

Summary Statement of Cameron Wallace on behalf of Ladies Mile Property Syndicate Limited Partnership

(Primary Submission 77 and Further Submission 139)

Key Evidence Points

1. I have prepared a statement of evidence in chief dated 20 October 2023. I attended expert conferencing for urban design on 1 November 2023. I did not participate in subsequent sessions arranged by various experts.
2. Paragraph 6 of my SOE notes that I have been previously or am currently engaged by QLDC on various projects across the district, including an urban design review of the PDP.
3. The focus of my evidence relates to the minimum density provisions and to several of the proposed development standards, as well as the general inter-relationship between the two sets of controls.
4. I am supportive of the overall intent of the plan change and urbanisation of the area. I also agree that it is important to make better / more efficient use of land that is made available for urban development to avoid the need for larger, more expansive development in the long-term.
5. Paragraphs 10 to 20 of my evidence provided real-world, built comparisons to understand the minimum density provisions being proposed for the TPLM area. Both areas chosen - Hobsonville and Stonefields - are, in my opinion, the best comparison in New Zealand for TPLM – large-scale, masterplanned communities with a diverse range of housing typologies, including apartments, as well as commercial and community amenities.
6. In my opinion, there is no magic density figure which delivers positive urban design effects. I accept that amenities such as schools and retail activities will need to be supported by a minimum population base. It is also generally accepted in the urban design field that having more people in a given area can help foster more vibrant and active communities (e.g. more people walking on

the streets or using local parks).

7. The TPLMV proposes a detailed suite of development standards around “gateways”, building heights (both maximum and minimum), setbacks, outlook spaces, driveway placement, landscaping, private outdoor open space, communal open space and building separation. Whilst I generally support the intent of the majority of these standards, they will invariably impact on the density of built form that can be accommodated.
8. In light of the challenges around commercial feasibility raised by Ms Carleton and Mr Anderson, I have some concerns that the combination of high minimum density requirements within the HDRP (with a potential non-complying activity status) could actually result in reduced variety of housing typologies and a less connected street network. I set out these concerns in paragraphs 23 to 25 of my evidence.
9. Council has proposed several amendments to the minimum density provisions within the HDRZ. This includes a reduction in the minimum density requirements or an alternative consent pathway to enable some lower density development to occur earlier with future development parcels covenanted to deliver higher minimum densities. In my opinion this remains challenging and will still require reasonably detailed design testing to ensure it could be achieved whilst complying with the relevant development standards. I also note that there remains uncertainty around the developable area (in particular the size of schools and the large neighbourhood park) upon which both the minimum and maximum density requirements have been set. I continue to support LMPS’s position seeking a reduction in minimum density requirements. I remain of the view that applying these on a net basis would be better, but the alternative put forward by Council is acceptable if the minimum density is lowered as sought by LMPS.

10. Overall, I am supportive of the general intent of the TPLMV as it relates to urban design matters. I do consider that an amendment to Rule 49.5.16.2 would be beneficial, in urban design terms, in offering greater flexibility to the market to deliver an appropriate variety of housing typologies. This will better enable the market to appropriately respond to demand (in terms of type, price and size) over time whilst still delivering a quality-built environment.

Cameron Wallace – 12 December 2023