

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

Chapter 13 Wanaka Town Centre – Hearing Stream 08

1. I have been engaged by the Queenstown Lakes District Council (**Council**) to provide planning evidence on the Wanaka Town Centre (**WTC**) Chapter 13 of the Proposed District Plan (**PDP**).

2. While I recommend that the majority of the provisions in notified Chapter 13 should be retained generally as notified, I also recommend a number of amendments in my S42A report. These revised provisions are considered to be more effective and efficient than the notified versions, and an appropriate means of achieving the purpose of the Resource Management Act 1991 (**RMA**) and the strategic directions objectives of the PDP. The revised provisions achieve this through:
 - (a) Objectives that provide for the WTC to continue to evolve as the principal commercial, entertainment, and cultural centre for the wider Wanaka area, in a manner that enables the community to provide for its social and economic wellbeing while appropriately managing effects on character and amenity; and
 - (b) Policies and rules that enable some intensification through relaxing height and coverage in parts of the WTC; require high quality development through design control and guidelines; maintain a human scale throughout the WTC; and allow an increase in noise in parts of the town while ensuring that effects on sensitive uses are minimised.

3. I have recommended several changes to the proposed provisions in order to better achieve the purpose of the RMA, with the key changes recommended being:
 - (a) a minor amendment to Policy 13.2.3.1 and a small extension of the height precinct by amending Planning Map 21. As outlined in paragraphs 8 and 9 of this summary, I am now recommending further revisions to the precinct in response to submitter's evidence;
 - (b) more restrictive noise limits on those sites north of Ardmore Street (redraft rule 13.5.10);
 - (c) a new maximum building coverage rule in relation to developments covering an area more than 1,400m² (redraft 13.5.13), which imposes a

requirement to provide a comprehensive development plan and to develop no more than 75% of the site with buildings;

- (d) a minor amendment to notified Policy 13.2.6.1 to acknowledge that traffic and car parking management are integral to enhancing pedestrian amenity;
- (e) a minor amendment to notified Policy 13.2.2.1 to further clarify the role of the Town Centre Transition overlay; and
- (f) a minor amendment to notified Rule 13.4.4 relating to discretion over natural hazards when considering consents for buildings.

4. In summary, the provisions recommended are considered to be more appropriate in that:

- (a) the noise limits will provide for a reasonable level of amenity within the adjacent residentially zoned land;
- (b) the height extension is logical and will result in urban design benefits and slightly greater intensification, flexibility, and efficient landuse within the existing Town Centre zone boundaries; and
- (c) the requirement to provide a Comprehensive Development Plan and adhere to a maximum building coverage when developing land over 1400m² in area will result in improved urban design outcomes, including comprehensively planned larger scale developments and the provision of pedestrian links and/ or semi-public spaces, a finer grained built form, service lanes, and viewshafts, as appropriate for each particular development site.

5. Pursuant to the Panel's minute entitled "Minute Concerning Wanaka Height Precinct" dated 6 November 2016, **Appendix 1** to this evidence summary lists those submissions that have been reallocated from the mapping hearing to this hearing. As such, all submissions relating to the height precinct within the WTC will now be considered as part of this hearing. I note that all other submissions relating to the Wanaka height precinct were assigned to this hearing stream from the outset and that these three additional submissions are essentially duplicates of those which have already been addressed in the S42A report. Therefore no further assessment is required and it has not been necessary to serve notice on any additional submitters.

6. Having considered the evidence filed by Mr Ian Greaves and Ms Louise Wright on behalf of Gem Lake Limited (240), I also recommend creating a second height

precinct and applying this to those sites fronting Helwick Street south of the Dunmore Street intersection and also to those sites within the height precinct included in my s42A recommended chapter. The amendment is shown on the amended planning map attached as **Appendix 2**.

