

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 12
– Upper Clutha
Mapping Annotations
and Rezoning
Requests

**REBUTTAL EVIDENCE OF VICKI JONES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

URBAN BUSINESS

5 May 2017

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1. INTRODUCTION

- 1.1 My name is Victoria (Vicki) Sian Jones. I am a private consultant contracted by the Queenstown Lakes District Council (**Council**) to provide planning evidence and recommendations on submissions categorised as Urban Business rezoning submissions on Stage 1 of the Proposed District Plan (**PDP**).
- 1.2 I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning (first class honours), with a major in economics from Massey University. I have over 22 years' planning experience and have worked as a planner in the Queenstown Lakes District (**District**) for 17 years. During my time in this District, I have held the positions of Consent Planner, Policy Planner, and Policy Manager with CivicCorp Limited; Strategy and Planning Manager with the Council; and have worked as a planning consultant for the past 10 years. During that time, I presented evidence in the Environment Court hearings on the Queenstown Lakes Operative District Plan (**ODP**); was responsible for a large number of variations and plan changes to that Plan (either as the author or in a management role); have drafted or been involved in the hearings of various part of the Queenstown Lakes PDP and the Dunedin City District Plan; and have prepared and processed resource consent applications under the ODP.
- 1.3 Specifically relevant to the Wanaka – Business mapping hearing, I provided planning advice to the Council in respect of the Wanaka 2020 Plan (2002); project managed the initial Wanaka Structure Plan process (2004); established and was a member of the Wanaka Urban Design Panel (2006); project managed the Commercial Land Needs – Queenstown Lakes District Study (2006); and was the author of the Three Parks Zone Plan Change (2011) and the Wanaka Industrial Plan Change (2013). I prepared the 42A report and right of reply for the Wanaka Town Centre chapter of the PDP.
- 1.4 I note that I am not the author of the Section 42A Report/ Statement of Evidence for the Wanaka – Business mapping hearing (Group 1b)

dated 17 March 2017. I however agree with and have adopted Amy Bowbyes' s42A report,¹ except in relation to minor points as outlined in this rebuttal evidence as a result of considering the additional evidence that has been pre-circulated on behalf of submitters since that time. The reasons for taking over Ms Bowbyes s42A report and rebuttal evidence are set out in the memorandum filed alongside this evidence.

1.5 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.

1.6 All references to PDP provision numbers are to the Council's Reply version of those provisions, unless otherwise stated. In addition, references to **[CBX]** are to the Council's Bundle of Documents (**CB**) dated 10 March 2017.

2. SCOPE

2.1 My rebuttal evidence is provided in response to the following evidence, which has been filed on behalf of various submitters:

- (a) Mr Duncan White for the Trustees of the Gordon Family Trust (395, FS 1193), although I note that the appendices to Mr White's evidence do not relate to the local shopping centre rezoning and therefore I have not considered them;
- (b) Mr Dan Curley for Stuart and Melanie Pinfold and Satomi Enterprises Limited (622);
- (c) Ms Louise Wright for Stuart and Melanie Pinfold and Satomi Enterprises Limited (622).
- (d) Mr Duncan White for Wanaka Lakes Health Centre (253);
- (e) Mr Duncan White for Sneaky Curley Pty Ltd (737);

¹ Section 42A Report/ Statement of Evidence for the Wanaka – Business mapping hearing (Group 1b) dated 17 March 2017.

- (f) Mr Ian Greaves for Varina Propriety Ltd (591); and
- (g) Ms Jill Corson for Varina Propriety Ltd (591).

2.2 I also confirm that I have read the following statements of evidence, and consider that no response is needed or they are not within my area of expertise and are being considered by other Council experts:

- (a) Mr John Polkinghorne for the Trustees of the Gordon Family Trust (395, FS 1193);
- (a) Mr Jim Ledgerwood for J A Ledgerwood Heritage Trust (507); and
- (b) Mr Andrew Carr for Varina Propriety Ltd (591).

2.3 My evidence has the following attachments:

- (a) **Appendix 1:** Ownership Map of the Town Centre Transition overlay area.

