

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

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

**SUMMARY OF EVIDENCE OF LOUISE WRIGHT OF ASSEMBLY ARCHITECTS**

**ON BEHALF OF**

**SUBMITTER 240 – Gem Lake Limited**

5 December 2016

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Accompanying Document: *Shading Diagrams as requested*

- 1.1. My name is Louise Wright. I am a Registered Architect and design director of Assembly Architects Limited. I am here today presenting expert architect evidence on behalf of Gem Lake Limited (#240), who has also engaged us to consider development options for 28 Helwick Street (the old Wanaka Police Station). My primary evidence has been pre-circulated in accordance with the directions of the Hearings Chairman.
- 1.2. My evidence covers architectural analysis of potential buildings resulting under 3 height limit scenarios, based upon the current height limit in the town centre of 8m to eave and 10m to ridgeline (8m-10m), the proposed Wanaka height precinct of 12-14m, and also an intermediate level of 10-12m.
- 1.3. I also considered the wider urban implications of the PDP Wanaka Height Precinct in the town centre, and including Helwick Street in the Wanaka Height Precinct.
- 1.4. My assessment of building heights demonstrate that under the various height limitations, development quality varies depending on how many stories are fit under the height limit. I identified characteristics of a quality building including generous floor to floor levels, street level (retail level) floor height of 3.5 and also space to allow for the articulation of roof form and variation in building elevations. The height limits can allow for more levels of lower quality, or fewer levels of higher quality.
- 1.5. I concluded that in terms of building height, 10m-12m height is sufficient to allow for a quality three storey building, with the 12-14m (Wanaka Height Precinct) affording more scope for roof shape and articulation (for example, gabled roofs) or up to four storey development.
- 1.6. Helwick Street is the main retail street, and is a gateway to the town and lake from Brownston Street. In my opinion the street there should have a consistent height limit along its length within the bounds of the town centre. This gives the street improved hierarchy and legibility in the town centre, and affords a better chance of achieving consistency of floor levels and building elements such as street canopies.
- 1.7. My evidence demonstrated bulk shading effects of 8-10m development and 12-14m development applied to Helwick Street, shown at midday on both June 25 and December 25. Further to that evidence, Ms Vicki Jones requested we provide supplementary diagrams that I

table for you now. Assembly Architects Ltd prepared diagrams demonstrating 3 height scenarios along Helwick Street: 8-10m, 10-12m, and 12-14m at both 11 July and 11 August. [Please refer to the handout].

- 1.8. I understand Ms Jones and Mr Church for the Council have now recommended creating a second height precinct in Wanaka of 10m to the eave and 12m to the ridge, for those sites fronting Helwick Street as shown in Appendix 2 of Ms Jones's further evidence presented at this hearing.
- 1.9. Upon review of this information I support this position as it allows for three storeys of development with sufficient height to support quality architectural outcomes. While the height limits are still not consistent to the entirety of Helwick Street, the majority is consistent except for the perimeter block at Ardmore Street, therefore an improved hierarchy is achieved for Helwick Street.

