

Blair Devlin for QLDC: Summary of Evidence, Stream 17 – Residential and Business Mixed Use Zone Design Guidelines

1. The QLDC has chosen to prepare design guidelines for three residential zones (Low, Medium and High Density) and for the Business Mixed Use Zone (BMUZ). Both Design Guidelines set out 12 Design Elements that promote good design principles.
2. The Design Guidelines are to be incorporated by reference into the PDP. They are incorporated into the policies and rules of the relevant zones and in the case of the BMUZ Design Guidelines, District Wide Chapter 31 - Signs.
3. I have assessed and made recommendations on the submissions received on the two design guidelines and the associated variations. A total of 26 original submissions and 8 further submissions were received.
4. A number of changes have been made to address issues raised in submissions, including:
 - 4.1 Greater emphasis on guidance for sloping sites through both changes to sketches and photographs
 - 4.2 Extra descriptive text to 'Status of the Guidelines' sections to clarify the role of the guidelines,
 - 4.3 Amendments to the Design Statement stage for the residential guidelines
 - 4.4 A number of other smaller changes to better improve the effectiveness and accuracy of the design guidelines.
5. The key outstanding matters of disagreement between myself and submitters who have filed evidence are:
 - 5.1 Whether the Residential Design Guidelines are necessary; and
 - 5.2 Whether the Residential Design Guidelines introduce additional matters beyond the matters of discretion, including matters that are not listed as standards in the zone in question.
6. I consider the Residential Design Guidelines are necessary and help achieve and implement the objectives and policies of the three residential chapters of the PDP, including those identified in the S32 and S42A reports for the Strategic Directions chapters. I consider my recommended amendments to the 'Status of the Guidelines' section clarifies that they provide examples, are not intended

to be assessed in terms of compliance but rather whether the proposal has addressed the good design elements promoted by the Design Guidelines, and acknowledge that alternative approaches may be suitable.

7. I note that the Residential Design Guidelines have been specifically added into the policies of the Residential chapters, and therefore apply to any proposal that is covered by the objectives and policies, including discretionary and non-complying activities. Under a fully discretionary consent (such as for boundary setbacks in the residential zones) the Design Guidelines and the Design Elements can also be considered. They have also been specifically added as a matter of discretion to resource consents that have an activity status of restricted discretionary. I consider my recommended extra wording added into the 'Status of the Guidelines' section which states that they are not be used to assess compliance recognises that only the relevant part of the Residential Design Guidelines need to be considered under a restricted discretionary consent application.
8. For all other submissions, I consider that the notified PDP provisions are more appropriate.