

BEFORE THE HEARINGS PANEL FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN

SUMMARY STATEMENT: STEPHEN KENNETH BROWN

1. My evidence addresses CVL's submission requesting:
 - (a) The proposed relocation of the river boundary and SETZ on the western side of the Cardrona River;
 - (b) The proposed extension of Cardrona's Commercial Precinct down both sides of Soho Street; and
 - (c) Proposed changes to the Building Set-back rule.

SETZ Zoning West Of The Cardona River

2. Focusing firstly on realignment of the Cardrona River's cadastral boundaries, it is my opinion that this change would simply reflect the 'on the ground' situation that is already apparent. Furthermore, the future zoning pattern of Cardrona village and the current consent for CVL's resort on the eastern side of the valley already anticipates that the river will be significantly enclosed by development along both of its margins in the foreseeable future. Indeed, it is likely to become an increasingly important focal point and feature within the bounds of the future village. Inevitably, this will also change the river's landscape context, drawing it more and more into the cultural / man-made landscape of the evolving village.
3. The proposed changes would also be consistent with current management of the ONL, in which areas zoned SETZ effectively drop out of the 'overlay', but are managed – via the *Cardrona Village Character Guideline* – to ensure that the village sits comfortably and appropriately within its wider, high value, landscape setting. Indeed, this approach is adopted throughout the District for its Rural Residential zones and residential sub-precincts. The proposed change to the SETZ boundary would not appreciably alter this situation.
4. As a result, it is my opinion that realignment of the Cardrona River's cadastral boundary and the SETZ 'makes sense' in relation to the river's location, character, its future within the surrounding village, and its role as a relatively minor adjunct to the ONL that wraps around Cardrona.

Commercial Precinct Down Soho Street

5. In relation to Cardrona's proposed Commercial Precinct, I recognise that it is appropriate to make the most of, and to some degree, expand on the current commercial activities that build on both the heritage buildings and sites either side of Cardrona Valley Road and the arterial nature of that road corridor. In particular, I anticipate that much of the village's passing visitor trade will remain anchored by the historic pub and hotel.
6. However, the focus for other commercial facilities (such as bars, restaurants, cafes, a superette, pharmacy) servicing residents and visitors alike within Cardona, must inevitably shift towards the centre of the SETZ and the nearby Cardona River over time. Future development in the heart of the village precinct could well incorporate two or more hotels near the intersection of Soho Street and Rivergold Way, driven by the higher level of amenity that can be realised away from Cardrona Valley Road, integration with surrounding residential and visitor accommodation development, and access to the river - both physically and visually.
7. This shift in the village's centre of towards the natural 'draw card' of the river will split future commercial and retail development between that focused on the passing trade using Cardrona Valley Road (effectively, the 'Crown Range highway') and that which caters to the more static demands of those staying and living within the future village.
8. In my assessment, Cardrona Valley Road cannot cater to both expectations, while Soho Street – particularly near Rivergold Way – will remain much less of a 'thoroughfare', but has far greater potential to offer a 'mainstreet' experience that integrates new hotels and apartment buildings with a network of pedestrian courtyards, open spaces, a river-side promenade and laneways. Soho Street, merging with Rivergold Way, provides the logical focus for a safe, pedestrian focused, environment.
9. As a result, I consider it both logical and appropriate to extend the Commercial Precinct down both sides of Soho Street.

Building Set-Back

40. The *Cardrona Village Character Guideline* anticipates significant intensity within the future village, married with clear definition of its road corridors and laneways, to create a sense of urbanity – albeit at the village scale. Indeed, these qualities are addressed at Section 2.2 of the *Guideline*. However, it then goes on to address Visitor

Accommodation and state that such development should be set back a minimum of 3m from the road frontage. The proposed standard echoes this.

41. In reading the *Guideline*, there is a clear intention to ensure that buildings directly address, define and contain the commercial street or streets within Cardrona's future village. This would be particularly appropriate for a mainstreet environment that is deliberately designed to cater for high levels of pedestrian use, and engagement between the public and private domains – eg. down Soho Street in the future. Furthermore, most modern mainstreets now rarely comprise discrete blocks of commercial and visitor accommodation or residential development. That historic pattern has long been superseded by multi-storey hotels and visitor accommodation facilities within resort villages that, more often than not, align their at-grade foyers with the frontages and balconies of their accommodation units above. This integration often spills over into seamless engagement with neighbouring buildings, without any obvious 'stepping in and out' on the basis of internal uses and activities.
42. As a result, I can see no sound rationale for differentiating between visitor accommodation and other commercial activities in terms of building set-backs within the proposed Commercial Precinct – down Soho Street or elsewhere. Such frontages should be as cohesive and integrated as possible, while still accommodating architectural modulation and variation, together with the aforementioned definition of key public streets and pedestrian spaces.

Stephen Brown

29 July 2020