

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan –
Rezoning Hearing Topic 13 – Queenstown Mapping

STATEMENT OF EVIDENCE OF ANDREA FARMINER FOR

DJ and EJ Cassells and Ors (#503)

Friends of the Wakatipu Gardens and Reserves (#506)

Dated 09 June 2017

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**anderson
lloyd.**

Introduction

- 1 My full name is Dr Andrea Susan Farminer and I am the Principal Archaeologist and Heritage Consultant for Origin Consultants Ltd, 9 Arrow Lane, Arrowtown. I have specialised in heritage consultancy and archaeology for over twenty-five years and have experience in the heritage and historic conservation field both in the UK and New Zealand. I am a member of the New Zealand Archaeological Association, ICOMOS NZ and a member of the Chartered Institute for Archaeologists with degrees in archaeology, building conservation, architectural conservation and cultural geography specialising in place-making and sense of place values (PhD).
- 2 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.
- 3 I have been asked by DJ and EJ Cassells to prepare evidence in relation to the special character of the Park Street area. This includes:
 - (a) The heritage character of the Park Street area; and
 - (b) The distinctive residential character of the area.
- 4 Origin Consultants Ltd, formerly as Jackie Gillies and Associates Ltd, previously undertook an assessment in 2013, on behalf of QLDC, on the heritage/character area potential of the Park Street area.

Executive Summary

- 5 The area enclosed by Park Street, Brisbane Street and Hobart Street, comprises a combination of small-scale, discrete residential homes and gardens erected from the 1870s onwards, and includes a small number of historic dwellings and slightly larger green spaces. The houses are generally set back from the pavement and feature front gardens and screening that enhance the sense of privacy and intimacy generated by the lower storey heights and smaller massing found across the Park Street area.
- 6 The historic pattern of sections within the area, which is still discernible unlike some other parts of Queenstown, is demarcated by the lines of Park and Hobart Streets; the western side is sheltered by the substantial tree screening of Queenstown Gardens. The southern group of sections slope towards the lake and this combination of natural and geographic features provides a sense of enclosure to the Park Street area that is a distinctive feature of its character and sense of place.

- 7 Conversely, the location and presence of the Park Street residential area offers an important buffer zone for the highly valued Queenstown Gardens through providing an intermediate zone of character housing and gardens that contributes to, and enhances, the Gardens' broader amenity and landscape values for both residents and visitors to Queenstown.
- 8 Together, these different elements combine to produce a highly distinctive sense of place and authentic residential character that reflects a hundred and forty years of settlement in Queenstown, and embody examples of domestic architecture from nearly every decade since the late nineteenth century to the present. Few, if any, other areas in the town have retained this historic settlement pattern and character whilst sustaining the addition of new development that has contributed to, and maintained, the distinctive and rich residential character of the Park Street area.
- 9 The full report on the Park Street 'Special Character Area' prepared by Origin Consultants Ltd is appended as Appendix 1 to this Statement of Evidence.

Conclusion

- 10 The small residential area enclosed by Park Street, Hobart Street and the lake is one of the last surviving parts of Queenstown where the residential development and pre-commercialised heritage character of the town remains tangible to its residents and visitors alike. As such it provides a level of amenity and social value through its production of a distinctive sense of place for the Park Street area that is vitally important to respect and sustain into the future.
- 11 Overall, it is a zone of unique character being evocative of the various stages of residential development of the original central Queenstown settlement, being contiguous with the Queenstown Gardens and the Queenstown Bay, and in deriving much of its character as a location of special value for the CBD and the wider district.

Dated this 09th day of June

Dr Andrea Susan Farminer, Origin Consultants Ltd

Park Street – Hobart Street, Queenstown

Appraisal of Special Character Area

Proposal

Commissioned by DJ & EJ Cassells

Prepared by Dr Andrea Farminer, Origin Consultants Ltd

June 2017



Architecture Heritage Archaeology

1. Introduction

This report has been prepared on behalf of DJ and EJ Cassells by Origin Consultants Ltd to undertake an appraisal of the area enclosed by Park Street and Hobart Street as part of the QLDC proposed district plan review process. It sets out the area of interest, its historical development and those elements that are considered to create and contribute to its special character and value.