3. MR DUNCAN WHITE FOR THE TRUSTEES OF THE GORDON FAMILY TRUST (395, FS 1193) (GORDON FAMILY TRUST)

3.1 Mr Duncan White has filed evidence for the Gordon Family Trust in relation to a further submission (FS1193) lodged in response to submissions from Willowridge (249), Ledgerwood (507), Pinfold and Satomi Enterprises Ltd (622), and Ian Percy and Fiona Aitken Family Trust (725). It responds primarily to the submissions by Willowridge and JA Ledgerwood, which seek a reduction in the Local Shopping Centre Zone (**LSCZ**) proposed on Cardrona Valley Road, Wanaka, opposite the intersection with Stone Street.

3.2 As part of that evidence, Mr White notes at paragraph 11.4 that a resource consent application (RM170094) is currently being processed by Council, which includes the formation and vesting of an arterial road along the southern boundary of the health centre site (Lot 1 DP 410739), and that would reduce the available area of the LSCZ by 3,000m² down to 7,000m². His evidence is that this is the only feasible location for this road.

3.3 At the time of drafting this evidence, I note that the application has been notified and submissions have closed and that a traffic assessment has not yet been undertaken by Council. A hearing is anticipated in mid-June 2017.

3.4 In response to this point, based on the evidence and rebuttal evidence of Mr Heath, it is my opinion that the creation of this road at the northern extent of the LSCZ does not necessitate a larger area of land to be zoned for three reasons:

- (a) Mr Heath supports only 7,000m² being zoned yet a larger 10,000m² area has been recommended in the S42A report,² which would essentially allow for the road if it eventuates without resulting in an inadequate land area;
- (b) Mr Heath's land estimate includes land for access and parking (albeit not to the extent required for this road) and, as such, at least a portion of the land consumed by the arterial road is already factored into his calculation (paragraph 3.12 of Mr Heath's rebuttal evidence); and
- (c) any consents that have been granted but not yet implemented are not required to be considered as part of the environment in a plan change.³ It follows that the existence of a resource consent application (in the process of notification at the time of drafting this evidence) is even more unlikely, and does not form part of the environment.

3.5 From a dwelling capacity perspective, I note that reducing the LSCZ at Cardrona Valley Road from 2.7 to 1.0 ha and rezoning the balance land as Low Density Residential Zone (**LDRZ**) results in an additional 1.7ha of LDRZ land. Based on the Council's dwelling capacity model 2017 (**DCM**) this provides capacity for an additional 25 low density sites. While the notified LSCZ zoning of this 2.7 ha of land enabled first floor residential unit, experience has shown that the LCSZ is not a significant provider of residential capacity. Work underlying the

² This larger area was recommended in order to provide sufficient land area for activities other than retail and office activities to establish in the event that 3000m² capacity for retail and business activities, which is allowed in this location, is actualised. See paragraphs 4.6 to 4.27 of the Section 42A report for Group 1B Wanaka Business dated 17 March 2017.

³ *Shotover Park Ltd v Queenstown Lakes District Council* [2013] NZHC 1712.

DCM 2017 shows that most of the above ground floor space is utilised for commercial purposes or visitor accommodation. As such, despite the fact that LSCZ zoning could theoretically provide more capacity than LDRZ zoning, I consider that in reality the overall yield of the subject land will not be significantly different under either zone, and that residential capacity is realistically likely to be greater under LDRZ.

3.6 Consequently, I continue to recommend that the notified extent of the LSCZ at Cardrona Valley Road is reduced from 2.7ha to 1ha.

3.7 For completeness I note that those aspects of Mr White's evidence in support of the rezoning of land near the corner of Cardrona Valley Road and Golf Course Road, from LDRZ to MDRZ are considered in the rebuttal evidence of Mr Barr.

4. MR DAN CURLEY FOR STUART AND MELANIE PINFOLD AND SATOMI ENTERPRISES LIMITED (622)

4.1 Mr Dan Curley has filed evidence for Pinfold and Satomi Enterprises Ltd (622) in relation to proposed new rules for the Cardrona Valley Road LSCZ aimed at mitigating residential amenity effects on the submitter's property.

4.2 In response, Mr Curley's evidence (paragraphs 23 and 39), seems to opine that the notified bulk and location provisions of the LCSZ are not the most appropriate way of mitigating effects on residential amenity at the interface of any residential zone, casting his concern more widely than just in respect of the submitter's land. For completeness, I consider there is no scope in the Pinfold and Satomi submission (622) or any other submission to enable the amendment of the bulk and location provisions other than in respect of that land owned by the submitter and by JA Ledgerwood (507). Given these scope limitations and the fact that I concur with the recommendation of the S42A report to reduce the LCSZ area such that it no longer adjoins the submitters' land there is therefore no need to consider these provisions further.

