

Timothy Church for QLDC – Summary of Evidence, 25 November 2016

Business Zone Chapters – Hearing Stream 08

Queenstown Town Centre Zone (QTC or QTCZ)

1. Generally, I consider the notified Permitted building height provisions in the Proposed District Plan (**PDP**) maintain the character and a sense of place. They strike an appropriate balance in height and recession plane rules that maintains and enhances a coherent collection of buildings across the QTC. Nonetheless, I have recommended some changes to specific height precincts where I consider it appropriate from an urban design perspective.¹
2. In most height precincts, heights can be further varied as a restricted discretionary (**RD**) activity. I support the matters of discretion² with a suggested addition for landmark buildings.
3. I support the non-notification of design matters. I do not support a statutory role for the Urban Design Panel. In my view, an edited version of the Special Character Area design guide should be provided for the balance of the zone.
4. I consider, on balance, that the greater flexibility in built form outcomes enabled through the removal of the ODP recession plane³ outweighs the potential adverse effects of additional facade height. However, in areas where adjacent streets and public spaces are more sensitive, there are instances where I consider there is merit in retaining recession plane and lower street facade height rules. One particular area of focus is on the recently pedestrianised upper Beach Street to maintain public space amenity, where I support the removal of the setback on the northern side,⁴ with associated amendments to facade heights, and reverting back to the Operative District Plan (**ODP**) provisions on the southern frontage.
5. I agree with Mr Williams that design flexibility offered by RD provisions is effective, particularly in discrete locations.⁵ However, I do not agree with the suggested reversion to Precinct P5.⁶ I consider that the O'Connells Pavilion is not a discrete corner site, Cow Lane is not a genuine corner in the context of the Queenstown

1 Height Precincts P1(A), P1, P2, P4, P5, P7.

2 Redraft Rule 12.4.6, 12.5.9.

3 Notified Rule 12.5.9.

4 Redraft Rule 12.5.2.

5 At paragraph 42 of Mr Williams' evidence.

6 At paragraphs 38-42 of Mr Williams' evidence.

street grid for Stratton House, and there remains potential for greater visual dominance of the narrow Beach Street.

6. Across the Man Street block, I consider the recommended provisions optimise heights in Precinct P7 in relation to the interpolated site levels and existing Man Street Car Park building. I also consider it appropriate to include view shafts through the block.⁷ I note a further review of the modelling has occurred and has resulted in a memorandum recommending removal of the recession plane along lower Shotover Street.⁸ I have since identified a graphical error in two Location Plans and have attached an updated version as **Appendix A** to this summary.
7. I do not agree with suggestions to lower the Language School height envelope.⁹ The height envelope drops steeply away from the boundary and it is an RD activity above 12m. There is view shaft buffer with development to west of the site, and I consider the Sofitel Hotel to be relatively low-rise at the Man Street frontage in the context of potential PC50 outcomes opposite and Inner Links route adjacent.
8. I do not agree with Mr Williams that the lower height plane should apply to the western view shaft.¹⁰ It is level with the sloping Man Street in this location and provides important layering opportunities for built forms. Blank walls can be architecturally treated to mitigate any interim adverse visual effects.
9. I support the removal of site coverage rule across the QTC, except for sites requiring Comprehensive Development Plans (**CDPs**) where I suggest site coverage should be 75%. If the CDP approach was included, which I support, the PDP threshold should be reduced to a 1400m² trigger. I do not agree with Mr Williams that the PDP threshold should be 1800m².¹¹ I consider both the O'Connells and Stratton House sites already provide internal pedestrian links and an outdoor dining terrace.
10. I support maintaining and enhancing the existing network of pedestrian links through the targeted Rule 12.5.8.1. I support a further distinction in the type of pedestrian links formed between arcades and lanes. I consider the alignment of

7 Redraft Rule 12.5.10.4.c.-d.

8 Memorandum of Counsel on behalf of the Queenstown Lakes District Council Regarding Updated Modelling for Queenstown Town Centre Recommended Chapter - Height Precinct P7, dated 18 November 2016.