Origin Consultants Ltd, formerly as Jackie Gillies and Associates Ltd, previously undertook an assessment in 2013, on behalf of QLDC, on the heritage/character area potential of the Park Street area.

2. Location

The area proposed for Special Character Area designation lies within the residential land area bounded by Park Street/Frankton Road and Hobart Street, and is transected by Brisbane Street. The area is enclosed on its north-west and western edges by the greenery of Queenstown Gardens; the waters of Lake Wakatipu along the southern edge, and mainly hotel and some residential development along the east and north-eastern edges. This area is shown on Figure 1.

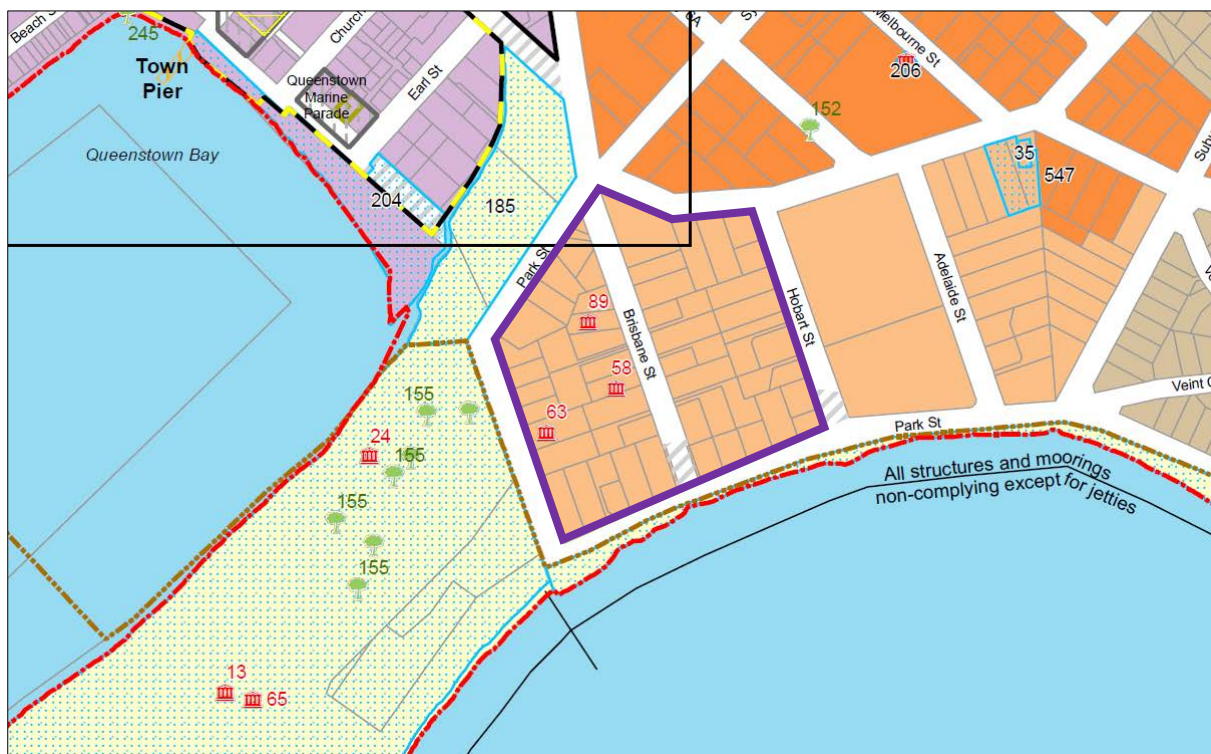


Figure 1: The Park Street, Brisbane Street and Hobart Street area (outlined in purple) as illustrated in the proposed Queenstown District Plan (10/16/2015). Map: Queenstown Lakes District Council

3. Historical Development of the Park Street Area

Historically, the Park Street boundary has existed since the early 1870s, initially marked as a fence line separating the Park Reserve from Blocks 38 and 39, and then as a road from about the 1880s onwards. Brisbane and Hobart Streets have a similar history, both being surveyed and established by 1872.