5. MS LOUISE WRIGHT FOR STUART AND MELANIE PINFOLD AND SATOMI ENTERPRISES LIMITED (622)

5.1 Ms Louise Wright has also filed evidence for Pinfold and Satomi Enterprises Ltd (622) in relation to the appropriateness of the bulk and location provisions at the interface with residential areas. As stated above, in my opinion there is no scope to amend or introduce rules that would apply beyond the land adjoining the boundary of submitters' land (622 and 507) and, regardless, if the recommendation to remove the zoning from their boundary is accepted then the submitters' concerns will have been addressed.

5.2 For completeness I note that while I agree with Ms Wright that the rear of commercial buildings/ sites are not necessarily attractive and often not the focus of design effort, I wish to highlight that all buildings in the LCSZ are a restricted discretionary activity in respect of external appearance, signage, lighting, streetscape effects, residential open space, and natural hazards (reply Rule 15.4.3.1). In addition, reply Objectives 15.2.2, 15.2.3, reply Policies 15.2.2.1, 15.2.2.2, 15.2.2.4, 15.2.2.6, 15.2.3.1, 15.2.3.3, 15.2.3.4 and reply Rules 15.5.1, 15.5.2, 15.5.7, and 15.5.9 address potential effects from lighting, screening of outdoor storage, height and compatibility with neighbourhood character.

5.3 In the context of this area of LCSZ, I am comfortable that the reply version of the provisions, together with the greenfields nature of the LSCZ and the surrounding residential zoned land, will result in subdivision layouts and/ or building designs that will appropriately manage any amenity effects at the interface of the two zones.

6. MR DUNCAN WHITE FOR WANAKA LAKES HEALTH CENTRE (253)

6.1 Mr White has filed evidence for Wanaka Lakes Health Centre (253) in relation to planning issues.

6.2 In response to Mr White's paragraph 2.6, I do not consider that rezoning the Health Centre site to LSCZ is the most appropriate way of achieving the Strategic Direction objectives and policies of the

PDP. While I agree that the LSCZ provisions would provide for a more efficient consenting process for any alterations or change of use, the fact that the LSCZ enables a significantly greater range and scale of commercial use than the existing resource consents overwhelmingly outweighs any such efficiency benefits in my view.

6.3 In coming to this conclusion, I rely on the *Shotover Park* High Court decision referred to above, which I understand to be authority for the point that the 'existing environment' as defined in *Hawthorn*,⁴ does not apply to plan changes. In addition I understand that in *A & A King Family Trust v Hamilton City Council*, the Environment Court held that unimplemented resource consents should not be used as a springboard for further activities (through a plan review), and also that the permitted baseline is not a relevant consideration for a plan change appeal.

7. MR IAN GREAVES FOR VARINA PROPRIETY LTD (591)

7.1 Mr Ian Greaves filed planning evidence for Varina Propriety Ltd in relation to the notified Medium Density Residential (Town Centre Transition Overlay) zone (**MDR-TCTO**).

7.2 In reaching the following conclusions, I have relied on the rebuttal evidence of Mr Garth Falconer, dated 4 May 2017.

7.3 In response to Mr Greaves' paragraphs 14 - 17, it is my view that both the notified MDR-TCTO and the Wanaka Town Centre Transition Overlay (**WTC(TO)**) Zone promoted by Mr Greaves would generally give effect to the Regional Policy Statement (**RPS**), have regard to the Proposed Policy Statement (**PRPS**), and contribute to the Strategic Directions of the PDP. However, on balance I consider the MDR-TCTO zoning to be more consistent with this higher order policy direction as:

- (a) it will result in a more compact Town Centre that functions as the primary focus of economic activity;

⁴ *Queenstown Lakes District Council v Hawthorn Estate Ltd* [2006] NZRMA 424 (CA).

- (b) the built environment will respond better to the character of the surrounding area;
- (c) an expansion of the Town Centre Zone is not necessary to ensure there is sufficient commercial land in the Wanaka area and for the Town Centre to be economically successful; and
- (d) the provisions enable a wider range of uses and greater adaptability (e.g. by allowing residential use at ground level and enabling buildings to be setback from the street).

