

**Garth Falconer for QLDC – Summary of Evidence – 22 July 2016**

**Chapter 27 Subdivision and Development – Hearing Stream 4**

---

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide Urban Design evidence on the Subdivision Chapter (Chapter 27) of the Proposed District Plan (**PDP**).
2. The need for high quality sustainable living environments as the basis of all subdivisions is now well recognised and perhaps no more so than in the Queenstown District, which is under intense pressure with a growing population in a region of highly valued landscapes. The benefits of applying best practise urban design to subdivision development are wide ranging from lowering physical costs, improving human health and well-being to mitigating the impact of urbanisation on the natural environment
3. I understand that both the Subdivision Code of Practice and the Subdivision Design Guideline are mutually supportive of good urban design. The Code of Practice provides substantial information on the requirements for design detail and infrastructure which are a necessary part of subdivision design. The Code of Practice is the focus of Mr Wallace's evidence.
4. I have reviewed the existing Subdivision Design Guideline including comparing them with others nationally and internationally, and have found it to be a clear and concise document. The Design Guidelines provide helpful assistance for the layout and structure of subdivisions that fit with the local landscape, have well connected movement network, integrated reserves and vegetated spaces, lots that are designed with good spatial definition, and orientation to the sun. However, I do note that there is room for improvement with further consideration of context, lot design and built form.
5. I believe that the proposed recommendation made by Mr Bryce to (generally) make subdivision a restricted discretionary activity will provide for such required improvements and give greater surety of quality outcomes. I also note that subdivision applications that are supported by a Structure Plan (which includes integrated design within it) can be a controlled activity.

6. I have made specific note regarding the need for cross leasing of lots to have greater control and have recommended these to be a discretionary activity.
7. As a final note I would support regular monitoring of consented subdivisions, their built form and performance. Applying continuing learnings from such an exercise will be beneficial to the ongoing improvement to the planning and development of subdivisions in the Queenstown District.
8. Finally, I have reviewed statements of submitter evidence filed where they raise issues of relevance to urban design. I note no urban design evidence has been filed by submitters.