Prepared by

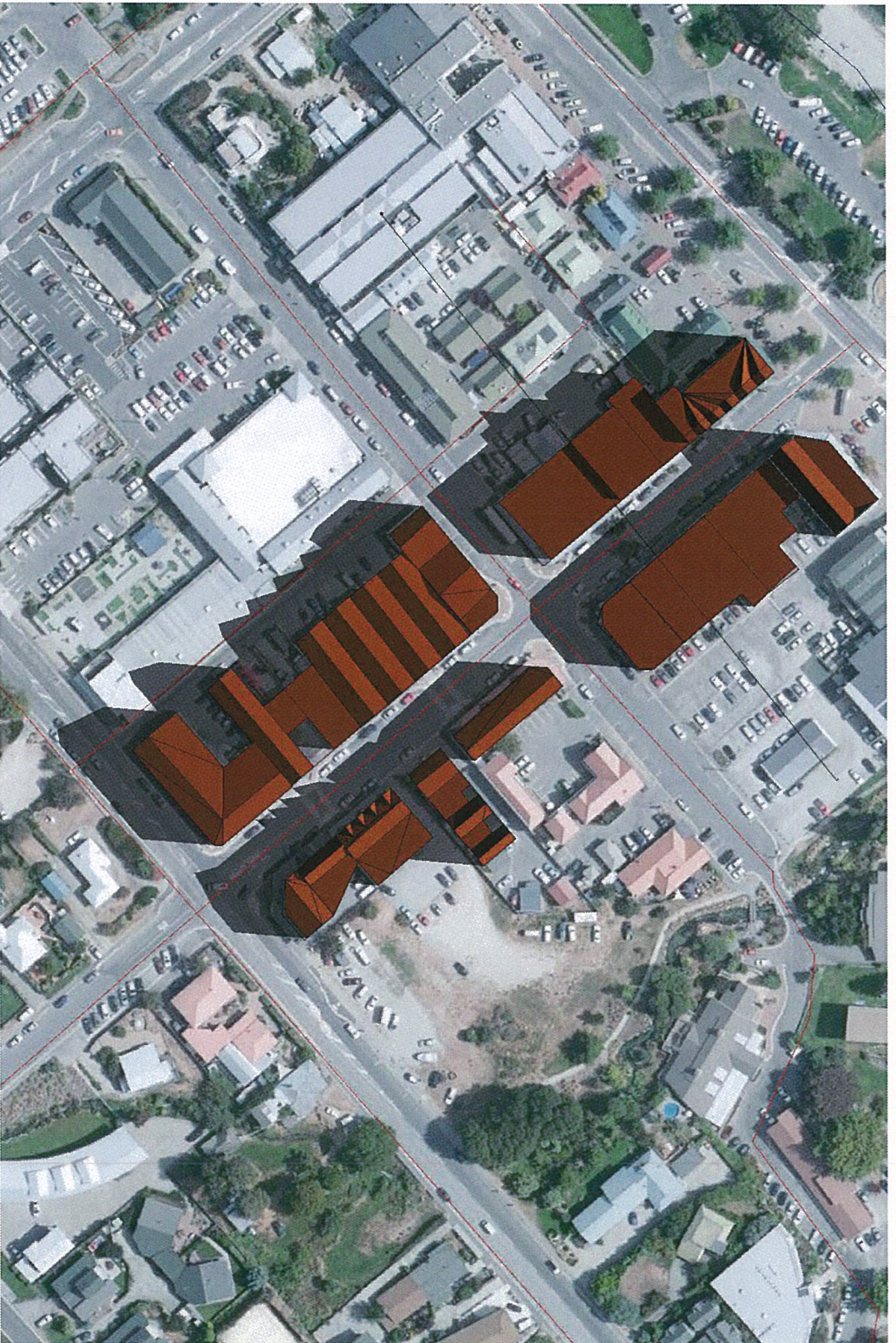


**Louise Wright. B.Arch(hons1)**

**Registered Architect**

5 December 2016

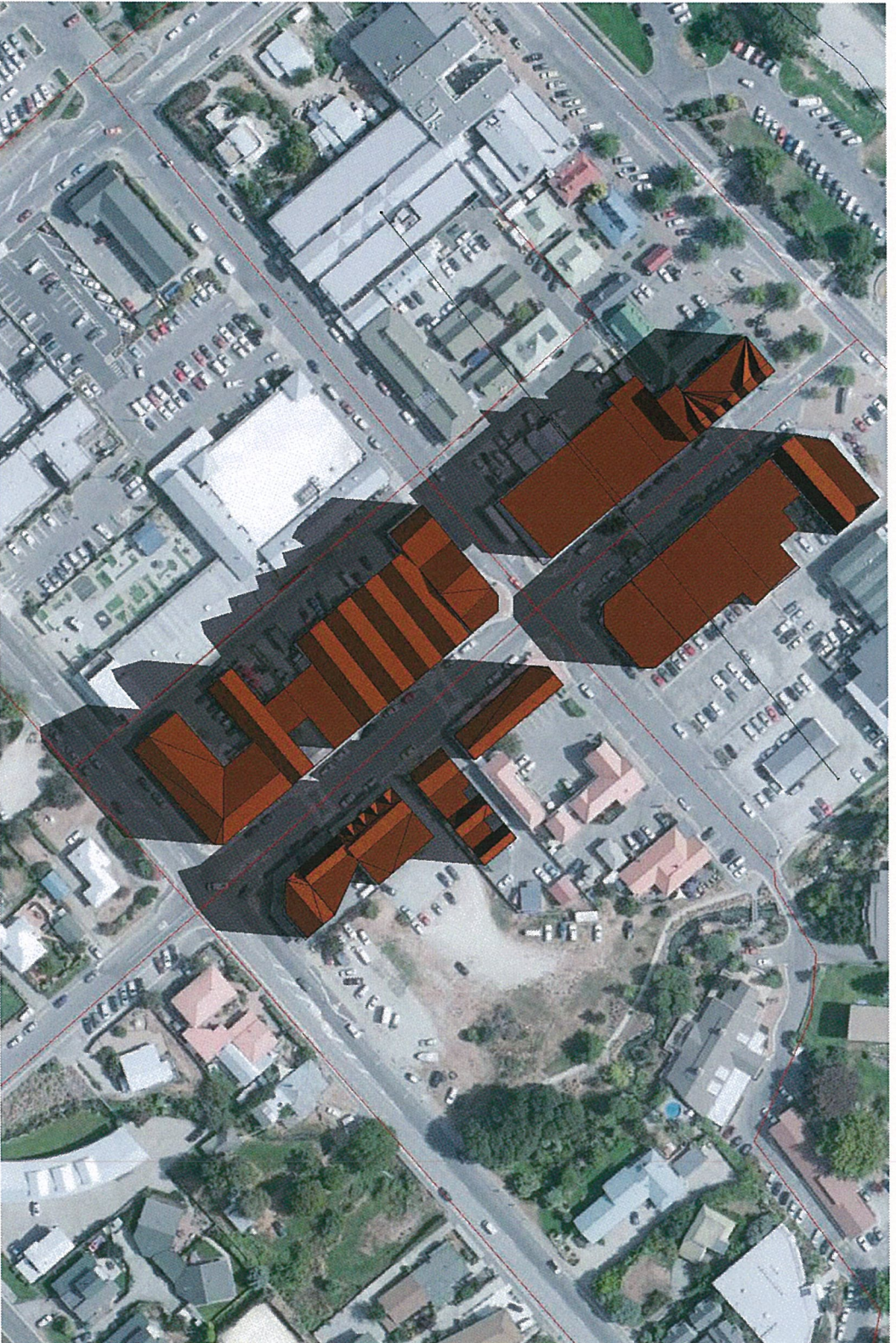
REQUESTED SHADING DIAGRAMS



12:30pm July 11th Maximised 8-10m

### Requested Shading Diagrams

Note: approximation of site locations and boundaries and an architectural interpretation of potential building mass.



12.30pm July 11th Maximised 10-12m

### Requested Shading Diagrams

Note: approximation of site locations and boundaries and an architectural interpretation of potential building mass.