7. Rule 13.5.9 would also be amended to include Height Precinct 2, within which a height of 10 m to the eave and 12 m to the ridgeline and up to a maximum of 3 storeys would be enabled.
8. It is acknowledged that this amendment will not necessarily encourage significantly greater intensification or landuse efficiency within the WTC (Objective 13.2.2) in that a partial third storey can already be achieved within the 8/10 m height limit and may, in fact, result in slightly less intensification than under the proposed height plane due to the recommended reduction in height on Dunmore Street. However, in my view this option will more appropriately achieve Objective 13.2.4 regarding quality urban design outcomes in that it will enable higher quality internal spaces with more flexibility and more generous stud heights, reinforce Helwick Street's role as the main retail street and evolving role as the entranceway into the WTC, and encourage its redevelopment, while resulting in only minor shading effects. Shading effects and the desire to strengthen the perimeter block were the primary reason for reducing the notified permitted height on those sites facing Dunmore Street.
9. In coming to the recommendations outlined above, I rely on the evidence of Ms Wright and discussions with Mr Timothy Church. I also note that since filing her evidence, Ms Wright has prepared additional shading diagrams, which illustrate the extent of shading that would occur from various height scenarios at 12.30pm on 11 July and on 11 August. I have had the benefit of seeing these diagrams and they assisted me in coming to my revised position. I understand these additional diagrams will be tabled at the hearing by Ms Wright.
10. For completeness, I wish to add the following points of clarification in relation to my S42A report:
 - (a) with regard to paragraph 13.8, I note that a Town Centre health check was undertaken by RCG at the time of the Plan Change 16 (Three Parks) hearing¹ and was presented as evidence at that time. That report

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http://www.qldc.govt.nz/assets/OldImages/Files/District_Plan_Changes/Plan_Change_16_downloads/Other_Reports/Wanaka_Future_Retail_Land_Needs_Web.pdf

concluded that, based on the matters to be considered as part of that health check, the Town Centre was in a healthy state; and

- (b) I acknowledge that, contrary to my comment in paragraph 9.11 of my S42A report, a rule stating that a building would be subject to a different resource consent activity status depending on whether its design had been reviewed by the urban design panel would not be ultra vires. Nevertheless, for effectiveness and efficiency reasons (as outlined in paragraph 13.24 of the Queenstown Town Centre S42A report) I continue to recommend that the rule requested is inappropriate.

11. I have recalculated my earlier estimates of the additional capacity enabled by the height precinct now being recommended. The key changes are that:

- (a) in order to estimate the capacity that existed under the PDP without the height precinct I have relied on the more recent McDermott Miller (MSS) report (November 2013) rather than the much earlier Wanaka Commercial Land Needs Study; and

- (b) I have reduced the theoretical additional gross floor area (**GFA**) enabled by the recommended height precinct(s) to reflect the recommended reduction in building heights on the sites facing Dunmore Street to 10/12m, which essentially means that they will not necessarily enable any extra development capacity than is achievable under the notified PDP.