Early photographs of the area of Blocks 38 and 39 show a gently south-sloping terrace above Queenstown Bay and the town centre, occupied by three distinctive buildings (Figure 2). These are the stone house built by William Davis, c.1886 (now 5 Brisbane Street), its associated stone outbuilding or stable (now 17 Brisbane Street), and the timber cottage thought to be built by Joseph Rodgers around 1875 (now 28 Park Street).



Figure 2: An enlarged extract from a circa 1870s photograph of Queenstown taken by Herbert Deveril. The undeveloped Queenstown gardens are to the right of centre and the Park Street area indicated with an arrow. Photograph: University of Otago Hocken Collections

By the early twentieth century, the sections within the two blocks adjacent to the lakeside were beginning to see more residential development, with small cottages and houses erected, set within garden sections and shielded by maturing trees and hedges (Figure 3). The sections along the northern half remained more open, with only a few cottages and villas built neighbouring the original dwellings, mainly between Brisbane and Hobart Street.

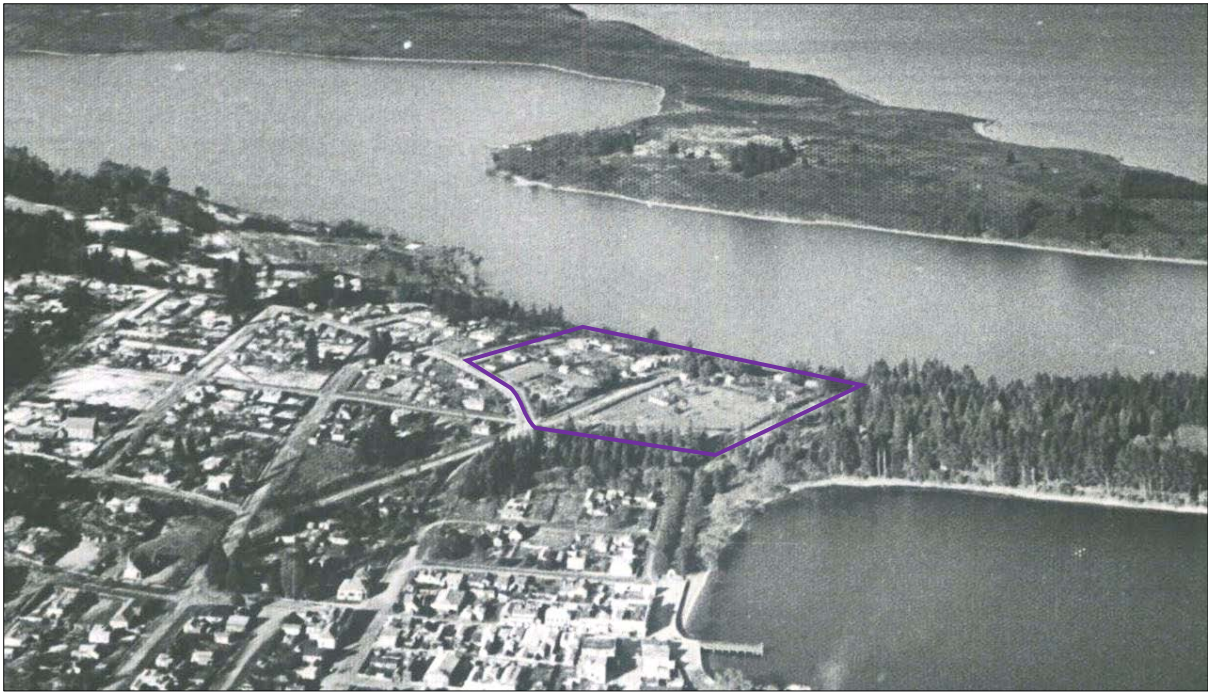


Figure 3: An extract taken from a circa 1930s aerial photograph of Queenstown recording the Park Street – Hobart Street area (outlined in purple) and adjacent Queenstown gardens to the right. Photograph: University of Otago Hocken Collections

Residential development very slowly increased over the decades, so that by the 1970s, aerial photographs record most of the sections as having a modest dwelling of one or two storeys, typical of the residential character of Queenstown in its pre-intensification era. The exception to this trend was the large, three storey building located in Section 3, Block 39 (13 Frankton Road) and built before 1962, which currently is the Black Sheep Backpackers. Today, the area within Park and Brisbane Streets still largely retains this arrangement, although there has been some slightly larger scale development along the lake boundary and the loss of the Lee family villa on the corner of Frankton Road and Brisbane Street in 2005. The eastern edge of Hobart Street was materially altered with the clearance of the northern sections to make way for the Copthorne Hotel complex in 1997.

