

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER OF

Queenstown Lakes Proposed District Plan – Stream 14
– Arrowtown Urban Rezoning

SUMMARY STATEMENT OF TIMOTHY TURLEY WILLIAMS
ON BEHALF OF THE FOLLOWING SUBMITTER:

2299 – Queenstown Lakes Community Housing Trust

12th July 2018

Introduction

1. My name is Timothy Turley Williams. I hold the Qualifications of Bachelor of Resource Studies from Lincoln University and Masters of Urban Design and Development with Distinction from The University of New South Wales. I reside in Queenstown.
2. I have practised in the planning and urban design field in the Queenstown Lakes District since 2003 and am currently a director of Williams & Co. a planning, urban design and development company based in Queenstown. I am also employed by Remarkables Park Ltd as their Project Design and Planning Manager.
3. I am undertaking this work on behalf of Williams & Co.
4. I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014 and have complied with it in preparing this evidence. This evidence is within my area of expertise, except where I state that I am relying on information I have been given by another person. I confirm that I have not omitted to consider material facts know to me that might alter or detract from the opinions that I express.
5. I have been involved in a number of Queenstown Lakes Community Housing Trust (QLCHT) projects, providing both planning and urban design advice along with preparation of master planning for their sites, as well as concept layouts for house designs. Of particular relevance I designed the layout for the QLCHT development at Suffolk Street and undertook the planning work to obtain resource consent for this development.