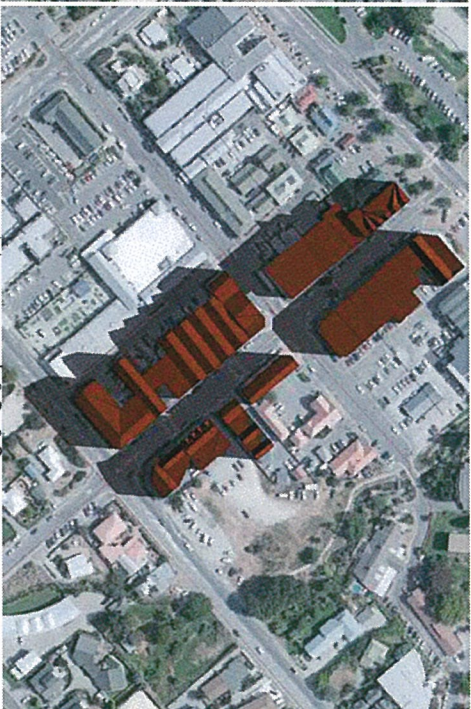
12.30pm July 11th Maximised 12-14m

### Requested Shading Diagrams

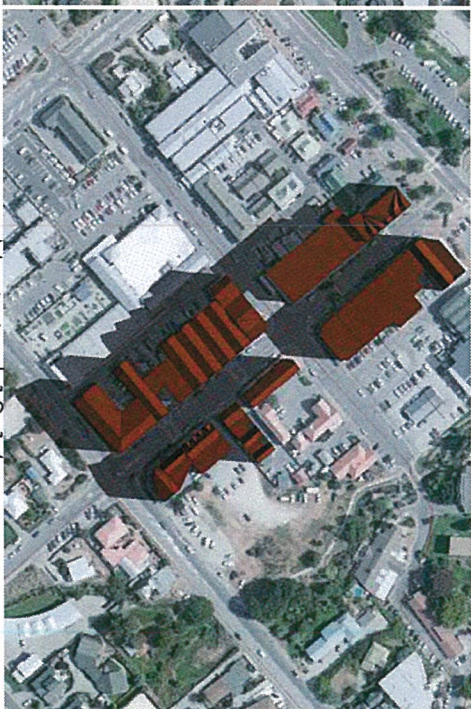
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Maximised 8-10m



