

*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions on Queenstown  
Lakes Proposed District Plan 2023

*and:* Urban Intensification Variation

*and:* **Carter Queenstown 2015 Limited (Carter Group)**  
(Submitter 776 and Further Submission 1337)

*and:* **Centuria Property Holdco Limited (Centuria)**  
(Submitter 743 and Further Submission 1362)

## Summary statement of evidence of Dave Compton-Moen

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Dated: 1 August 2025

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Reference: J M Appleyard (jo.appleyard@chapmantripp.com)  
T B Parker (tallulah.parker@chapmantripp.com)

## **SUMMARY STATEMENT OF EVIDENCE OF DAVE COMPTON-MOEN**

- 1 My full name is Dave John Compton-Moen.
- 2 I prepared a statement of evidence dated 4 July 2024 in support of the Submitters' requested relief.
- 3 The following Urban Design aspects are the key issues addressed in my evidence for the Crowne Plaza and Centuria Land:
  - 3.1 Anticipated, including Consented, Receiving Environment;
  - 3.2 Extent of Town Centre based on Built Form;
  - 3.3 Building Setback for Upper Floors and Shading Issues;
  - 3.4 Built Form and Amphitheatre around the Waterfront;
  - 3.5 Building Dominance from Increasing the Height of the Crowne Plaza Site and Centuria Site; and
  - 3.6 High limit for Section 2 Block XVII Town of Queenstown.
- 4 Figure 1 in my graphic attachment shows the proposed UIV height limits along with consented developments and their respective proposed heights. Figure 2 is a cross section that was prepared for conferencing for the Queenstown Hotel Fast Track Application showing the proposed breaches to height limits and building set backs, with the 20m height limit above the carpark datum being accepted in Council's UIV proposal, as opposed to the height limit being measured from the original ground level as it is elsewhere in the Town Centre.
- 5 Figure 3 shows our submission height limits which are then combined with the UIV version in Figure 4 to show how the proposal sits together. When combined with the UIV heights and the High Density Residential areas, the Crowne Plaza and remaining PC50 sites are noticeable for their lack of potential built form. From a built form perspective bringing these sites up to 24m in height, with an Upper Floor setback, would allow for greater Intensification without creating adverse effects on adjoining properties. It would also recognise the consented developments which already exceed the current height standards.
- 6 For the most part the Extent of the Town Centre covered by the UIV makes sense spatially, either defined by major roads or topography in the case of the Novotel site (refer to Figure 4 of the Graphic Attachment). However, the exclusion of the PC50 area including the Carter Group Land and Centuria Land makes no sense in spatial terms. I consider that these areas along with the Lake View site should be incorporated into the Town Centre extent recognising the current and future built form of this area, noting that the intention

of PC50 was to extend the Town Centre zone to incorporate this land.

- 7 In terms of Built Form and creating an amphitheatre around the waterfront increasing the development height on the northside of Man St (including the Centuria Site) to 24m would make sense and allow the top floors to be seen above the proposed Queenstown Hotel. The increased height on the Crowne Plaza site would create a western edge to the town centre, wrapping around existing commercial development on the lake front, before stepping down to the adjacent High Density Residential area (16.5m height limit).
- 8 I consider the Council proposed 'Building Setback at Upper Floors' to be a positive design control to mitigate potential building dominance and shading issues, being Mann Street and Lake Street in the case of the Centuria and Crowne Plaza sites respectively.
- 9 For the Crowne Plaza Land, the proposed 24m would allow for a more uniform height to be achieved across the site than the current ODP diagram. The increase in height would be consistent with adjoining blocks in the Town Centre and the High Density Residential zone, and with the implementation of the Upper Floor setback concerns over building dominance and shading for the High Density zone to the immediate west can be mitigated.
- 10 For the Centuria Land / Isle Street Sub-zone, increasing the height in this location will bring the sites 'in-line' or consistent with the buildings on the southern side of Man Street. At present the 12m +2m for roof form height limit is significantly lower than the southern side of Man Street where the height limit under the UIV is proposed to be 20m.
- 11 For Section 2, Block XVII of Queenstown on the waterfront increasing the height limit in this location would have negative effects on the character of the lakefront and the space should be treated the same as Earnslaw Park with a 4m height limit as opposed to 8m.
- 12 Overall, increasing the height limit across the Crowne Plaza, Centuria Land will provide additional capacity for intensification of the Town Centre while potential adverse effects can be successfully mitigated.

Dated: 1 August 2025

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Dave Compton-Moen