

## **PROPOSED URBAN INTENSIFICATION VARIATION - AMENDMENT TO THE MAXIMUM BUILDING HEIGHT STANDARDS IN THE MDRZ AT ARTHURS POINT**

### **SUMMARY OF EVIDENCE OF TONY DOUGLAS MILNE ON BEHALF OF THE ARTHURS POINT TRUSTEES LIMITED**

1. My full name is Tony Douglas Milne. My qualifications and experience are set out in my Evidence in Chief dated 3 July 2025.
2. I set out below a summary of the key points of my evidence. I have also read the rebuttal evidence of Ms Corinne Frischknecht<sup>1</sup> and Ms Helen Mellsop's<sup>2</sup> review of my evidence on behalf of Queenstown Lakes District Council (attached as Appendix 1 to Ms Frischknecht's evidence).

#### **Succinct summary of key points of my evidence**

3. The focus of my Evidence in Chief was on the potential adverse effects of an increased building height<sup>3</sup> on the Mid-Terrace on the landscape and visual amenity values identified for the adjacent Outstanding Natural Feature (ONF) - 21.22.3 Kimiākau [Shotover River] PA: Schedule of Landscape Values<sup>4</sup>.
4. In the context of its surroundings, the Mid-Terrace area has a discrete location. Visually it is relatively isolated due the escarpment that separates it from the Upper Terrace, from elevated hill-forms to the east that extend further to the south, and the very limited views to the northwest and west. However, in the views available of the Mid-Terrace, it is seen in the same visual catchment as existing development associated with the northern node of Arthurs Point. The relatively enclosed position provides for a moderate capacity to absorb sensitively designed development.
5. The effects of a higher building height (11m +1 for gabled roof forms as compared to 8m)<sup>5</sup> on the Mid-Terrace of the Site have been considered in the context of the surrounding and adjacent ONF and the ONL (Central Whakatipu Basin PA). In relation to landscape character and amenity values identified for the ONL<sup>6</sup>, effects on the landscape values are largely avoided through implementation of

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<sup>1</sup> Rebuttal Evidence of Corinne Frischknecht, Planning - Urban Intensification Variation to the proposed Queenstown Lakes District Plan. 25 July 2025

<sup>2</sup> Review of landscape evidence of Tony Milne, dated 3 July 2025 – Helen Mellsop, Landscape Architecture. 21 July 2025

<sup>3</sup> The proposed Variation amends the Build height rule in the MDR (8.5.1) by:

Providing a building height of 11m, together with an additional 1m for pitched roof articulation in all other MDR zoned sites (8.5.1.1(d))

<sup>4</sup> Queenstown Lakes District Council (2025, April 11). 21-22-3 Kimiākau (Shotover River) PA: Schedule of Landscape Values

<sup>5</sup> Rule 8.5.5.1(a)

<sup>6</sup> Queenstown Lakes District Council (2025, April 11). 21-22-15 Central Whakatipu Basin PA: Schedule of Landscape Values

development within an area of the Site considered to have lower landscape sensitivity. Regarding the capability of the Mid-Terrace to absorb an increase in building height I consider that there exists an opportunity for this without resulting in adverse effects of concern on the key physical attributes and values (including landform, hydrology, development and land use), associative attributes and values (including recreational and heritage) and perceptual attributes and values (including strong legibility and expressiveness, aesthetic appeal and memorability, and naturalness) of the Kimiākau (Shotover River) ONF PA. I hold the same view in regard to the key attributes and values (including the dramatic mountainous backdrop, legibility and expressiveness of landform, important, appealing and engaging mid to long-range views and transient qualities) associated with the ONL adjacent to the north eastern boundary of the Mid-Terrace.

6. Visibility of a future height increase from beyond the Mid-Terrace will be limited. Effects on visual amenity have been considered in the context of readily accessed public viewing places, the Shotover River corridor (including Big Beach) and the wider Arthurs Point settlement. For the most part, a three-metre increase (+1m for gabled roof forms) in building height on the Mid-Terrace will be visually compatible and cohesive within the evolving built form of Arthurs Point. Available views are intermittent, distant, and limited, and the Mid-Terrace is viewed against a wider landscape backdrop. Where visible, in my opinion buildings of an increased height on the Mid – Terrace will not inappropriately dominate the Site or detract from rural landscape views. Nor will it detract from the shared and recognised visual amenity values associated (*refer landscape schedules*) with the wider landscape and experienced by the public.
7. Furthermore, the proposed terrace edge setback provisions consider the Mid-Terrace's landscape sensitivity and visual influence. What is proposed is not simply a roll out of a blanket height for the entire Site without thought, rather it is a carefully considered response based on the landscape values of the Site and adjacent Priority Areas (PA). It is proposed that building height transitions from a maximum of 8m along the visually sensitive crest of the terrace landform to a maximum of 11m (+1m for gabled roof forms), over 10m depth into the Mid-Terrace (*refer Figure One as attached to this summary*). This height setback approach will help avoid and/or mitigate potential effects on the landscape values of the PA.