Maximised 10-12m



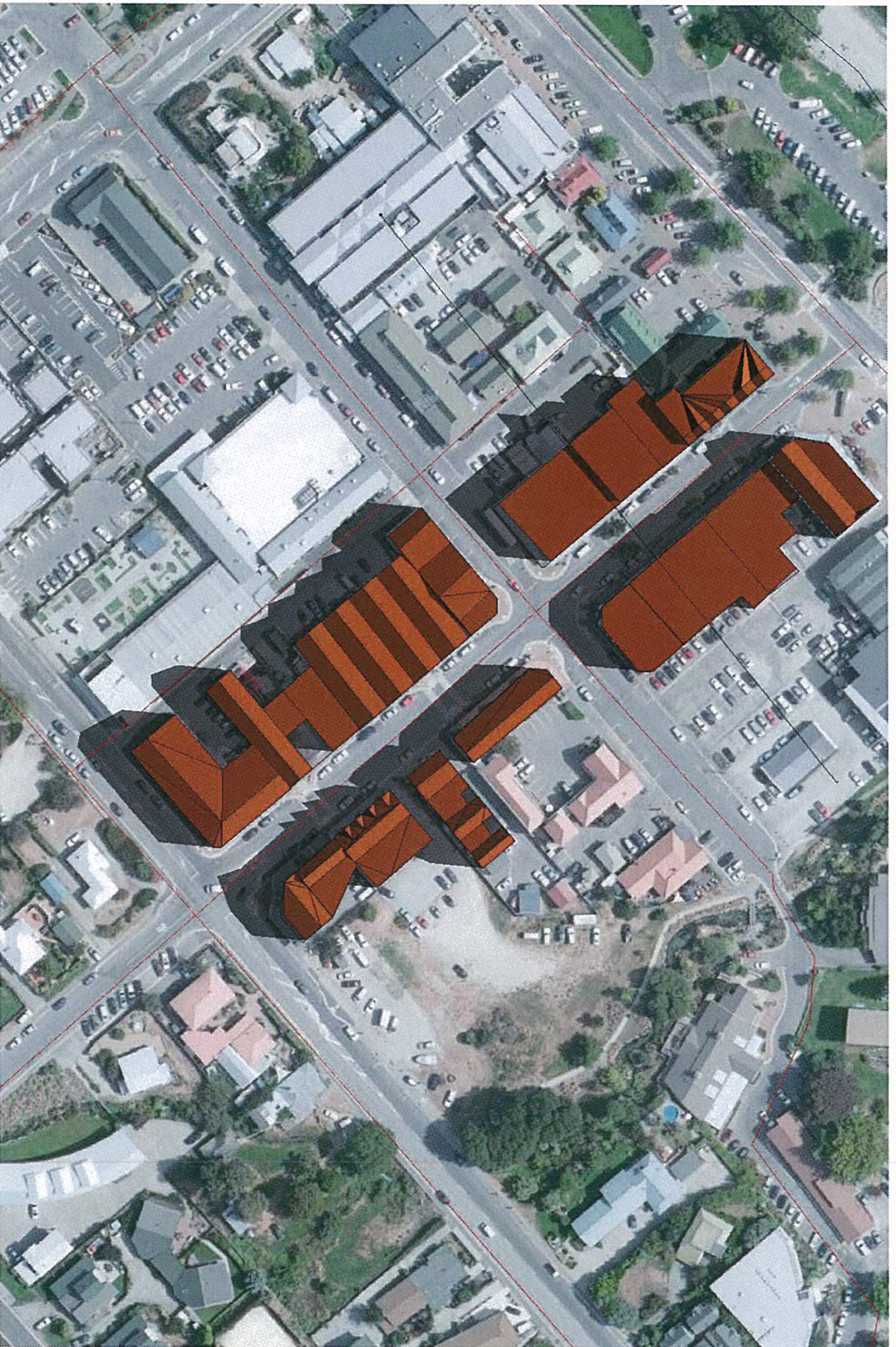
Maximised 12-14m

12.30pm July 11th Shading Diagram

### Requested Shading Diagrams

Note: approximation of site locations and boundaries and an architectural interpretation of potential building mass.

