

Summary of Evidence of Hamish Anderson 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 2023.¹
2. I support QLDC's plan change to deliver a medium density master planned development in Te Putahi Ladies Mile (**TPLM**).

Minimum Density Requirement

3. QLDC, through Rebuttal Evidence, has lowered the proposed minimum gross density, in the High-Density Precinct, to 50 Dwellings/ha. I still consider that 50 dwellings/ha is too high for the TPLM location. 50 dwellings/ha will still lead to the concerns that I have identified in my evidence. These include:
 - (a) A lack of housing diversity necessary to meet a wider cross section of the purchaser market - Greater housing diversity is required to deliver more houses faster; and
 - (b) An over reliance on unfeasible higher rise apartment buildings.
4. In my view a more appropriate density for the location is 40 dwellings/ha. This minimum density will deliver greater variation in housing product, including larger family sized terraces and more feasible low-rise apartments.
5. Higher rise apartment developments should be enabled in the High Density Precinct but not mandated through a higher minimum density requirement standard.

¹ I wish to clarify that while my evidence in chief was marked "Corporate", it is properly described as "Property Advisory". As noted in my evidence I am a specialist independent property development consultant, and I am engaged by the Syndicate in that capacity (as opposed to being an employee of the Syndicate).

6. I consider that density rules for TPLM need to be market realistic and not based on unproven theoretical modelling. If minimum density rules are set too high, there is a real risk that TPLM will be set up to fail.

Visitor Accommodation

7. I consider that TPLM specific Visitor Accommodation rules are not appropriate. If Visitor Accommodation rules are more onerous for TPLM than in other parts of region, TPLM will be competitively disadvantaged compared to other parts of the region. This will slow down development and the delivery of houses.
8. I consider the Visitor Accommodation rules proposed by QLDC, in Rebuttal, are complicated and cannot be practically implemented.
9. In my opinion TPLM should adopt Visitor Accommodation rules that are consistent with the wider region. If QLDC is seeking more stringent Visitor Accommodation rules it should do so at a regional level.

Hamish Anderson

12 December 2023