7.4 In my opinion, the fact that the WTC(TO) Zone promoted by Mr Greaves will be less effective than the MDR-TCO at achieving policy 4.2.3.2⁵ is also of significance. Mr Greaves cites this policy in his paragraph 19 but does not assess the WTC(TO) zoning against it.

7.5 Medium density housing is an important part of the residential offering and, particularly due to its walkability to the Town Centre, the transitional overlay area is an important resource in this respect. I am also aware that work underlying the DCM 2017 shows that, despite the Wanaka Town Centre zoning enabling residential activity, very few residential units have in fact, been developed within the Zone. Together, these realities indicate to me that zoning the subject area as MDRZ is likely to contribute more residential capacity than would result under Town Centre zoning. As such, in my opinion WTC(TO) zoning would not be the most appropriate way of achieving Strategic Directions Objectives 3.2.6.1 and 3.2.6.2 and Urban Development Policy 4.2.3.2.

7.6 In response to Mr Greaves' paragraphs 20 - 22 I note that the Wanaka Town Centre Character Guidelines (**Guidelines**) relate to the Town Centre (which presumably means the Town Centre Zone⁶) and, as such, the section relating to active edges (2.2) relates specifically to Town Centre development. While I wholly concur with this guidance in a Town Centre context, relying in part on the evidence of Mr Falconer, in my opinion, these Guidelines are not

5 "Enable an increased density of residential development in close proximity to town centres, public transport routes, and community and education facilities".

6 Page 2, Wanaka Town Centre Character Guideline 2011.

wholly applicable to the transition zone. Rather, reply MDR Rule 8.4.21 **[CB8]**, which requires that the Council considers how building facades provide an active interface to open space (which I take to include the street) is of more relevance and, in my view, provides ample ability to consider the issue in a transitional mixed use context.

7.7 Further to the comments made in Mr Greaves' paragraph 21 in relation to Brownston Street, the Guidelines specifically identify Brownston Street as a "through-traffic Street" as distinct from a "main retail", "park edge", or "business street", and state that "this is the envisaged future main arterial through the town centre and the interface between town centre and residential zones". In my view, the important role Brownston Street plays in providing a legible edge to the Town Centre seems to have not been addressed by Mr Greaves or Ms Corson. In summary, I am of the view that, while the Guidelines provide some direction in relation to the future form and function of Brownston St itself, their application to the rezoning issue is limited in that they were not drafted with the intention that they apply to land beyond the Town Centre Zone.

7.8 Mr Greaves' paragraph 26 identifies the key issue as being whether the built form enabled by the MDR-TCTO zoning or by the WTC(TO) zone is more appropriate. He 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 share his concerns that the built form resulting from the MDR-TCTO zoning will necessarily result in poor quality development. This is supported by the rebuttal evidence of Mr Falconer.⁷ While recognising that the visitor accommodation provisions are not being considered in Stage 1 of the PDP, my experience is that an underlying medium density residential zoning is, in fact, *more* likely to result in visitor accommodation development than would Town Centre zoning due to basic land economics and that this is an ideal location for such an activity.

7 At paragraph 4.2.

7.9 I note for completeness that the Council has, based on evidence of the Council and submitters that is before the Panel, recommended amendments to the policies listed in Mr Greaves' paragraph 28, as follows [CB8]:

Policies

8.2.12.1 Enable non-residential uses to establish in a discrete area of residential zoned land adjoining the Wanaka Town Centre, where these activities suitably integrate with and support the role of the Town Centre.

8.2.12.2 Require non-residential and mixed use activities provide a quality built form which activates the street, minimises the visual dominance of parking and adds visual interest to the urban environment.

~~*8.2.12.3 Allow consideration of variances to Rules for site coverage, setbacks and parking where part of an integrated development proposal which demonstrates high quality urban design.*~~

8.2.12.3 Ensure the amenity of adjoining residential properties outside of the Wanaka Town Centre Transition Overlay is protected through design and application of setbacks and to mitigate dominance, overshadowing, and privacy effects.