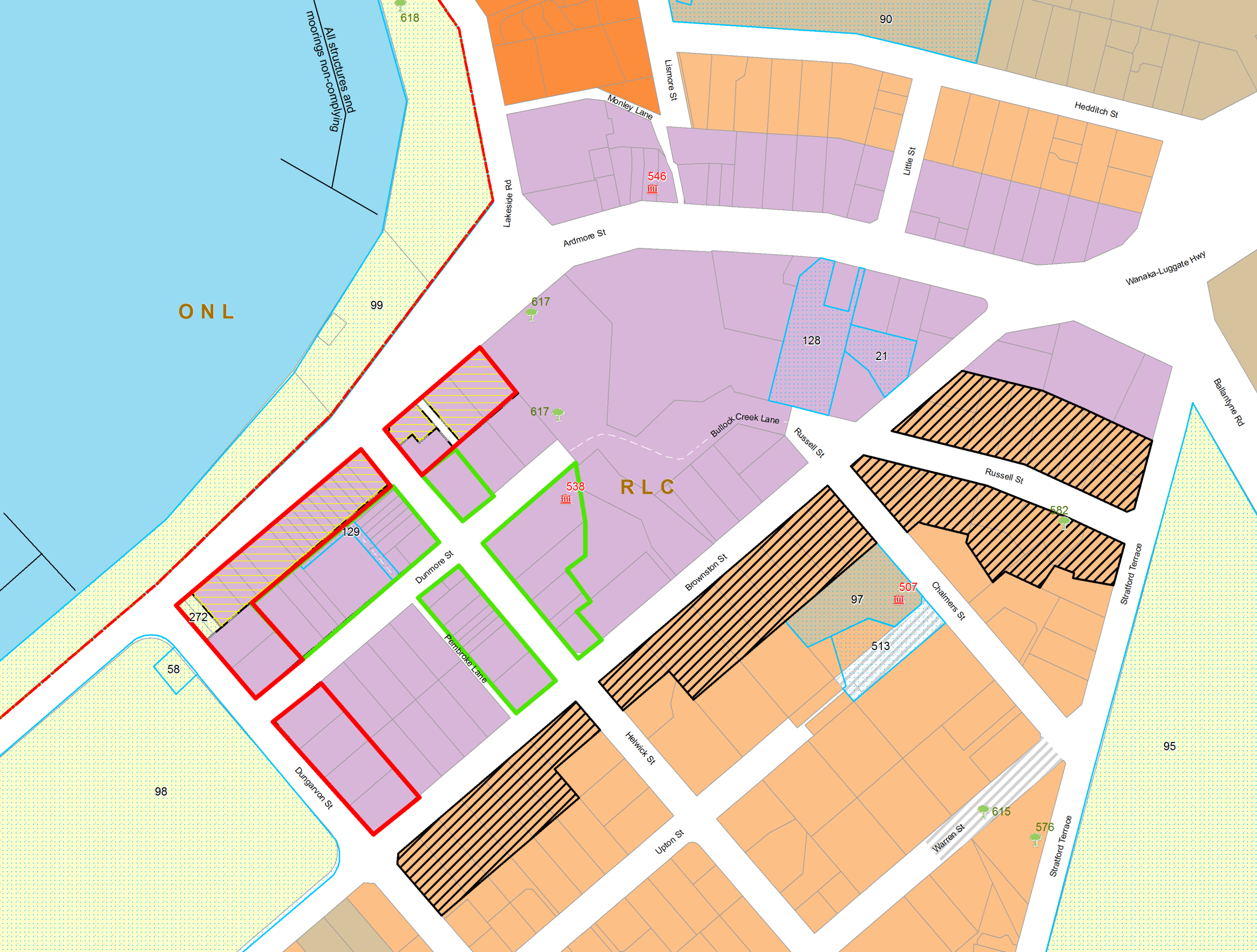
12. These calculations suggest that introducing the recommended height precincts will result in no more than a 5% increase in theoretical capacity within the WTC. With regard to submitter's concerns about traffic congestion and parking issues resulting from the increase in height, my view expressed in the S42A report² has therefore not changed.

² Paragraphs 9.13 - 9.16 of the S42A report

Appendix 1. Addendum to Accept / Reject Table

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
54.2		DD and KK Dugan Family Trust	Map 21 - Wanaka Central	Support	Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dunganon St. Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.	Accept		Height - the same as 54.1
240.1		Gem Lake Limited	Map 21 - Wanaka Central	Oppose	Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the District Plan map and the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct. The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.	Accept in Part		Height - the same as 240.2
705.2		Ardmore Holdings Wanaka Limited	Map 21 - Wanaka Central	Support	The submitter's property is located at 93 Ardmore Street in Wanaka. Relief sought: 14. The submitter requests the following decision: a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property; b. The height precinct is included on the submitter's property; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka. 15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitters, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.	Accept		Height - the same as 705.1

**Appendix 2: Recommended Revised Height Precinct 1 (red) and
Height Precinct 2 (green) on Planning Map 21**



ONL

All structures and/or moorings non-complying

RLC

Lakeside Rd

Monley Lane

Ardmore St

Lismore St

Little St

Hedditch St

Wanaka-Luggate Hwy

Ballantyne Rd

Stratford Terrace

Warren St

Upton St

Helwick St

Brownston St

Russell St

Russell St

Chalmers St

Penbrooke Lane

Dummore St

Dungenon St

618

90

546

617

617

128

21

Bullock Creek Lane

538

RLC

129

272

58

98

97

513

507

582

615

576

95