stages of the Proposed District Plan (**PDP**) are notified due to the potential for current inputs into the DCM (being the operative zones) to change. As explained in Mr Barr's supplementary and Mr Osborne's evidence, the DCM outputs as of 1 May 2017, are based on the Stage 1 PDP zones, and where land has not been notified in Stage 1, on the Operative District Plan zones. As subsequent stages are notified and therefore land is subject to a PDP zone, the DCM will need to be revisited.

- 1.5 The Council will file further evidence from its witnesses as required to advise the Panel, and submitters, of those updates.

**DATED** this 1<sup>st</sup> day of May 2017

A handwritten signature in blue ink, appearing to be 'C J McCallum', is positioned above a horizontal line.

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S J Scott / C J McCallum  
Counsel for Queenstown Lakes District Council