7.10 I disagree with Mr Greaves' paragraph 31 that the Town Centre Zone provisions will necessarily provide greater overall urban design control for the area. In response, I note that buildings in both the Wanaka Town Centre Zone and the MDR-TCTO Zone require restricted discretionary activity consent with discretion limited to identical design-related matters.

7.11 While the Urban Design Panel (UDP) Terms of Reference⁸ refers to their services being offered primarily for Town Centre proposals and

⁸ The above services will primarily be offered for proposals or resource consent applications for discretionary and non-complying development in the town centres; for discretionary or noncomplying high density and comprehensive residential developments; and for urban subdivisions which have the potential to significantly affect the quality of the urban amenity.

High Density Residential (**HDR**) developments, these Terms of Reference pre-dated the PDP and the change in zoning of the subject land from High Density Residential Zone (C) to MDRZ. In my opinion, a development within the MDR-TCTO zone would be eligible for UDP review and, as such, I consider that a relatively similar level of design control rigour would be applied to development in this area under either zoning regime.

7.12 I agree with Mr Greaves' paragraph 32 that the creation of a rear lane or some other configuration of shared access and parking for those sites facing Brownstown Street would work well from a design and traffic efficiency perspective. While it would be possible to introduce rules preventing the creation of additional accesses or a change in the use of such accesses in this area, I agree that it is difficult to mandate the creation of a rear lane through District Plan rules. I also consider that, in practice, achieving this across multiple ownerships at resource consent stage is also highly problematic. An ownership map is attached as **Appendix 1**.

7.13 While including a policy and matter of discretion aimed at minimising accesses onto Brownston Street as suggested by Mr Greaves may be useful, I have reservations that discouraging a number of accesses will eventuate. I also have concerns that such an obligation may stifle redevelopment in the event that amalgamation does not occur or agreement cannot be met with neighbouring landowners. I also note that vehicle parking and manoeuvring adjacent to residential properties as promoted by Mr Greaves can, in my view, have greater effects on residential amenity than commercial built form and, in that respect, the flexibility to provide for such activity mid-block rather than on the residential boundary may, in fact, be more desirable in certain instances.

7.14 In response to Mr Greaves' paragraph 37, I agree that because carparking will be dealt with in Stage 2 of the PDP it is difficult to make predictions about possible solutions. Regardless, I concur with Mr Greaves that an appropriate solution is likely to be the shared use of existing and new parking facilities and note that Operative District Plan Rule 14.2.4(iv)(e) already enables this to varying degrees. In

relation to the subject land, the rule enables up to one-third of the parking required for visitor accommodation and residential development to be located off-site. With respect, I do not agree that including policy and discretion within Chapter 13 will be as effective at achieving onsite or shared parking in the WTC(TO) Zone as the operative parking requirements of the Medium Density Residential Zone. Those provisions, in my view, provide a relatively robust and evidence-based consenting framework.

7.15 Relying in part on Mr Falconer's evidence, in response to Mr Greave's paragraph 41, it is my view that while Mr Greaves' proposed bulk and location provisions⁹ will mitigate amenity effects on the adjacent residential sites, I still consider that the reply MDR provisions relating to setbacks and recession planes¹⁰, together with the respective height, noise, and design controls of the MDR Zone, are a more appropriate way of mitigating effects on dominance, privacy, shading, or views.

7.16 The notified MDR provisions are simpler in that they do not require overlay-specific rules relating to setbacks or noise; minimise shading on residential property through an effects-based rule based on the orientation of the site; and enable more flexibility in site layout (by not requiring a 5 m setback). While the MDR provisions enable low level built form within 5 m of the rear boundary (whereas the WTC(TO) provisions would not), I do not consider that this will result in any more adverse effect if developed for commercial as opposed to residential purposes.

7.17 In response to Mr Greaves' view in his paragraph 44 that the submission will achieve long term growth opportunities, I wish to highlight that considerable development capacity currently exists within the Town Centre, without any expansion to its boundaries. The Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (November 2013)¹¹ prepared for QLDC by

9 5 m setback and 34° recession plane rule commencing at 3 m above the boundary (paragraph 41, Mr Greaves evidence).

10 3 m setback and 35 ° recession plane rule commencing at 2.5 m above the boundary assuming the zone boundary of the subject land is considered to be a southern boundary (Medium Density Residential Zone right of reply; Queenstown Lakes District Council Proposed District Plan 2015, Right of Reply, Appendix 1).

