

Before the Queenstown Lakes District Council

Under the Resource Management Act 1991

And the Queenstown Lakes District proposed District Plan –
Rezoning Hearing Topic 13 – Queenstown Mapping (Group 1C
Queenstown Urban, Central, West and Arthurs Point)

Summary of Evidence for Andrea Farminer for

DJ and EJ Cassells and Ors (#503)

Friends of the Wakatipu Gardens and Reserves (#506)

Dated 07 September 2017

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Summary evidence

- 1 My name is Dr Andrea Farminer and I am the Principal Archaeologist and Heritage Consultant for Origin Consultants Ltd, 9 Arrow Lane, Arrowtown. I have been asked by DJ and EJ Cassells, the Bulling Family, the Bennett Family, and M Lynch, and Friends of the Wakatipu Gardens and Reserves to prepare evidence in relation to the special character of the Park Street area, which is summarised as follows.
- 2 The area enclosed by Park Street, Brisbane Street and Hobart Street, comprises a combination of small-scale, discrete residential homes and gardens constructed from the 1870s onwards, and includes a small number of listed historic dwellings and slightly larger green spaces. The historic pattern of sections within the area, which is still discernible unlike some other parts of Queenstown, is demarcated by the lines of Park and Hobart Streets; the western side is sheltered by the substantial tree screening of Queenstown Gardens. The southern group of sections slope towards the lake and this combination of natural and geographic features provides a sense of enclosure to the Park Street area that is a distinctive feature of its character and sense of place.
- 3 The houses are generally set back from the pavement and feature front gardens and screening that contribute to the sense of privacy and intimacy generated by the lower storey heights and smaller massing found across the Park Street area. The location and residential character of the Park Street area offers an important buffer zone for the highly valued Queenstown Gardens through providing an intermediate zone of character housing and gardens that contributes to, and mutually enhances, the Gardens' broader amenity and landscape values for both residents and visitors to Queenstown.
- 4 The significant character elements are considered to be the area's physical and visual qualities of its remaining built fabric and forms which exemplify an older, domestic-scale, residential area of Queenstown, embodying a mixture of building materials including historic stone, timber and corrugated iron juxtaposed with more modern timber, brick and block. These are interspersed with attractive greening provided by the mature gardens, trees and other plantings.
- 5 Other character elements are the scale of development across the area, which is typically of low density development, and buildings are generally single or two storeyed with generous, irregular setbacks and road frontages. Dwellings are predominantly self-contained residential units and there is very limited visitor accommodation and commercial activity. Finally, the character of the streetscape is determined by the human-scale, residential built forms found in the area and their relationship to the roads, gardens, and fencing, as well as the layout and design of the street itself. Predominantly, front yards are separated from the

street with mostly low fences, hedges, walls or planting. The area provides a buffer from the noise and activity of medium density development further to the north and east, whilst the attractive and mutual interface along Park Street between the edge of the area and the Queenstown Gardens, provides particular amenity for residents and visitors alike.

- 6 Overall, the small residential area enclosed by Park Street, Hobart Street and the lake is one of the last surviving parts of Queenstown where the residential development and pre-commercialised heritage character of the town remains tangible to its residents and visitors alike. As such it provides a level of amenity and cultural value through its production of a unique sense of place for the Park Street special character area and its residents. Together, these different elements combine to produce a highly distinctive sense of place and authentic residential character that reflects a hundred and forty years of settlement in Queenstown, and embody examples of domestic architecture from nearly every decade since the late nineteenth century to the present. Few, if any, other areas in the town have retained this historic settlement pattern and character whilst sustaining the addition of new development.
- 7 Future maintenance of this special character can only be achieved by a considered and appropriate approach that firstly acknowledges the special character of the Park Street area, and secondly identifies those elements of character that are significant. The proposed Park Street Special Character Area definition is, in my view, an effective and suitable approach for delivering this objective. The establishment of this specific SCA definition will highlight the need for, and facilitate, the assessment of future development proposals against clearly defined values and characteristics, thus enabling clear and reasonable consideration to be given to the significance of the area, whilst balancing the needs of future growth.
- 8 Similarly, the revised Park Street Special Character Area objective, associated policies and rule provisions proposed for Chapter 8 Medium Density Residential of the PDP, are, in my view, an appropriate and methodical way of delivering the broad suite of provisions necessary to give due regard to the maintenance of the special character of the area. In particular, the amended rules regarding standards for development design such as site density, building length, recession plane, boundary setbacks and landscaping, will assist to maintain the intrinsic, heterogeneous residential character elements of the SCA, which are a central constituent of its broader cultural and streetscape significance.
- 9 By respecting and encouraging awareness of the distinctive variety and combination of urban design elements within the SCA through applying the proposed amended provisions for MDR, I believe it will assist to achieve the

objective of positively maintaining and developing the Park Street SCA for the future amenity and benefit of Queenstown.

Dated this 7th day of September 2017

Dr Andrea Farminer, Origin Consultants Ltd 05.09.17