9 Suggested by Mr Edmonds and Mr Williams in evidence.

10 At paragraphs 27-29 of Mr Williams' evidence.

11 At paragraphs 43-50 of Mr Williams' evidence.

new pedestrian links should not be mandatory at this stage and instead secured through other planning mechanisms with guidance through non-statutory documents.

11. I do not agree with Mr Williams regarding the removal of the internal Sky City Arcade from the planning map. I acknowledge that Cow Lane and Sky City Arcade are in close proximity, but Cow Lane is more service orientated while the Arcade is an enclosed pedestrian-based retail environment. Stratton House has a dual retail frontage within the site and places back of house to the public lane. The Arcade is more direct than other through-block links in the vicinity. Under the CDP mechanism, this could be located anywhere on the site and it would still be effective in my view. However, I anticipate the likelihood of the site being redeveloped is low, while the likelihood of the access way being cut off for public use is higher. If the latter occurs, then the quality and safety of the pedestrian network could be compromised by using the service lane as an alternative.

Wanaka Town Centre Zone (WTC or WTCZ)

12. I consider the notified 12m eave/ 14m ridge lines for the Wanaka Height Precinct Overlay¹² to be appropriate and I support its extension along Dungarvon Street.
13. Regarding the Wanaka Height Precinct Overlay along Helwick Street, I agree in part with the suggestion to increase the permitted building heights,¹³ for the urban design related reasons they outline. I also consider that a 10m eave/ 12m ridgeline with a 3 storey cap would be an appropriate minimum height control for upper Helwick Street. However, I do not agree that this should be to the full height of the Height Precinct, given the outcomes of the shading modelling in relation to the Helwick and Dunmore Street amenity and potential shading effects on Transitional Town Centre zone south of Brownston St. I have been involved in the correspondence Ms Jones has been having with Mr Greaves and Ms Wright regarding the updated modelling for WTC, and agree with Ms Jones' recommendations for a second height precinct.
14. My views on site coverage maximums, CDPs and pedestrian links' is the same as in the QTCZ

12 Notified Rule 13.5.9.

13 Suggested in the evidence of Mr Greaves and Ms Wright.

Business Mixed Use Zone (BMUZ)

15. I consider both residential and non-residential uses should be subject to the same activity status and level of design review. I support the PDP approach introducing an RD activity status for buildings and non-notification of design matters.¹⁴
16. I support the intention of the matters of discretion in notified Rule 16.4.2. However, I suggest that they better capture the key urban design qualities that are described in notified Objectives 16.2.1 and 16.2.2 and be robust enough to manage the effects of higher density, mixed use developments.
17. I support PDP permitted building heights up to 12m¹⁵ for the zone and RD heights up to 20m east of Gorge Road with the exception of the Caltex Service Station and Gorge Centre sites. In my view, those two sites and all other areas to the west of Gorge Road should have lower maximum RD heights of up to 15m.
18. In my view, the notified PDP 35° recession plane¹⁶ should be retained on boundaries with residential zones, except for allowing an increase to 45° on the northern boundary. I consider there should be provision for a minimum usable outdoor living space for residential activities, appropriate to the size of the unit, with flexibility for it to be used as communal space.
19. I also consider a rule requiring a minimum 10% landscape coverage should be added. I agree with Mr Freeman that a specific setback distance for Gorge Road¹⁷ would provide further clarity in interpreting the rule.
20. I also consider it appropriate that public access, daylighting and remediation of Horne Creek be incentivised through the consenting process. I do not agree with Mr Freeman's suggestion¹⁸ to remove the Horne Creek provisions. I consider there is a significant opportunity to implement the Creek's enhancement during the zone's transition phase. I anticipate the up-zoning benefits may bring more rapid change to the area allowing for greater coordination opportunities between site owners. The Creek can be effectively incorporated on-site, as has been

14 Notified Rule 16.4.2.

15 Notified Rule 16.5.7.

16 Notified Rule 16.5.1.

17 At paragraph 36 of Mr Freeman's evidence.

18 At paragraphs 56-60 of Mr Freeman's evidence.

successfully demonstrated in the more constrained QTCZ (e.g. Ngāi Tahu Courthouse Development).