11 Refer sections 3.5 and 4.3.2.

McDermott Miller Strategies Limited (**MSS**) estimates that there is 1.1 hectares of net vacant Town Centre land and that, while available vacant Town Centre land could be taken up over the next five years, current commercial land supply (38.7ha) will exceed demand for commercially-zoned space in Wanaka up until 2031 even under the most optimistic projection of demand. I note that the MSS report is becoming somewhat dated but it is the most recent comprehensive report available at this time and is the only data before the panel at this stage.

- 7.18** I also note that the additional gross floor area enabled by the reply version of the Wanaka Town Centre Chapter 13 **[CB11]** increases the feasible capacity for development within the Town Centre by approximately 5%, over and above what is enabled under the ODP capacity. In my opinion, it is not necessary for the Wanaka Town Centre to continue to expand nor to necessarily cater for long term commercial demand. Rather, in order to continue to offer a high quality experience that is distinct from other commercial centres in the Upper Clutha and to remain viable, redevelopment and intensification needs to occur within the existing boundaries.
- 7.19** As signalled in Mr Barr's evidence on dwelling capacity dated 1 May 2017 (revised version filed 2 May 2017), the Council will undertake a business land capacity review as required by the National Policy Statement for Urban Development Capacity. If that shows a shortage of business land development capacity within the Town Centre or Wanaka-wide, then the Council will have the option of initiating a variation to address this, which may well include reviewing its decision on the MDR-TCTO area.
- 7.20** That said, I acknowledge that if some site amalgamation occurs, then the MDR-TCTO Zone may provide an opportunity for some medium format retail that might otherwise locate elsewhere. This may be positive for the Town Centre but I note that this could occur under either zoning regime.

7.21 I also note that the long term development of Three Parks (beyond the first 10,000m² of retail) will be contingent on Council being satisfied that further commercial development of Three Parks is not undermining the Wanaka Town Centre. In summary, I do not believe that providing for any additional commercial floor space at the edge of the Town Centre over and above that enabled by the MDR-TCTO zoning is necessary or, indeed, assists in achieving the District Plan objectives.

7.22 If, contrary to my recommendations, the panel prefers the WTC (TCTO) zoning, then I consider that rules the same or similar to the Queenstown Town Centre Transition Zone rules, which include an 80% building coverage rule and a requirement to provide a Comprehensive Development Plan, are necessary in the WTC (TCTO) zone to ensure an appropriate outcome.

8. MS JILL CORSON FOR VARINA PROPRIETY LTD (591)

8.1 A strong focus of Ms Corson's evidence is that, in her opinion, the MDR-TCTO zone provisions will not result in a quality streetscape along Brownston Street. Mr Greaves does not address this issue to any significant degree. Relying in part on the rebuttal evidence of Mr Falconer, I disagree with this and consider that the built form, coupled with the design control provided by restricted discretionary reply rule 8.4.21, can provide a quality streetscape and that the more enabling provisions of the PDP will help to encourage redevelopment.

8.2 I also note that, even if it was the case that 8 - 10 m high buildings on the property boundaries along this part of Brownston Street provided a more appropriate streetscape, I do not consider her arguments transfer to the Russell Street part of the zone in any way. Therefore, if the Panel were convinced that the Town Centre may be preferable for those sites facing Brownston Street, there would then need to be separate overlays created for Brownston and Russell streets. From a planning perspective, this would be highly inefficient.

8.3 In contrast to Ms Corson's assessment of the MDR-TCTO zoning against her vision for Brownston Street (as outlined in her paragraphs

24 - 29) I have based my opinions on the objectives of the District Plan and, to a lesser extent, the future function and form of Brownston Street as expressed in the Wanaka Town Centre Character Guidelines. While she may be correct in her paragraph 38 that the MDR-TCTO provisions will not achieve her vision, in my view they do not need to change in order to meet the objectives of the PDP or higher order documents. In my opinion, that is the correct basis for assessing what zoning is the most appropriate.

