

Jackie Gillies for QLDC – Summary of Evidence, 25 November 2016

Business Chapters – Hearing Stream 08

1. The central part of Queenstown has been identified as having a particular historical character which is based on its establishment as the centre of the gold mining rush of the 1860s. I was one of the original authors of the Queenstown Town Centre Character Guidelines (**Guidelines**) commissioned by the Queenstown Lakes District Council (**Council**) in 2007, and updated in 2015. My evidence generally relates to the proposed height restrictions in the Special Character Area of the town centre as they affect the Guidelines.
2. The proposed height restrictions are generally similar to the Operative District Plan (**ODP**), but there are a small number of minor, non-substantive changes which provide clarity and in my view provide closer links with the Guidelines.
3. I support the recommended Queenstown Town Centre chapter 12 attached to the section 42A report by Ms Vicki Jones dated 2 November 2016, as far as the provisions and recommended changes are addressed in my evidence, including removal of the setbacks from the Beach Street area.
4. However, in response to the evidence of Mr Timothy Williams dated 18 November 2016, I have amended my views on one point which I describe below.
5. I support part of Mr Williams' evidence (paragraphs 38 – 42) which seeks to make breaches of the height plane in Height Precinct P5 a restricted discretionary activity rather than a non-complying activity. However, this would only relate to the treatment of corners on corner sites and if the matters for discretion include close adherence to other matters in the Guidelines.
6. The Guidelines relate to architectural design within the Special Character Area and do not attempt to deal with urban design matters. It may be appropriate for Council to commission a separate urban design guide for the area in the future. However urban design is beyond my skill set and I am unable to comment further on the content of any such guide.