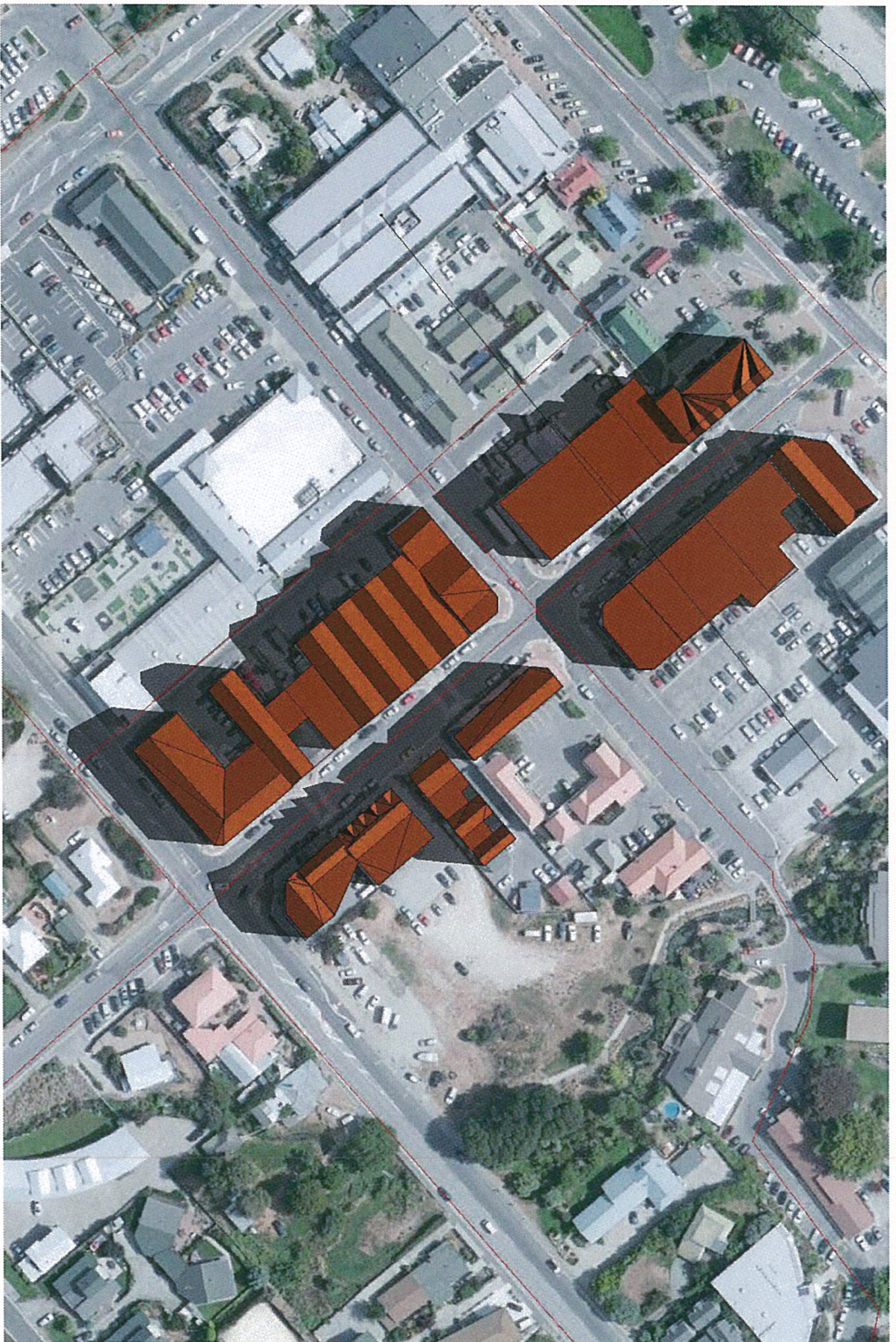




12.30pm August 11th Maximised 8-10m

### Requested Shading Diagrams

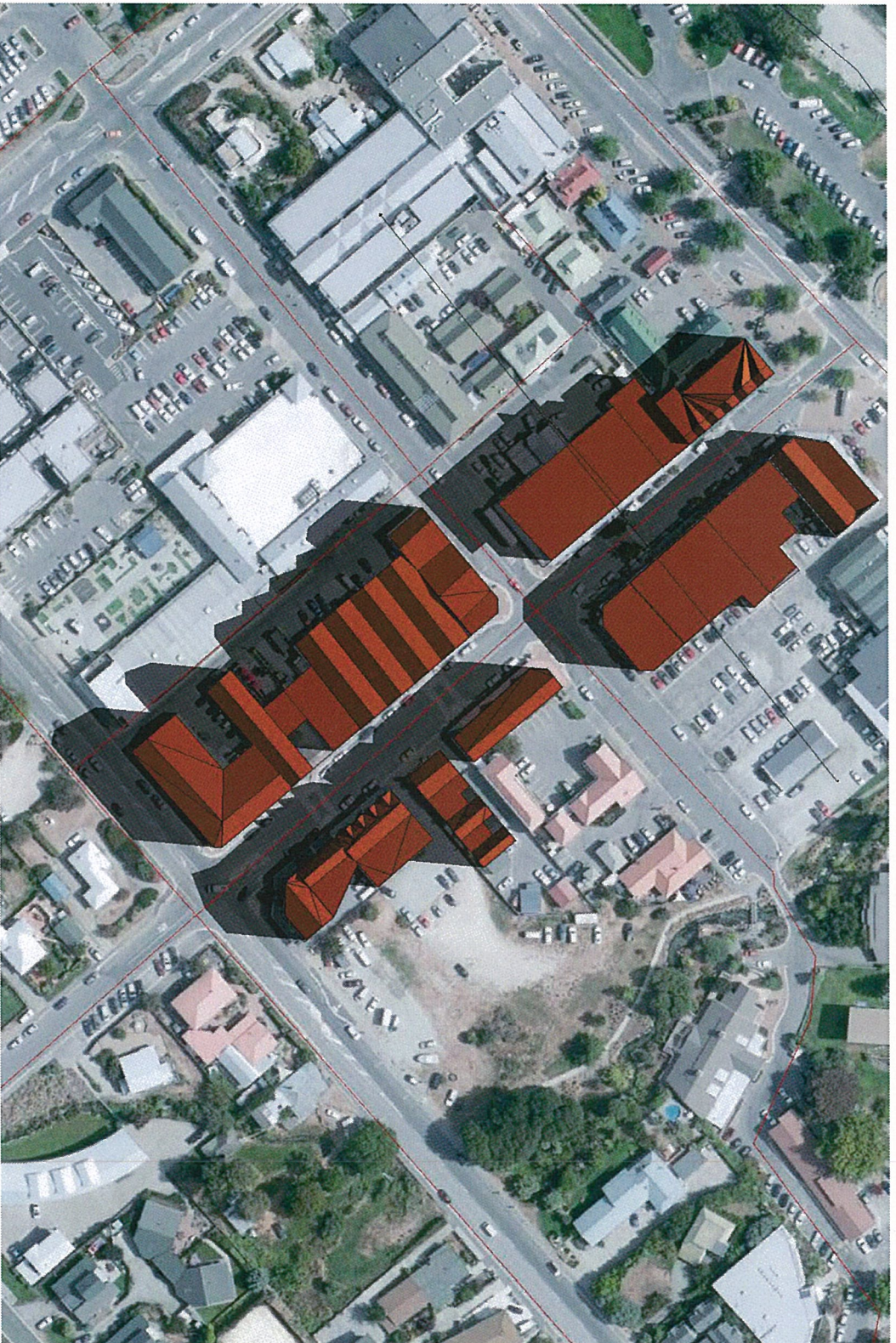
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12.30pm August 11th Maximised  
~~10-12m~~  
10-12m