4. Special Character Elements

4.1 Enclosure and Streetscape

The very clear demarcation of the area by the lines of Park Street, Brisbane Street and Hobart Street from the adjacent town centre zone, is significant for creating a sense of enclosure for the area within, whilst simultaneously providing a buffer from the noise and activity nearby. Likewise, the boundary formed by the lake edge provides a natural southern boundary that emphasises the role of the natural topography in contributing to the area's distinctive character. Finally, the presence of

the adjacent wooded screening to the west and north-west provided by the edge of the Queenstown Gardens, makes a significant contribution to the sense of enclosure, quietness and wholly residential character of the area within.

4.2 Residential Character

The distinctive character of the Park Street/Brisbane Street area is driven by the combination of small-scale, residential homes that have grown organically since the area was first settled in the 1870s. Homes from almost every decade nestle alongside each other, sometimes intimately, sometimes more spaciouly, and combine to produce a character that is both reflective of the area's historic origins and its residential heritage. As a result, a mixture of building fabrics has evolved that contribute significantly to area's distinguishing residential character; these combine historic stone, timber and corrugated iron juxtaposed with more modern timber, brick and rendered block. In combination with low storey heights, smaller masses and naturally offset footprints and boundaries, the built character of the Park and Brisbane Street area reflects a culture of extended development that has almost vanished from the remainder of Queenstown.

Together, these different elements combine to produce a highly individual sense of place and authentic residential character that reflects a hundred and forty years of settlement in Queenstown, and embody examples of domestic architecture from nearly every decade since the late nineteenth century to the present. Few, if any, other areas in the town have retained this tangible settlement pattern and character whilst sustaining the addition of new development that has contributed to, and maintained, the distinctive and rich special character of the Park Street area.

4.3 Greening & Enclosure

The vegetation and planting around and within the area of Park Street and Brisbane Street also play a highly significant role in creating the area's distinctive and individual character, through the extensive greening and natural space they provide. Although much of the planting has younger origins, some of the mature trees and hedges may be older; a sale notice from 1908 for the 1870s property at 5 and 17 Brisbane Street noted a 'macrocarpa hedge' enclosing the original sections (Lake Wakatip Mail, Issue 2690, 15 December 1908, Page 4).

Together, the attractive green planting, proximity to the lake edge and modest residential character of the Park Street/Brisbane Street area produces a calmer, quieter zone that is separated by the mature tree screen of the Queenstown Gardens from the commotion of the nearby town centre. In effect, the area acts as a breathing space for residents and visitors alike, one that still retains some

significant historic heritage character elements within its attractively mixed residential character and low-density development.

Simultaneously, the presence of the Park Street residential area offers an important boundary for the Queenstown Gardens through providing an intermediate zone of character housing and gardens that contributes to the gardens' broader amenity and landscape values.

5. Conclusions

Overall, the area encompassed by Park Street/Brisbane Street/Hobart Street holds a distinctive residential character founded on its heritage of gardens and dwellings that ultimately generates a strong sense of place for many of the residents who live there and call Queenstown their home. Although known as an international tourist destination and focus of much recent commercial and investment development, Queenstown increasingly lacks such a sense of place and has struggled to retain its built heritage that is a fundamental part of its settlement story. The area of Park Street/Brisbane Street still retains some historic built fabric alongside an even stronger sense of place derived from its authentic residential character both for its residents and those who pass through it. No area can or should remain static as Park Street has demonstrated itself, but retaining areas with a distinctive character and broader residential heritage values, such as Park Street offers, is considered to be of value to the CBD and wider district.