

Vicki Jones for QLDC – Summary of Evidence, 25 November 2016

Chapter 12 Queenstown Town Centre – Hearing Stream 08

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide planning evidence on Chapter 12 – Queenstown Town Centre (**QTTC**) of the Proposed District Plan (**PDP**).

2. While I recommend that the policy direction and general intent of the notified Chapter 12 provisions should remain largely unchanged, I also recommend a relatively large number of changes aimed at improving the effectiveness and/or efficiency of the chapter. The provisions as recommended to be amended in my S42A report are considered to be effective and efficient and an appropriate means of achieving the purpose of the Resource Management Act 1991 (**RMA**) and the strategic direction objectives of the PDP. The recommended provisions include:
 - (a) objectives that recognise that the QTTC will continue to develop as a high quality and vibrant hub that makes a valuable contribution to economic viability and the overall resilience of the community, while striking a balance between providing for growth and diversity on the one hand, and quality urban design and a reasonable level of residential amenity on the other; and
 - (b) policies and rules that enable increases in height and building coverage in many parts of the QTTC, provided that design quality is maintained or enhanced; provide for more efficient landuse through some peripheral expansion and providing better for fourth storey development in some areas; retain the compactness and walkability of the QTTC; encourage an increased focus on pedestrians, cyclists, and public transport users; encourage the development of a safe, high amenity environment; and recognise the important contribution that night time activity makes to vibrancy and economic prosperity while providing reasonable residential amenity.

3. The key substantive changes that I have recommended in the S42A report relate to:
 - (a) changes to building heights in the Man/ Hay/ Shotover/ Brecon Street block (Precincts P7 and P1); replacing two areas notified as Precinct P4 with Precinct P5, thereby reinstating a more restrictive recession plane; and clarifying the permitted heights in Precinct P1A and Precinct P2;

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- (b) amending Rule 12.4.6 to exempt temporary pop up buildings and (permanent and temporary) artworks from requiring resource consent in respect of design;
 - (c) adding an additional matter for consideration in Rules 12.4.6 and 12.5.9, relating to kerbside movements and landmark buildings;
 - (d) amending Rule 12.5.11 to exempt noise from commercial motorised craft and making consequential amendments to chapter 36 (noise);
 - (e) amending Figure 1 'Location of Pedestrian Links between the Queenstown Town Centre' and Rule 12.5.8 to require existing links/lanes to be retained and to encourage future potential lanes to be uncovered (i.e. open to the sky);
 - (f) removing rules that I consider inefficient and/ or ineffective (i.e. those regarding glare from building materials/ colours, the need for storage to be within a building, and the provision of verandas on Hay Street);
 - (g) amending Rule 12.5.1.1 to trigger the need to comply with a maximum coverage rule on all properties/ developments over 1400m² in area (as opposed to the notified 1800m² threshold) and defining comprehensive development;
 - (h) removing the street scene setback requirements on Beach Street (Rule 12.5.2); and
 - (i) amending notified planning maps 35 and 36 to clearly show the Waterfront Subzone (**QTTC WSZ**) boundary and minor amendments to Rules 12.4.7 and 12.4.8 to refer to the QTTC WSZ as a subzone of the Town Centre, rather than a stand-alone zone.

4. In relation to the memoranda that have been filed by the Council (dated 8 and 18 November 2016) and the summary of evidence of Mr Timothy Church dated 25 November 2016, I wish to confirm that:

- (a) I support the Appendix 1 version of the Pedestrian Link Map and the Appendix 2 version of the Height Precinct Map as attached to the memorandum filed 8 November 2016;
- (b) I support the Appendix 2 version of Rule 12.5.10.4 as attached to the memorandum filed 18 November 2016 in relation to height matters; and
- (c) I support the Appendix 1 versions of Figures 2, 11 and 20 as attached to the summary of evidence of Mr Church dated 25 November 2016.

5. I also recommend amending Rule 12.4.6.1 in relation to the matter of discretion relating to natural hazards so that the word 'remedied' is replaced with the word

'reduced' in order to make it consistent with the wording of similar rules elsewhere in the PDP.

6. Further to the above, I also recommend a number of additional changes in relation to matters I have reconsidered since filing my S42A report and specifically in response to evidence filed on behalf of submitters. I consider that these additional amendments will result in more appropriate provisions that will better contribute to the district-wide objectives and the purpose of the RMA. Therefore in addition to Appendix 1 of my s42A report, I now recommend the following additional amendments:

- (a) amending Policy 12.2.2.5 to acknowledge the creation of landmark buildings on key corner sites as another example of an urban design outcome that is beneficial to the public environment. This is in response to the evidence of Mr Williams for various submitters;
- (b) shifting rules 12.5.10.1(d), 12.5.10.2(a) and 12.5.10.2(b) to become (new) rules 12.5.9.3 and 12.5.9.4, thereby making the breach of the recession plane standards in Height Precincts P2, P4 and P5 restricted discretionary, rather than non-complying. This is in response to Mr Williams' and Mr Farrell's evidence;
- (c) amending the QTTC Zone purpose (12.1) to acknowledge the importance of the QTTC WSZ and policies 12.2.5.3 and 12.2.5.6 to provide more direction in terms of development within the QTTC WSZ, as shown in **Appendix 1** to this summary of evidence; adding more detail on the planning map to more clearly distinguish between the 'active frontage' and the 'Queenstown Beach and Gardens foreshore' areas; and making minor non-substantive amendments to Rules 12.4.7 and 12.4.8 to refer to the two areas within the QTTC WSZ. This is in response to Ms Carter's evidence; and
- (d) amending Rule 12.4.7.1 to make moorings within the 'Queenstown beach and gardens foreshore area' of the QTTC WSZ a restricted discretionary activity rather than permitted as in the notified version. This is on the basis that this will more effectively conserve the natural qualities and amenity values of the foreshore and adjoining waters (Policy 12.2.5.3), enable cumulative effects of such to be considered via resource consent, and be more consistent with the rules relating to moorings in the majority of the Frankton Arm. This is in response to the evidence of Ms Black and Ms Carter.

Appendix 1

Recommended amendments to 12.1 (Zone Purpose), Objective 12.2.5, and Policies 12.2.5.3 and 12.2.5.6

12.1 Zone Purpose

Town Centres provide ... where it will have least effect on residential zones.

The Queenstown Town Centre Waterfront Subzone makes an important contribution to the amenity, vibrancy, and sense of place of the Queenstown Town Centre, as a whole.

12.2.5. Objective - *Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment ~~for the~~ that benefits of both residents and visitors.*

Policies

12.2.5.1 *Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.*

12.2.5.2 *Promote a comprehensive approach to the provision of facilities for water-based activities.*

12.2.5.3 *Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters; recognising in particular the relatively undeveloped character of the 'Queenstown beach and gardens foreshore area' (as identified on the planning map) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.*

12.2.5.4 *Retain and enhance all the public open space areas adjacent to the waterfront.*

12.2.5.5 *Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.*

12.2.5.6 *Provide for structures within the 'active frontage area' of the Queenstown Bay waterfront (as identified on the planning maps) subject to compliance with strict bulk, location and appearance criteria, provided the predominantly open character and a continuous pedestrian waterfront connection are maintained or enhanced.*