

Garth Falconer for QLDC – Summary of Evidence, 7 October 2016
Residential Chapters – Hearing Stream 06

1. To improve urban form and control the extent of urban growth, the Proposed District Plan (**PDP**) for the Queenstown Lakes District (**District**) has adopted a compact urban form model based on establishing urban growth boundaries. This provides the context for requiring greater efficiencies throughout the different residential zones and increases the importance of good design to increase quality outcomes.
2. The Low Density Residential Zone (**LDRZ**) is the largest residential zone by area, and the PDP includes significant initiatives to improve the performance of traditional low rise detached development. Overall I have supported and added several recommendations largely to improve consistency. These suggestions include the requirement for stronger design controls when subdividing existing lots ("gentle density"), the steepening of recession planes to allow more flexibility in providing two storey design, and the retention of the Operative District Plan approach of defining outdoor living courts.
3. The Medium Density Residential Zone (**MDRZ**), which includes duplexes, terraces and small townhouses, will increasingly make up a significant element of residential development. Design becomes more important in a denser living environment and although this has not been sought through submissions I believe that a specific Medium Density Residential Design Guideline needs to be prepared to help applicants and shorten the processing of applications. I also recommend increased use of the existing Urban Design Panel to improve the discussions around design. In general to increase consistency and efficiency I have supported a lower minimum lot area (150m²) and increasing the maximum height to 10m to allow for three level development.
4. The High Density Residential Zone (**HDRZ**) requires sensitive design consideration and I have further recommended specific design guidelines and use of the Urban Design Panel. The Boffa Miskell modelling study provides evidence for the proposed setback and recession plane rules. Further I believe that reference to Floor Area Ratio (**FAR**) controls in deciding development envelopes is not appropriate. I have supported refinement of some of the controls on site coverage and building length. There have been a number of specific submissions

relating to controls of individual properties which have required testing of consistency of rules, and in some case specific contextual considerations.

5. The Large Lot Residential Zone (**LLRZ**) provides for a transition to the rural environment and a diversity of housing choice. To achieve greater efficiency of landuse, I consider the minimum lot area in general could readily decrease from the existing 4000m² to 2000m² without losing transition and amenity. However there are several specific areas where I note that due to landscape values and natural hazards, it is in my view appropriate to retain the existing lot area of 4,000m².