

- 1.1 My name is Tim Walsh and I have been engaged by the Pounamu Apartments Body Corporate Committee to provide evidence in respect of its submission on the Proposed Plan. My qualifications and experience are detailed in the statement of evidence I submitted to Council on 30 September which I am taking as read.
- 1.2 I'm going to briefly touch on the key parts of my evidence and make some minor amendments.

Key points

- 1.3 The Body Corporate have expressed concerns about the proposed High Density Residential Zone provisions. Generally, it feels the provisions are skewed too far towards intensification at the expense of residential amenity. Specifically, it is concerned about the potential negative impacts of future development of Lot 5. I consider that these concerns are valid, and have suggested some relatively minor amendments to the objectives, policies and rules to ensure that they better achieve the purpose of the Act.
- 1.4 Being mindful of the simple, concise and enabling nature of the Proposed Plan, I have attempted to address the issues in respect of the Pounamu Apartments in a site-specific manner, and limit other amendments that affect other High Density Residential zoned land. The site-specific amendment involves the insertion of a new rule requiring development within Lot 5 to be in accordance with a structure plan. Other amendments attempt to maximise the potential benefits of higher density residential development by improving urban design quality and ensuring appropriate protection of amenity values.
- 1.5 At paragraph 8.5 of my evidence, I have suggested changes to the urban design matters of discretion to ensure that development contributes positively to the amenity, quality and enjoyment of the area. While I have considered these amendments in detail, I did not have the necessary time to provide detailed justification in writing. By way of example, I have suggested a matter be included concerned with the incorporation of CPTED principles. Given crime and safety issues can arise in poorly designed high density neighbours, I consider it is appropriate that provisions address this aspect of design. This also better achieves the Strategic Directions objective 3.2.3.1 which seeks to:

Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play.

Amendments

- 1.6 When drafting my evidence, I relied on my recollections of the site from when I lived and worked in Queenstown, and from a series of recent photographs taken by Lane Neave. Visiting the site yesterday has led me to reconsider the proposed structure plan in respect of the western portion of Lot 5. The site in this portion is steep and is relatively narrow in a north/south direction. I consider that the proposed setbacks of 4.5m from the south boundary and 3m from the north boundary would overly constrain development. I consider that these setbacks should be reduced to 3m and 2m respectively. See the revised structure plan at Appendix **TCW1**.
- 1.7 In paragraph 6.1 I say that the Pounamu Apartments cater for short stay accommodation. In fact, they are 50% short stay, 40% longer term rental accommodation, 5% are owner occupied and 5% are used as holiday homes. I also understand that the Panorama Terrace Apartments are 40% short term and 60% long term or owner occupied.
- 1.8 In paragraph 6.5 I say that all the apartments operate in a dual key configuration. In fact, while all the apartments were designed and built so they could operate in a dual key configuration, only seven apartments currently have consent to operate in this way. I understand an application is currently being made for 35 units to also operate as dual key.

Post-hearing amendment

- 1.9 During the hearing today, there was some discussion in respect of my proposed new policy 9.2.2.8 which reads as follows:

Ensure developments integrate with the adjacent and wider neighbourhood.

- 1.10 Commissioner Nugent questioned whether the intention of this policy was that new development should integrate with *all* existing development, even if that existing development was low density (i.e. not in accordance with the intentions of the High Density Residential Zone). I advised that the intention of the proposed policy is that new

high density development would integrate with existing high density development acknowledging the difficulties in integrating new high density development with low density development.

- 1.11 I suggested that the proposed policy could be improved and the panel provided leave for a revision. The following is the revised policy, although I accept there may other more appropriate ways of expressing this policy:

Ensure new developments integrates with existing ~~the adjacent development where that existing development is consistent with the higher density anticipated by the zone and wider neighbourhood~~