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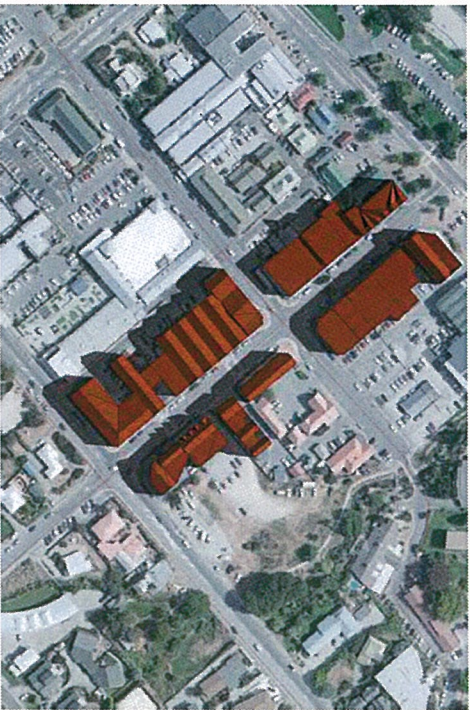
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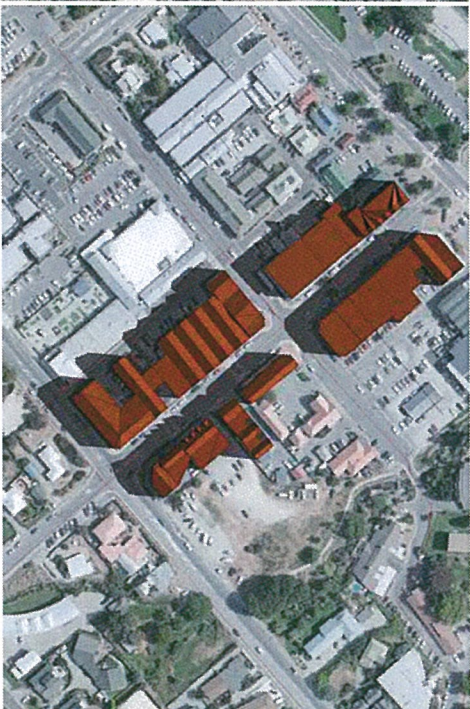
12.30pm August 11th Maximised 12-14m

### Requested Shading Diagrams

Note: approximation of site locations and boundaries and an architectural interpretation of potential building mass.



Maximised 8-10m



Maximised 10-12m



Maximised 12-14m

12.30pm August 11th Shading Diagram

### Requested Shading Diagrams

Note: approximation of site locations and boundaries and an architectural interpretation of potential building mass.