- 8.4** For example, Ms Corson sees traffic calming as being appropriate whereas I do not consider this to be appropriate given the future arterial function of Brownston Street. Also, she envisions buildings on both sides Brownston Street being 2 -3 stories in height whereas the Town Centre rules and the Guidelines (page 15) envisage 8 metre high, 2 storey buildings at the street edge. Even with the height precincts recommended through the Wanaka Town Centre hearing, this will remain the predominant outcome along the north side of Brownston Street. Given the reply version of the Wanaka Town Centre provisions, I am of the firm view that applying the MDR-TCTO provisions on the south side of Brownston Street will not prevent a relatively coherent and balanced streetscape from evolving along this part of Brownston Street.
- 8.5** Whereas Ms Corson's paragraph 29 notes there is some flexibility in the positioning of frontages to allow for open spaces, I note that the Wanaka Town Centre provisions she promotes do not, in fact, enable buildings to be back from the front boundary without resource consent.
- 8.6** In response to Ms Corson's paragraph 58, I do not agree that the replacement of the MDR-TCTO with Town Centre zoning will make little appreciable difference to the supply of available medium density residential land. The area is approximately 3.5 ha in area and is highly accessible to the Town Centre and, in time, to future public transport and, therefore is an important residential land resource. Further, contrary to her paragraph 58, I do not agree that expanding the Town Centre zone to include this land will positively contribute to its character, distinction, function, or legibility. This conclusion

derives from my view that the rezoning represents a sprawling of Town Centre activity across the existing, highly legible boundary; makes the Town Centre less walkable; and does not support intensification and redevelopment of the core of the Town Centre.

9. MR DUNCAN WHITE FOR SNEAKY CURLEW PTY LTD (737)

9.1 Mr White has filed evidence for Sneaky Curlew Pty Ltd in relation to the MDR-TCTO zoning.

9.2 At paragraph 8 Mr White notes the change in traffic priority to Brownston Street and that this increased traffic has further reduced the amenity for remaining residential uses on Brownston Street. In response, I note that the arterial function of Brownston Street will increase the traffic over its entire length; not only the portion notified as MDR-TCTO. I also note that high traffic volumes are not, in my opinion, a reason to remove residential uses. In fact, mixed use and medium and high density residential activity is often considered the most appropriate landuse adjoining an arterial road when considering the efficiency of public transport and accessibility for the greatest number of people possible.

9.3 In response to Mr White's paragraph 9, I do not consider that the MDR-TCTO zone will not provide the best design outcomes and therefore 'might' develop inefficiently. Rather, in my opinion, the provisions strike an appropriate balance between Town Centre and MDRZ zoning. They enable low rise mixed use development which, unlike the ODP, provides for commercial uses without the need for non-complying resource consents but will not be of an intensity that will undermine the redevelopment and intensification of the Town Centre zone itself or adversely affect residential amenity. To clarify, it is my view that, to meet reply Strategic Directions Objectives 3.2.1.1 and 3.2.1.5 **[CB3]** and Wanaka Town Centre Objective 13.2.2 **[CB11]**, the District Plan provisions need to be such that they enable and encourage redevelopment and intensification of the core of the Town Centre itself as a priority ahead of peripheral areas.

A handwritten signature in black ink that reads "V Jones". The signature is written in a cursive style with a horizontal line underlining the name.

