

Tim Heath for QLDC – Summary of Evidence, 21 July 2017
Queenstown Mapping – Hearing Stream 13

1. My evidence for Queenstown Lakes District Council (**QLDC**) relates to retail, economic and commercial activities (being professional services and offices), specifically in relation to medium and long term (ie, 10, 20 and 30 years, 30 being to 2048) land requirements.
2. This process involved:
 - (a) reviewing the current supply of business and commercial zoned land in the Queenstown, Wakatipu, and Wanaka areas of the District (i.e. land where retail, service and office activities are permitted to be established). I consider PDP zones that have been notified in Stage 1, and otherwise used the Operative District Plan zoning and provisions);
 - (b) estimating vacant land zoned business and commercial that is 'available' to meet future demand; and
 - (c) comparing projected demand for business and commercially zoned land over the 2017-2048 period, using population / household, business and tourism spending, and adopting the office land requirements determined by Mr Osborne¹ to determine a total land requirement for commercial activities in the District.
3. The table below² summarises the retail and commercial land requirements of the District based on forecasted demand. A 15% additional margin / buffer has also been included in order to give effect to Policy PC1 of the National Policy Statement on Urban Development Capacity 2016 (**NPS-UDC**) (Policy PC1).

Additional Land Requirements (ha)	Wakatipu Ward	Wanaka Ward	Queenstown Lakes District
Retail	28.5	11.4	39.9
Non-Retail Commercial Activities	14.3	5.7	20.0
Office Activity	12	5.5	17.5
Subtotal	54.8	22.6	77.4
NPS (15%)	8.2	3.4	11.6
Total Commercial Demand	63.0	26.0	89.0
Vacant Land Supply	46.9	25.1	71.7
Differential	-16.1	-0.9	-17.3

- 1 Statement of Evidence of Philip Osborne - Commercial Office and Industrial Land (Hearing Stream 13) dated 24 May 2017.
- 2 Table 4 of my evidence in chief dated 24 May 2017.

4. Key findings from my evidence, are that:

- (a) the District has a total commercial land provision estimated at 135.5ha, of which 69% (93.5ha) is situated within the Wakatipu Ward;
- (b) in respect of vacant commercial land (i.e. vacant capacity), the District has a total of 71.7ha, split 46.9ha in Wakatipu Ward and 25.1ha in Wanaka;

In the long term (ie out to 2048):

- (c) additional commercial land demand for retail, non-retail commercial services and office activities, is estimated at 89ha, with 63ha in Wakatipu Ward and 26ha in Wanaka;
- (d) commercial land demand / supply differential indicates overall a 17.3 ha shortfall, with 16.1ha estimated to be within the Wakatipu Ward and 0.9ha in the Wanaka Ward, the latter essentially being neutral given the long term timeframe.

Wakatipu Ward

- 5. Putting my estimates into a district plan timeframe, the analysis indicates there is sufficient commercial land provision in the Wakatipu Ward to meet projected commercial land demand requirements over the next 10 year (to 2028) and 20 year (to 2038) timeframes.
- 6. It is not until the longer term 20-30 year timeframe that additional commercial land might be required in this ward. Vacant commercial supply (46.9ha) is not estimated to be sufficient to accommodate estimated commercial land demand by 2048 (63.0ha), resulting in an estimated shortfall of 16.1ha. This represents 93% of the District's estimated commercial land shortfall and highlights (geospatially) that additional commercial land supply is likely to be required by 2048. This 16.1ha shortfall equates to 17% of current commercial land supply in Wakatipu Ward. However, as noted above, it is not until the longer term 20-30 year timeframe that additional commercial land might be required in this ward, and it is not estimated to be required in the life of the current district plan, nor the following.

Wanaka Ward

7. I appreciate this hearing is not focused on the Wanaka Ward, however it would have been inappropriate to evaluate the Wakatipu Ward in isolation from the wider District. For Wanaka, I have estimated 25.1ha of vacant zoned land available to be utilised for commercial land provision. When assessed against the Ward's commercial land demand profile of 26.0ha, this indicates a negligible 0.9ha residual land shortfall. Such a small differential would not be realised until the end of the 30 year assessment period, and in practice represents a broad state of equilibrium with commercial land supply meeting projected commercial land demand (including the NPS-UDC buffer).