

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER OF** Queenstown Lakes Proposed District Plan –  
Upper Clutha Mapping Hearing

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**SUMMARY OF EVIDENCE – IAN GREAVES ON BEHALF OF VARINA PROPRIETY  
LIMITED (#591)**

Dated: 30 May 2017

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- 1.1. My name is Ian Greaves. I am currently employed by Southern Ventures Limited as their Development Manager. I am presenting this evidence under contract to Southern Planning Group who I was employed by up until the 13<sup>th</sup> of April 2017. I am here today presenting expert planning evidence on behalf of Varina Propriety Limited in relation to the extent of the Wanaka Town Centre Zone and the Wanaka Medium Density Residential Zone, contained within the Proposed District Plan "PDP". My primary evidence has been pre-circulated in accordance with the directions of the Hearings Chairman.

### **Town Centre Transition Zone**

- 1.2. It is my opinion that the Wanaka Medium Density Residential Zone (MDR) Town Centre Transition Overlay (TCTO) should be replaced with the Wanaka Town Centre Zone with a new Transition Overlay. A new objective, policies and rules are recommended to be included in the Wanaka Town Centre Zone (Chapter 13) relating to the 'Transition Overlay' area. These provisions are designed to manage urban design, traffic, car parking and the interface between the proposed zone and adjoining residential sites.
- 1.3. I have reviewed the rebuttal evidence of Ms Jones, Mr Falconer and Ms Banks for the Council with regards to this submission and respond where relevant in this summary of evidence.
- 1.4. I consider the proposed Wanaka Town Centre Zone (Transition Overlay) with the provisions outlined in paragraphs 46 and 47 of my primary evidence will provide a planning framework that will have a positive contribution to the function, appearance and vitality of the Wanaka Town Centre and provide for long term commercial growth. The proposed MDR TCTO planning framework in my opinion would consume Wanaka's best remaining land within direct proximity to Wanaka's Town Centre with an inefficient commercial zone.
- 1.5. In some ways, I consider Council's position on the proposed MDR TCTO is closely aligned with my opinions. The very fact that Council is promoting this zone indicates their belief that this area of Wanaka at some point in the future will form part of the Wanaka Town Centre. This implicitly implied with the terminology Town Centre "transition". By its definition, a transition is the process or a period of changing from one state or condition to another. This transition in my opinion started in the past

decade with several commercial operations establishing in this area. The difference in views between myself and the Council is I consider now is the correct time to provide a Town Centre planning framework that will result in good design outcomes and long term Town Centre growth opportunities.

- 1.6. Paragraph 29 of my primary evidence sets out the PDP rule framework for the MDR TCTO. It is Ms Corson's view that these rules including a 3m road setback, 45% building coverage, recession planes and onsite car parking will have a negative impact on the urban design values of the submission area and fail to achieve a balanced entry precinct into Wanaka. Whilst I accept that rule 8.4.25 of the MDR chapter will provide an opportunity to consider urban design outcomes at a resource consent level, what the MDR rule framework does is provide a foundation and design envelope with which designers will work too. This foundation based on Ms Corson's evidence will create a poor urban design response for this area. The planning framework under the Wanaka Town Centre Zone (Transition Overlay) provides greater scope to achieve the positive design outcomes for the submission area that Ms Corson has outlined in her evidence.
- 1.7. I agree with Ms Jones in paragraph 7.5 of her rebuttal evidence that the proposed MDR TCTO zoning would contribute more residential capacity to Wanaka than the Town Centre Zoning. However, I do not share Ms Jones concerns that the Town Centre Zoning promoted within this submission will adversely affect the supply of housing within proximity to the Wanaka Town Centre. The PDP proposes a significant area of new Medium Density Zoning south of Brownstone Street. This zoning area covers approximately 35 hectares (excluding the MDR TCTO) and is all within less than 1km of the Town Centre. In my opinion the loss of residential capacity by the proposed rezoning is insignificant in this context.
- 1.8. I agree with Ms Jones that at this stage it is difficult to pre-empt the future provisions for car parking under the PDP given it is a stage 2 matter. However, I consider the provisions recommended in this submission provide a robust solution for access and car parking in light of Mr Carr's evidence. A proliferation of commercial car parks and access points within the submission area is not supported by Mr Carr and in my opinion is not a good outcome for Wanaka. Ms Jones identifies that Rule 14.2.4(iv)(e) of the Operative District Plan provides a mechanism that one third of car parking required for visitor accommodation and residential development can be located off site. Ms Jones considers this a suitable outcome for the MDR TCTO. I do not agree as this merely reduces the number of car parking spaces required on each site, although not

for commercial activities, and will not eliminate the proliferation of car parks and access points within the submission area.

- 1.9. In my opinion there are real benefits in rezoning the MDR TCTO to the Wanaka Town Centre Zone (Transition Overlay). This position is supported by urban design evidence by Ms Corson and traffic evidence by Mr Carr. Ms Corson considers this zoning approach would give visual balance, spatial definition and a stimulating town entrance. Mr Carr has considered the traffic and parking effects of the submission and concluded that the proposed Town Centre Zone better achieves both efficiency and safety on the surrounding roading network.
- 1.10. Overall, I consider the proposed rezoning as requested within this submission is the most effective way of addressing the Strategic Direction Chapter of the PDP on making the most of growth opportunities within Wanaka and promoting good future design outcomes. It is my opinion that the zone change, when assessed against the requirements of s32, is consistent with achieving the purpose of the RMA.

#### **Medium Density Residential Zone**

- 1.11. My evidence also addresses the appropriateness of the proposed Low Density Residential (LDR) Zoning on the corner of Upton, McDougal and Brownstown Street as shown in Figure 1 of my primary evidence. An extension of the MDR zone over this area in my opinion delivers on the PDPs longer term goal of delivering a compact urban form that is consistent with, and gives effect to the Councils Strategic Direction Chapter, the Proposed Urban Development Chapter and the Proposed Regional Policy Statement. With the exclusion of visitor accommodation provisions from Stage 1 of the PDP review I accept that any visitor accommodation use of this area is best dealt with cohesively under Stage 2 of the PDP review.
- 1.12. I am happy to answer questions from the Panel.



Ian Greaves

30 May 2017