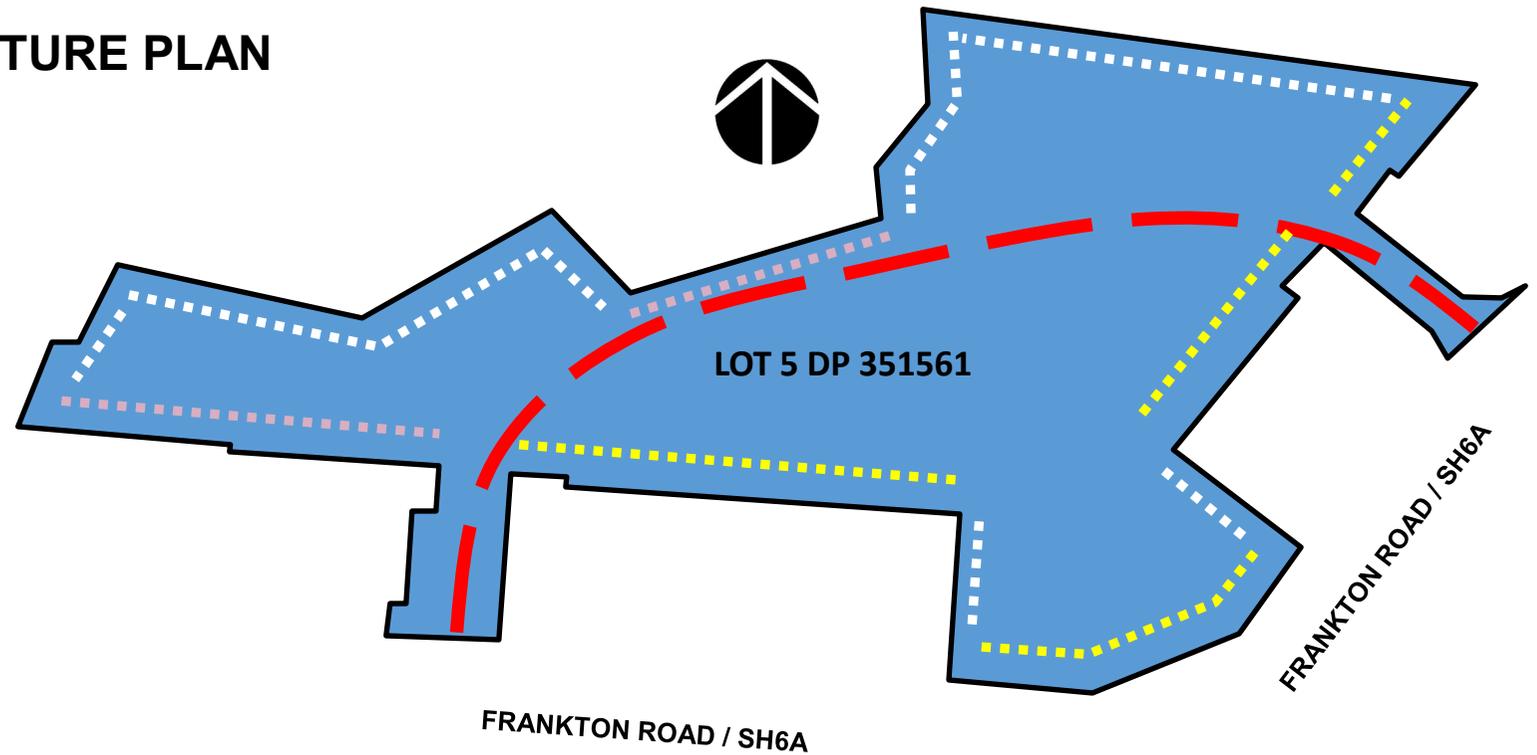
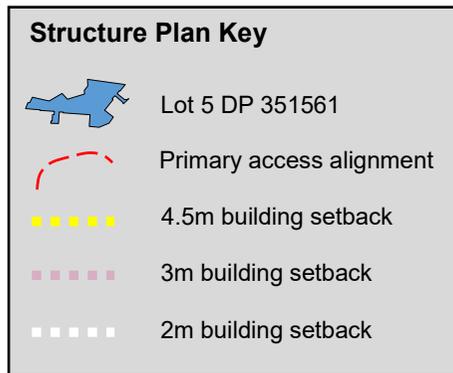
Tim Walsh



25 October 2016

APPENDIX TCW1 – REVISED STRUCTURE PLAN

9.6 LOT 5 STRUCTURE PLAN



9.6.1 Development requirements for Lot 5 DP 351561

The development requirements for the purposes of Rule 9.4.10 are described below and shown on the accompanying plan.

- 9.6.1.1** The maximum building footprint area for any single building is 500m².
- 9.6.1.2** The maximum height for buildings is 7m above ground level.
- 9.6.1.3** No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break. The aggregate length along any true elevation of a building, including breaks, shall not exceed 30m. This requirement does not apply to underground structures which are not visible from the ground level.
- 9.6.1.4** Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- 9.6.1.5** No part of any accessory building located within the specifies setback distances from internal boundaries is permitted to protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.