21. I agree with Mr Freeman's suggestion¹⁹ of a parallel Council-led initiative for the holistic approach to daylighting of Horne Creek, including an advanced realignment and incorporation within a wider BMUZ design guidance for consistency of design outcome. However, I consider that the district plan remains important for policy support and that provisions for rehabilitation should be included.
22. Given the BMUZ is new in the PDP, I recommend the Council prepare non-statutory design guidance.

19 At paragraph 61 of Mr Freeman's evidence.

**Appendix 1. Updated Modelling for Queenstown Town Centre
Recommended Chapter – Height Precinct P7**

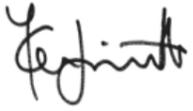
TOWN CENTRE AND BUSINESS MIXED USE ZONES

URBAN DESIGN EVIDENCE OF TIM CHURCH
APPENDIX A1 - GRAPHIC SUPPLEMENT AMENDMENT

22 November 2016



Document Quality Assurance

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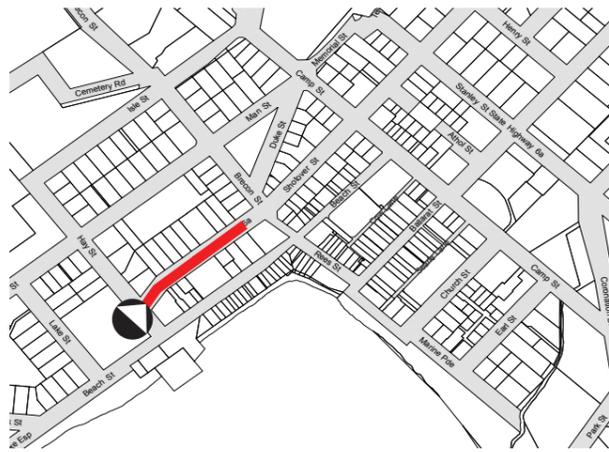
Cover photograph: Tim Church 2016

Figure 2: Model view of s42A recommended PDP Height Precincts



Indicative massing model illustrating recommended height precincts for buildings in the Queenstown Town Centre*
*This figure (2) is for illustrative purposes only and more detail is provided in the figures which follow.

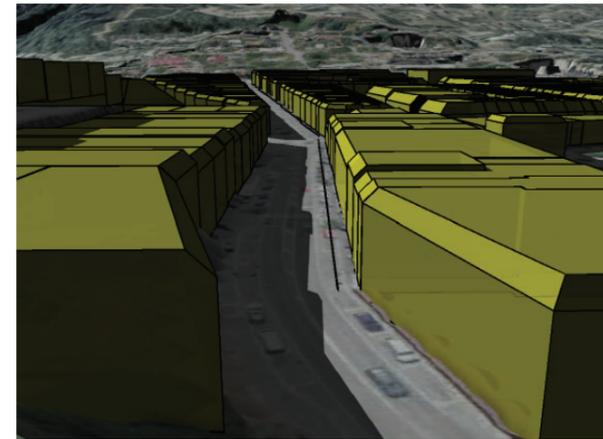
Figure 11: Lower Shotover Street shading



Location Map

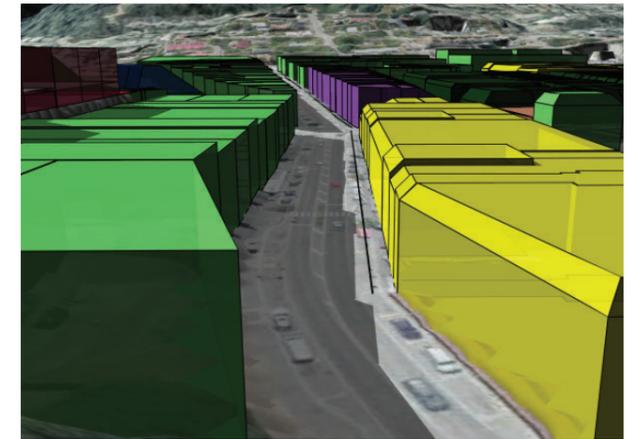


Existing - Shotover Street (Lower)