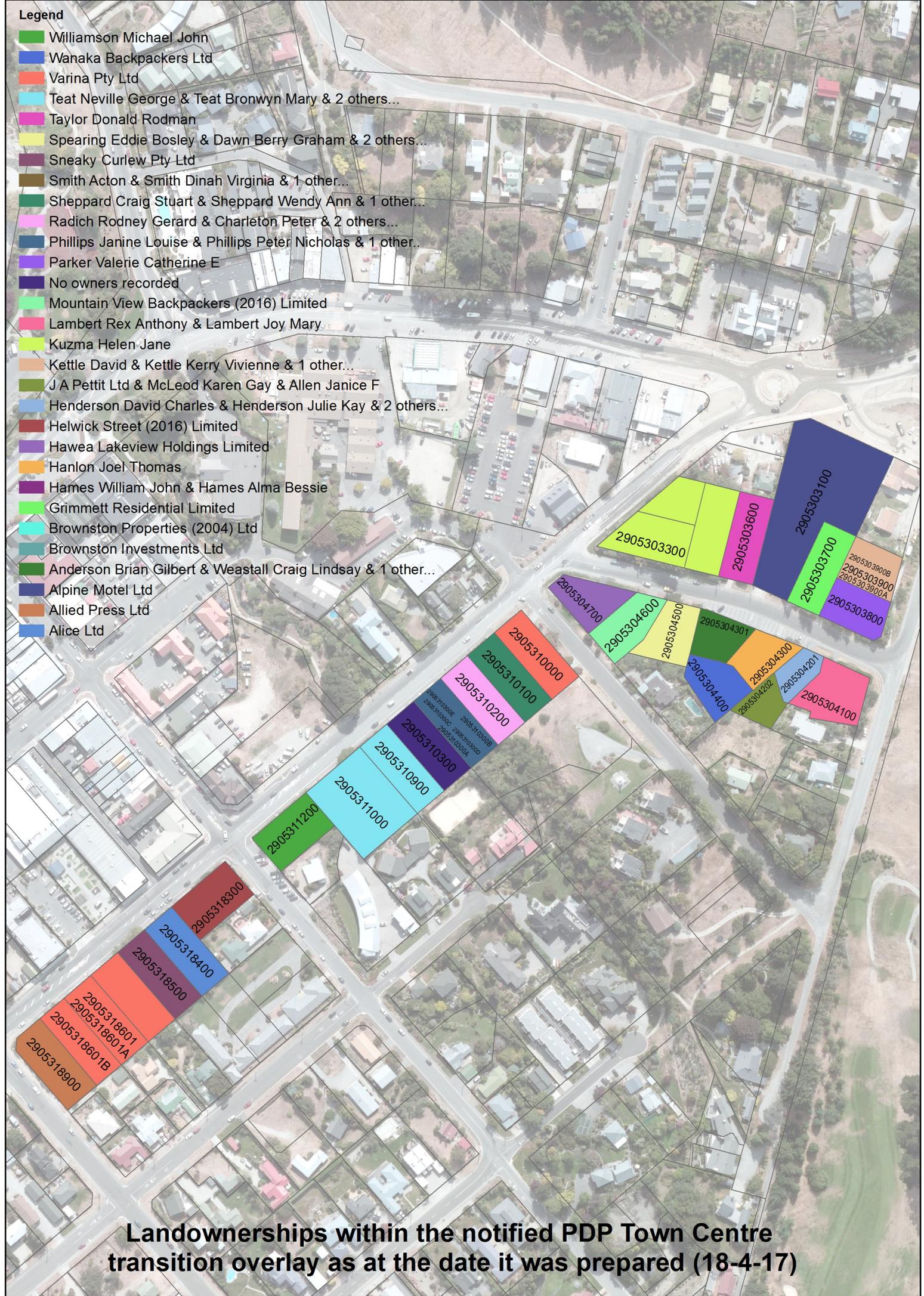
Vicki Jones

5 May 2017

Appendix 1 - Ownership Map of the Town Centre Transition overlay area

Legend

- Williamson Michael John
- Wanaka Backpackers Ltd
- Varina Pty Ltd
- Teat Neville George & Teat Bronwyn Mary & 2 others...
- Taylor Donald Rodman
- Spearing Eddie Bosley & Dawn Berry Graham & 2 others...
- Sneaky Curlew Pty Ltd
- Smith Acton & Smith Dinah Virginia & 1 other...
- Sheppard Craig Stuart & Sheppard Wendy Ann & 1 other...
- Radich Rodney Gerard & Charleton Peter & 2 others...
- Phillips Janine Louise & Phillips Peter Nicholas & 1 other...
- Parker Valerie Catherine E
- No owners recorded
- Mountain View Backpackers (2016) Limited
- Lambert Rex Anthony & Lambert Joy Mary
- Kuzma Helen Jane
- Kettle David & Kettle Kerry Vivienne & 1 other...
- J A Pettit Ltd & McLeod Karen Gay & Allen Janice F
- Henderson David Charles & Henderson Julie Kay & 2 others...
- Helwick Street (2016) Limited
- Hawea Lakeview Holdings Limited
- Hanlon Joel Thomas
- Hames William John & Hames Alma Bessie
- Grimmett Residential Limited
- Brownston Properties (2004) Ltd
- Brownston Investments Ltd
- Anderson Brian Gilbert & Weastall Craig Lindsay & 1 other...
- Alpine Motel Ltd
- Allied Press Ltd
- Alice Ltd



Landownerships within the notified PDP Town Centre transition overlay as at the date it was prepared (18-4-17)