

**Garth Falconer for QLDC – Summary of Evidence, 15 May 2017**

**Upper Clutha Mapping – Hearing Stream 12**

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide evidence in relation to urban design matters regarding rezoning requests in the Upper Clutha area of the Queenstown Lakes District.
2. My rebuttal evidence is provided in response to the evidence of Ms Jill Corson and Mr Ian Greaves for Varina Propriety Ltd Submission (591).
3. My focus has been on Ms Corson's evidence along Brownston and Russell Streets, where the submitter proposes that the notified Medium Density Residential Zone (**MDR**) along with the Wanaka Town Centre Transition Overlay (**TCTO**), be rezoned Town Centre Zone.
4. Whilst I appreciate the vision led approach in Ms Corson's evidence I do not believe the site analysis is thorough enough in order to justify the rezoning in the manner sought by the submitter
5. There is a substantial contour change along Brownston Street with an uphill section that includes Russell Street and a drop in elevation towards Bullock Creek and Helwick Street that creates two visually distinct areas.
6. In terms of the built form there also appears to be plenty of gaps and redevelopment sites within the existing town centre and along the Northern side of Brownston St. There does not appear to be a capacity issue nor does the northern edge of Brownston St exhibit a built to the edge town centre type of character.
7. I agree with Ms Corson at her paragraph 19 that Brownston Street has a core arterial function that links the Cardrona and Queenstown entrance into Wanaka with that of the Luggate and Cromwell entrance, and that the present standard of development has a lot to be desired
8. I do not consider Russell Street should be considered as part of, or in the same way as, Brownston Street.

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9. In my opinion, the cross section shown in the Guidelines is an appropriate urban design outcome for Brownston Street. This provides for a high quality streetscape and includes footpaths, lighting poles and street trees.
  10. I suggest that the requirement for high quality urban design for applications that have variance already present in the MDR (TCTO) zone provisions will stimulate good development and should be extended to all applications in this zone
  11. Ms Corson proposes a rear service lane and offers a greater setback from adjacent residential to compensate for a slightly higher built limit. But as it does not exist it is not clear how this would be formed
  12. Ms Corson is also vague on how Russell Street and Bullock Creek would be enhanced.
  13. Mr Greaves echoes many of Ms Corson's themes and contends that the MDR-TCTO zoning will result in poorly designed and inefficiently laid out commercial development and that, as a result, key commercial and visitor accommodation development may be pushed to outlying areas. I do not consider that the built form resulting from the MDR-TCTO zoning will necessarily result in poor quality development.
  14. Mr Greaves believes that without mandatory requirement for reference to the Guidelines and the urban design panel, the design of buildings in the TCTO will not be subject to sufficient rigour. Whilst this may be true to a degree it does not follow that they will result in poorly designed buildings.
  15. In conclusion I consider that the current MDR (TCTO) provisions, which allow for setbacks from the front, side and rear of individual properties, are sufficient to provide a more spacious urban fabric and graded spatial transition to adjacent residential. Also a quality streetscape can be developed along Brownston St and along Russell st, that reflects this transitional context rather than rules that enable a more built up Town Centre form along the street edge.

**Garth Falconer**  
**15 May 2017**