ODP 12m /45° Height - 11 August 2017 at 12.30pm*

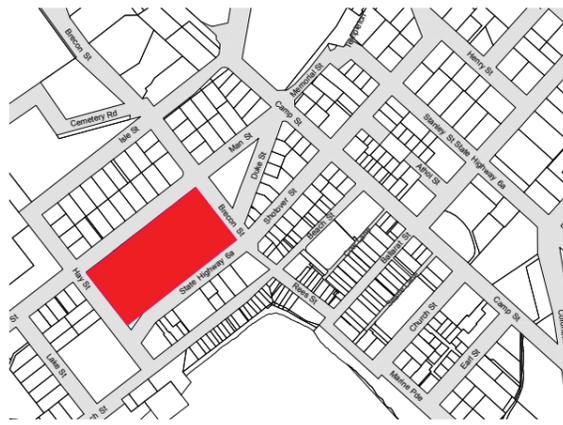
* Illustrates potential shading effects of facade height/ recession plane only and excludes modelling of rolling height plane.



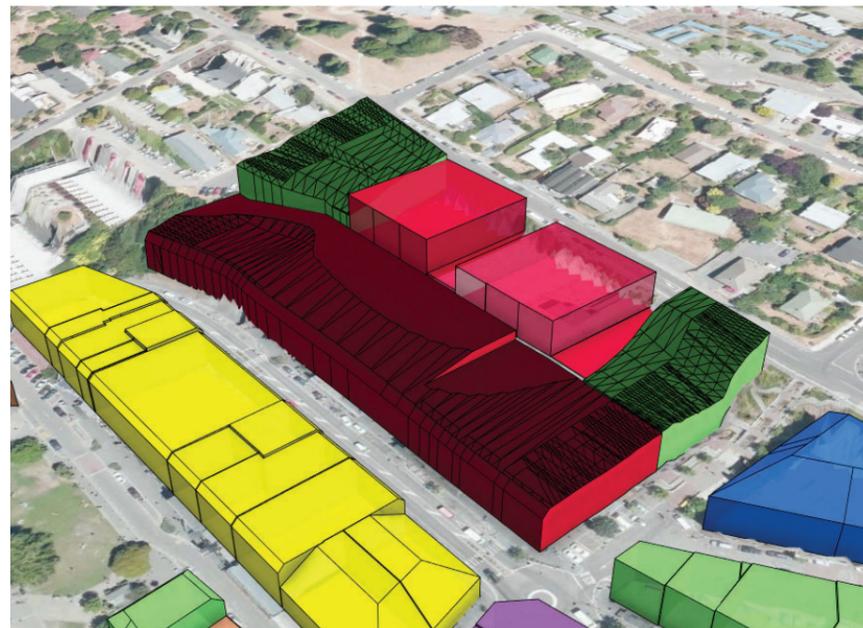
PDP/Reccomended 12m Height - 11 August 2017 at 12.30pm*

* Illustrates potential shading effects of facade height only and excludes modelling of rolling height plane and recommended horizontal height plane.