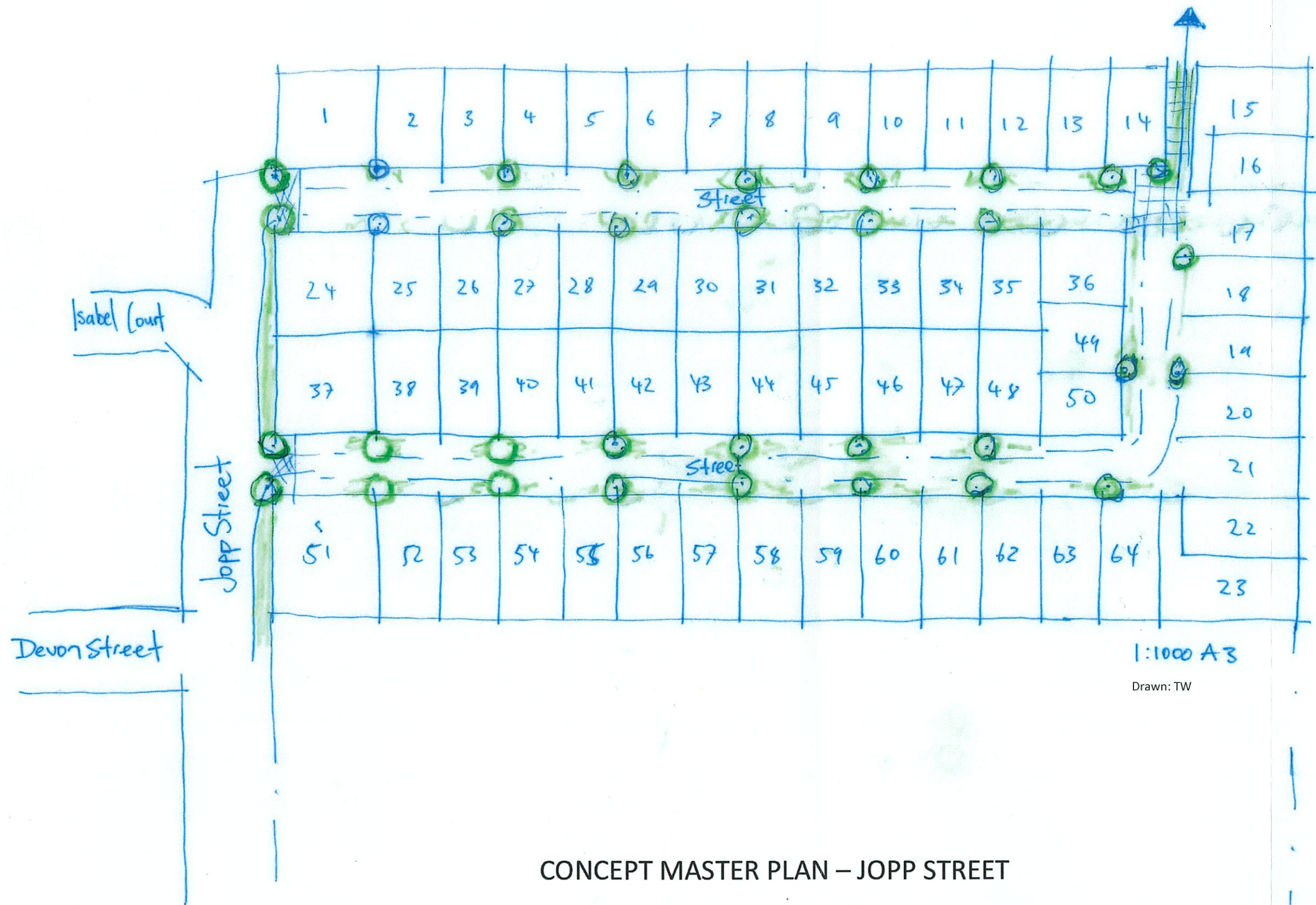
Jopp Street

6. I have assisted the QLCHT in its consideration of Lot 2 DP 300390 and I have prepared the 'initial concept master plan' referred to in the Trust's submission, along with assisting the Trust in obtaining initial servicing advice from QLDC and assessment of soil contamination matters from e3 Scientific (previously Davis Consulting). A copy of the Concept Master Plan is attached, **Appendix [A]**.
7. I have read the s42a Report prepared by Mr Place and accompanying expert reports as they relate to QLCHT submission.
8. Taking into account these factors, my consideration of the site and consideration of options undertaken in preparation of an initial concept masterplan, it is my opinion that the site can be developed to an urban density in an integrated and planned manner without adversely impacting the wider environment of Arrowtown, or the entrance experience to the town.

9. In particular, the ability to focus access onto Jopp Street provides greater opportunity to ensure a sensitive treatment can be provided to Centennial Avenue. Therefore, I support the proposed additional objective (27.3.13) recommended by Mr Place and confirm my view that development of the site can achieve this objective.
10. Mr Place also recommends two additional policies specific to the site as follows:
- 27.3.13.1 Ensure that roading access arrangements to the zone is well integrated with the existing adjacent urban roading layout, provides for the safe and efficient operation of the intersection between Centennial Avenue and Jopp Street, and avoids any direct vehicular access onto Centennial Avenue.*
- 27.7.10.1 Access and roading design:*
- a. The primary access point into the zone is aligned with Devon Street.*
 - b. Any connections to the roading network are only via Jopp Street.*
 - c. There is no new vehicular access onto Centennial Avenue.*
11. Although I support the intent of these policies, to ensure sufficient flexibility to enable an efficient lot layout for the land I consider 27.7.10.1 a. should be deleted. Given the required resource consent process and where policy 27.3.13.1 provides for any connections to be safe and for the consideration of the efficient operation of the road network, I consider restricting the primary access to opposite Devon Street is unnecessarily prescriptive. Providing flexibility to consider potential access locations along Jopp Street is considered advantageous to achieve responsive design. Access opposite Devon Street is one option however it would be helpful for the provisions to enable greater flexibility in order to achieve the best design response.
12. Mr Place also recommends a building restriction area for the land adjoining Centennial Avenue and rules requiring the formation of a cycle and pedestrian trail within this land along with planting to ensure a consistent treatment to Centennial Avenue. Given the importance of Centennial Avenue as a gateway to Arrowtown I agree a consistent treatment along this frontage should be provided in association with any development of the adjoining land.

Summary

13. Overall, I support the re-zoning of the Jopp Street site to Lower Density Suburban Residential and having tested this, I consider development of the site can occur in a manner that will ensure it is well integrated with the existing urban environment of Arrowtown and that a sensitive treatment to Centennial Avenue can be provided given the importance of this frontage as part of the entry experience to Arrowtown.



DESIGN NOTES:

1. Larger lots facing Jopp Street to transition and integrate with existing neighbourhood.
2. Circa 15x25 lot dimension for internal lots = 375m²
3. New loop street within site:
 - 15 m legal width.
 - Indented parking bays
 - Footpath on both sides of street
4. Internal pedestrian connection to Arrow River reserve.

CONCEPT MASTER PLAN – JOPP STREET