

EVIDENCE SUMMARY – JOHN EDMONDS FOR SUBMITTER 31040, Coronet Peak Properties Ltd

[1] My evidence covers my recommendations for the zoning of the land at 161 Arthurs Point Road, Arthurs Point.

[2] I agree with Ms Turner's evidence that those parts of the site zoned MDRZ with VASZ be rezoned to HDRZ as recommended in the s42a report for the following reasons:

- (a) There is very little flat land in close proximity to the town centre that is suitable for high density residential activity.
- (b) Zoning this land HDRZ would allow a greater range of housing densities and options.
- (c) Arthurs Point North is nestled into the lower slopes of Mt. Dewar immediately to the north with the Shotover River canyon to the south. Increased height limits can be tolerated within these topographical features.
- (d) Arthurs Point already contains a predominantly high-density character (including residential and visitor accommodation activities), and changing the zoning of the land to reflect this character is consistent with Objective 3.2.3 (Chapter 3 – Strategic Direction) which states:

A quality-built environment taking into account the character of individual communities.

- (e) HDRZ is consistent with Policy 3.2.1.1 (Chapter 3 – Strategic Direction) of the Proposed District Plan which states:

The significant socioeconomic benefits of well-designed and appropriately located visitor industry facilities and services are realised across the District.

[3] However, I recommend that the remainder of the site also be rezoned to HDRZ. I consider that those parts of the site which Ms Turner recommends remain zoned MDRZ with VASZ should be rezoned to HDRZ for the following reasons:

- (a) The HDRZ should follow the cadastral boundaries of the site to ensure consistency and clarity for future development on the site without added complexity. The fact that the north-eastern corner of the site falls within the toe of the slope and has a landslide area natural hazards overlay applied to it is not a reason to apply a different zoning to this corner of the site from the rest of the site.
- (b) The visual effect of a building within this north-eastern corner of the site would be very similar whether it was on land zoned MDRZ or HDRZ; and

(c) Having split zoning for the site results in more stringent activity statuses for the entire site due to the most restrictive activity status applying to land where more than one standard is breached, as stated in the 'Interpreting and Applying the Rules' in each chapter of the PDP.

[4] I recommend the visitor accommodation in the HDRZ of Arthurs Point North have a controlled activity status. This will provide for the existing and anticipated visitor accommodation activities that are occurring (and anticipated to occur) within Arthurs Point North. Arthurs Point is characterised by predominately high-density character (including residential and visitor accommodation activities) and given the location and its proximity to central Queenstown and the anticipated activities in the area, I consider that the activity status is considered appropriate.

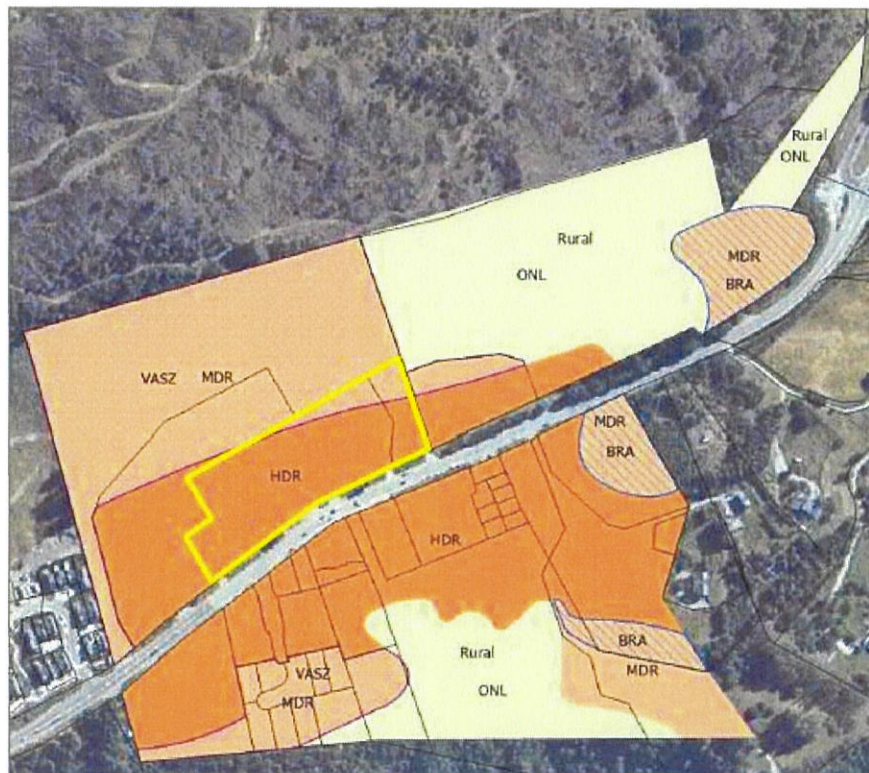


Figure 1: Section 42A Report at Page 23- Recommended mapping (zoning and overlays) with Site outlined in yellow