### **Landscape Matters Raised**

8. Having read Ms Mellsop's landscape memo, from a landscape and visual amenity perspective, there appears one main area of dispute and a potential area for agreement that could resolve the area of disagreement. First is the extent of landscape and visual effects resulting from an increase in building

height on the Mid-Terrace<sup>7</sup>. And second is the introduction of a nuanced site approach to an increase in building height<sup>8</sup>.

9. In terms of landscape and visual effects, the issue is the potential effects of the increase in building height on landscape values as experienced in views from both public places and private residences. Bearing in mind, change within these views is anticipated by the current zoning, therefore the question to be answered is, will an additional three metres (+1 for gabled roof forms) in building height result in a greater adverse effect due to building dominance? In my opinion, the legibility and expressiveness, naturalness, scenic quality and coherence of views of the Shotover River, the wider mountains and adjoining rural land, i.e. the key values of the ONF's/ONL's associated with the broader landscape would remain intact.
10. At paragraph 14 of Ms Mellsop's memo, she states that *'proposal to retain the 8m height limit within 10m of the escarpment edge has merit (although a similar provision would be needed on the eastern interface with the ONL)'*. I suggest the Commissioners can take heart that both Ms Mellsop and myself consider a building height setback from the escarpment edge as an appropriate means to avoid and /or mitigate potential adverse landscape and visual effects. However, I do not agree that this is required for the eastern interface as this boundary interface is less sensitive. In my opinion if required, consideration could be given to a five metre wide planted landscape buffer or five metre wide building setback to this interface (*refer Figure Two as attached to this summary*) that would enable either the retention of some of the existing trees currently growing along this edge or provide space for planting along this edge of the Mid-Terrace. I consider this would soften the interface between the Mid Terrace and the ONL.

## Conclusion

11. From a landscape perspective, I support an increase in building height on the Mid-Terrace. However, to adequately protect the values of the Shotover PA and Central Whakatipu Basin PA, I recommend a bespoke provision for the Mid-Terrace, that introduces a building height setback adjacent to the lip of the escarpment, and a building setback along the eastern boundary, to ensure built form appropriately responds to the immediate landscape setting and considers the identified landscape values of the adjoining ONF and ONL.

**Dated:** 7 August 2025

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<sup>7</sup> Landscape Memo of Helen Mellsop. Landscape Architecture, Para 15 – review of landscape evidence of Tony Milne, dated 3 July 2025

