

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Queenstown Lakes Proposed District Plan –  
Chapter 13 – Wanaka Town Centre Zone

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**SUMMARY OF EVIDENCE – IAN GREAVES ON BEHALF OF GEM LAKE LIMITED (#240)**

Dated: 5 December 2016

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- 1.1. My name is Ian Greaves I am a planning consultant with Southern Planning Group and I am here today presenting expert planning evidence on behalf of Gem Lake Limited. My primary evidence has been pre-circulated in accordance with the directions of the Hearings Chairman.
- 1.2. My evidence covers discrete points relating to the provisions of maximum building height in the Wanaka Town Centre Zone of the PDP. Gem Lake Limited sought that the proposed Wanaka Town Centre Height Precinct is expanded to include the Wanaka Town Centre Zone of Helwick Street (sites on both sides of this road).
- 1.3. My evidence also discusses the effectiveness and efficiency of Rule 13.5.8 as a general height limit for the Wanaka Town Centre. I question whether Rule 13.5.8 provides an appropriate building envelope to achieve good three storey design outcomes (based on the design evidence) and therefore fails to achieve those policies of the PDP enabling three storey buildings and those which encourage good urban design outcomes within the zone. I also do not consider that the non-complying status of Rule 13.5.8 is appropriate given its relationship to policy 13.2.3.2 that states – *provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values*. In my view a non-complying consent status for a building height breach on the basis of this policy wording is not efficient or effective. Whilst my opinion on this matter remains unchanged I understand there may be a question of scope around these changes on the basis of the Gem Lake submission and therefore I do not intend to examine this further.
- 1.4. In terms of the Wanaka Height Precinct it is my opinion that there is sound design and planning reasons to incentivise greater building height limits in the Town Centre Zone of Helwick Street. Helwick Street acts as an important gateway into the Wanaka Town Centre and is the Town's 'central' retail space. By incentivising greater building heights along Helwick Street overtime will provide greater emphasis of the street hierarchy within the Wanaka Town Centre by better defining Helwick Street as the central retail space and making this area more legible. It will also strengthen the view shaft down Helwick Street emphasising its gateway into the Town Centre and strengthening the Town Centres link to the Lakefront.
- 1.5. Ms Jones and Mr Church for the Council have now recommended creating a second height precinct in Wanaka and applying this to those sites fronting Helwick Street as

shown in Appendix 2 of Ms Jones's further evidence presented at this hearing. Upon review of this information I support this position. A height limit of 12m to the ridge line and 10m to an eave with a further restriction to three storeys for all buildings fronting Helwick in the Wanaka Town Centre Zone in my opinion is an appropriate building height response for Helwick Street. A 10 – 12m height limit provides a sufficient building envelope to achieve a good three storey building design with space for articulation of the roof form and sufficient ceiling floor level heights.

- 1.6. The extent of any effects in terms of views, dominance and shading in my opinion will not be significant in the context of the commercial centre and a District Plan that encourages investment in lifting the scope and the quality and attractiveness of buildings within the central business areas. View shafts through the Town Centre and views from the Wanaka Lakefront will be maintained. Following the completion of my primary evidence and at the request of Ms Jones who prepared the Council Section 42a report, further shading models in relation to three height scenarios for Helwick Street (8 – 10m, 10 – 12m and 12 – 14m) have been produced by Ms Wright. These have been presented as part of Ms Wright's evidence today. The shading diagrams produced by Ms Wright confirms a 10 – 12m height limit would not create significant shadowing effects over and above the 8 – 10m height limit (particularly on western footpath of Helwick Street) during the winter months.
- 1.7. To give effect to the new Height Precinct I consider that a minor amendment to policy 13.2.3.1 is necessary to recognise the fourth storey allowance only applies to Height Precinct 1. My suggested wording is as follows:

*13.2.3.1 – Ensure that development generally comprises a scale of two to three storeys, with potential to develop a recessed fourth storey in the Wanaka Height Precinct 1.*

- 1.8. Overall, I believe there is a strong justification to include Helwick Street within the Wanaka Height Precinct. I support Ms Jones's recommendation that this is a second height precinct with a height limit 10 – 12m that will achieve well designed three storey building outcomes. In my view this outcome aligns with the key principles and provisions of both the Strategic Direction and Wanaka Town Centre Chapters of the PDP. In particular Objective 3.2.1.1 and policies 3.2.1.1.1 and 3.2.1.1.3 of the Strategic Direction Chapter that encourages a planning framework that enables quality development and enhancement of the districts commercial centres as the key commercial hubs of the District. I also consider this change aligns with Objective 13.2.4

and associated policies where new developments are encouraged to achieve high quality urban design outcomes that respond to the town's built character and sense of place.

1.9. I am happy to answer questions from the Panel.

A handwritten signature in cursive script that reads "Ian Greaves".

Ian Greaves

5 December 2016