Figure 20: Man Street model

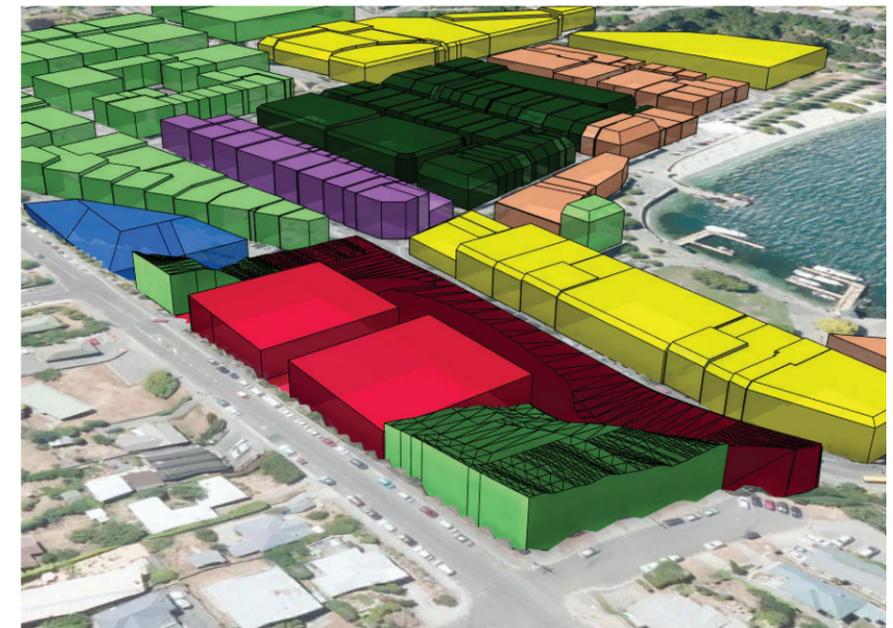


Location Map



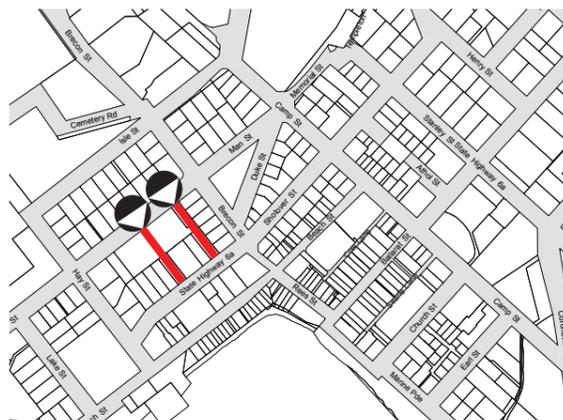
Recommended P7 Man Street Block (South East View)*

* Recommended approach excludes the recession plane illustrated in the model view



Recommended P7 Man Street Block (North West View)

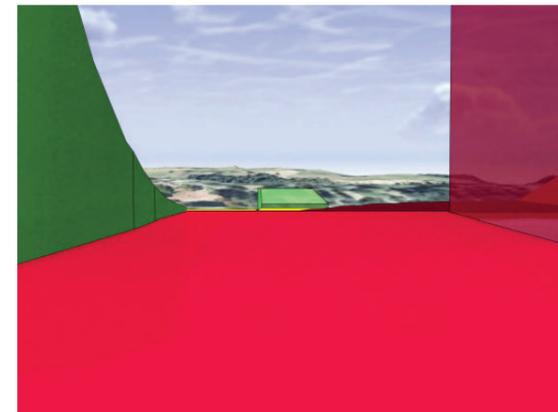
Figure 21: Man Street viewshafts



Location Map: Man Street

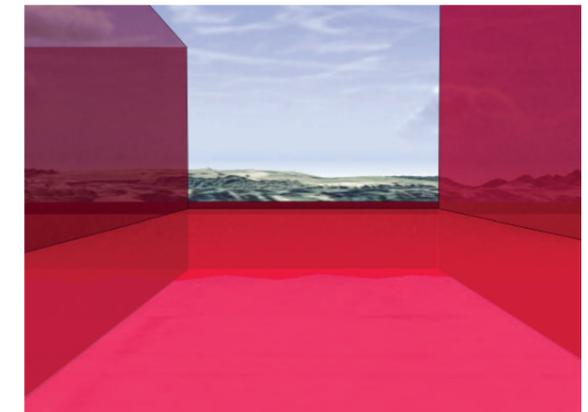


Existing Man Street Car Park ramp/
(Eastern View Shaft)



Recommended Eastern Viewshaft
(327.1m RL)*

* Excludes background landscape topography



Recommended Western Viewshaft
(330.1m RL)*