<sup>8</sup> Ibid, Para 14

## Appendix One

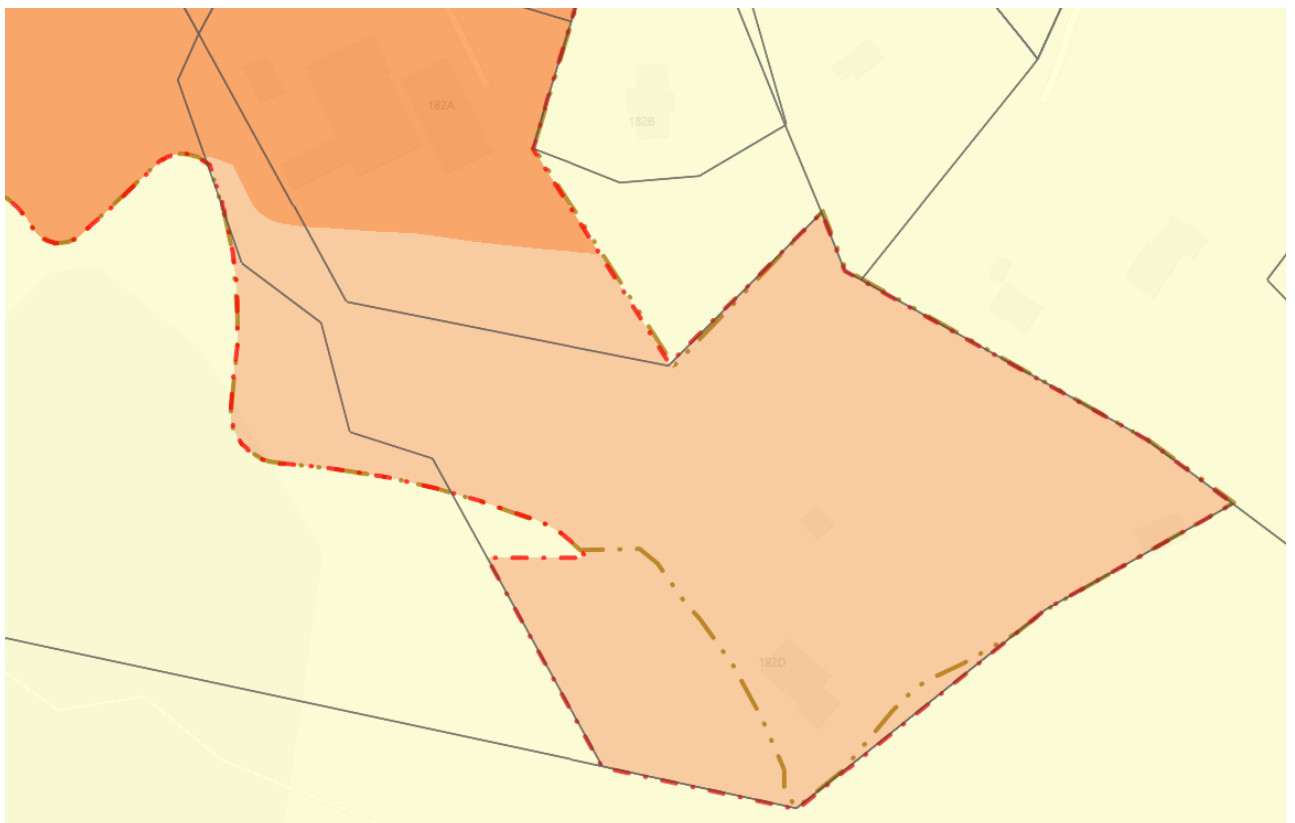
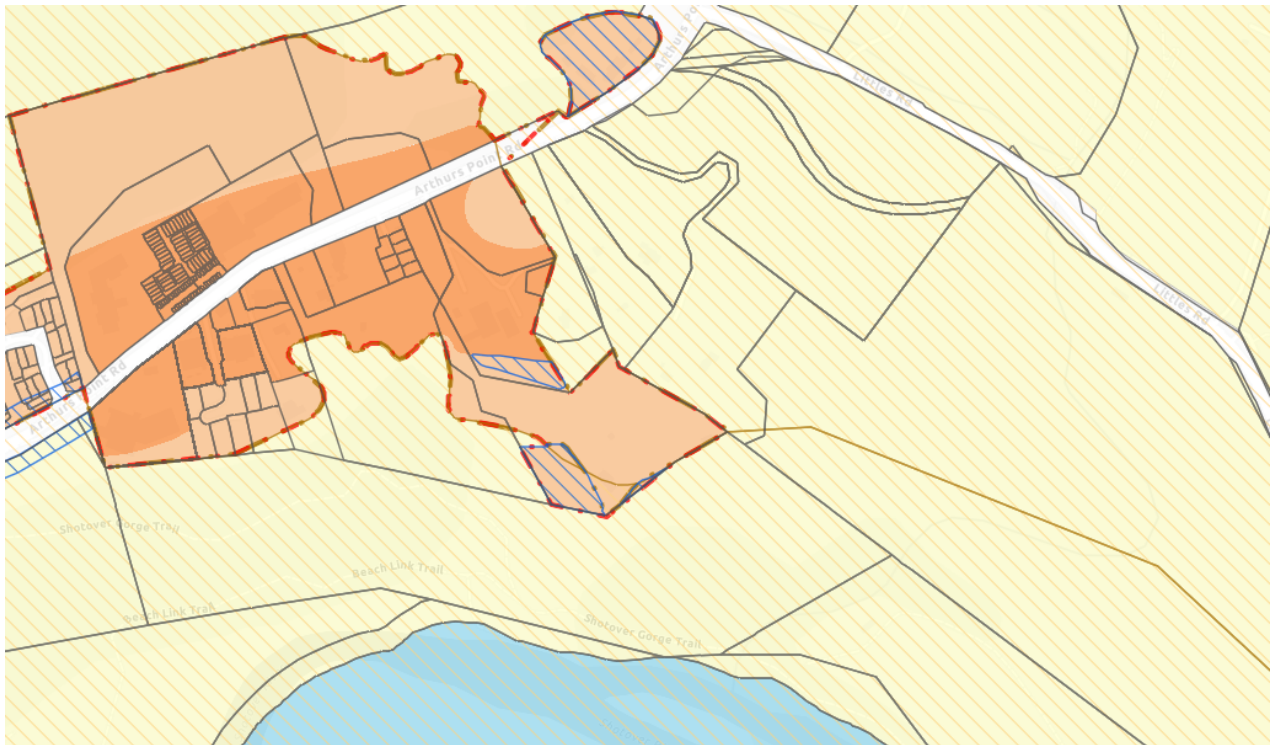


*Figure 1 – Proposed 10m setback from the edge of the escarpment (red) within the Mid Terrace*










*Figure 2 – Proposed 10m setback from the edge of the escarpment (red) and proposed 5m setback building setback/landscape strip (yellow) along the eastern edge within the Mid Terrace*

## Appendix Two: PDP Zone Maps – Arthurs Point



## Map Legend:

	<i>Medium Density Residential</i>
	<i>High Density Residential</i>
	<i>Rural</i>
	<i>Landscape Classification</i>
	<i>Urban Growth Boundary</i>
	<i>Landscape Schedule Areas</i>
	<i>Building Restriction Area</i>