

Before an Independent Hearings Panel
Appointed by Queenstown Lakes District Council

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: **Arthurs Point Trustee Limited (APT)**
(Submitter 1260)
(Further Submitter 1338)

Supplementary Memo of John Edmonds

Dated: 22 August 2025

SUMMARY MEMORANDUM OF JOHN EDMONDS

1. My full name is John Bernard Edmonds.
2. I prepared a statement of evidence dated 4 July 2025 in support of the Submitter's requested relief and attended the hearing on 7 August 2025, where I presented my Summary Statement in conjunction with Mr. Milne and Ms. Mahon.
3. The APT land at Arthurs Point is comprised of three terraces, each with a unique zone. The land contained in the upper terrace is mostly zoned High Density Residential (HDR) in the Proposed District Plan (PDP).
4. A small pocket of Medium Density Residential zoned land applies to the hillock feature in the northern corner of the site, adjacent to Arthurs Point Road.
5. The Commissioners requested that I confirm the accuracy of the specific height limit for building on this hillock feature in my 'Recommended Rules' that I circulated at the hearing with my Summary Statement.
6. I confirm that Rule 8.5.1.1 (b) should read:

...on the knoll on the southern side of Arthurs Point Road: a maximum of 465masl. (my underlining)
7. That wording is consistent with the *Recommended Rebuttal Provisions (Part 1 of 2), Appendix A*, as prepared by Ms. Bowbyes.
8. In reviewing the rule I recognise that the 8m height limitation on the submitters mid-terrace does not include any dimensions. It would be prudent to recognise in the height rule that this height limitation applies to a 10m wide strip of land. I have included a corrected version of my Recommended Rules attached to this Memorandum.
9. The second matter relates to that part of the submitters land that occupies the balance of the Upper Terrace and is zoned High Density Residential in the Proposed District Plan. The Urban Intensification Variation does not change the zoning of this, or other land owned by the submitter.
10. The submitters land is described as a 'flat site', and the current PDP height rules provide a stepped regime of:

Up to 12m Permitted
 12m to 15m Restricted Discretionary
 Above 15m Discretionary
11. The notified version of the Variation replaced the stepped height regime with a single restricted discretionary height limit of 16.5m, subject to four exceptions, none of which related to Arthurs Point.

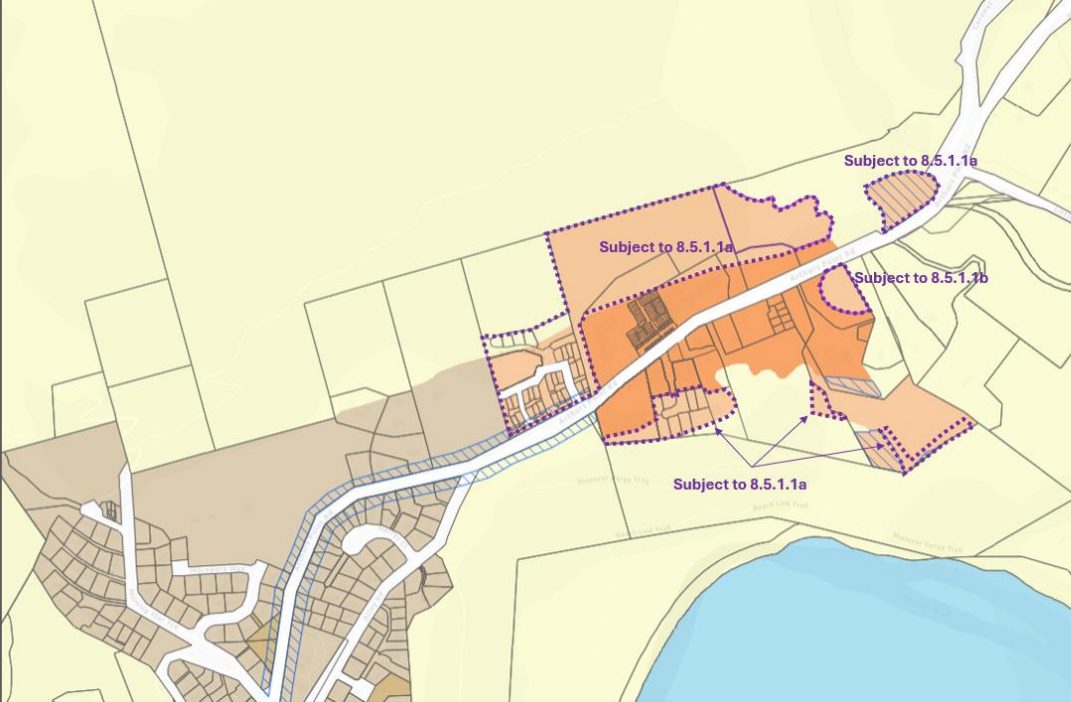
12. The initial submission by APT (at paragraph 15) supported the intention of the Variation to give effect to the NPS-UD by increasing building height limits in both the MDR and HDR zones.
13. Mr Stewart made an initial submission (487.4). The relief at paragraph 11(a) of the submission states:

That the maximum building height standard in the Medium Density Suburban Residential Zone and High Density Suburban Residential Zone at Arthurs Point be amended to avoid 8 metres buildings being dominated by 16.5 metre buildings through either a staggered framework or by increasing the height in the Medium Density Suburban Residential Zone and decreasing the height in the High Density Suburban Residential Zone.

14. The Council staff recommend that the height rule for the HDRZ be amended to include Arthurs Point with Wanaka, as an exception to the 16.5m height limit. Proposed exception rule 9.5.1.4 states that the maximum height in Arthurs Point and Wanaka shall be 12m. Any breach of this rule would require Discretionary consent, which is a more restrictive status than the PDP and the notified version of the Variation.
15. I consider that a restricted discretionary height of 16.5m throughout the HDRZ at Arthurs Point is more appropriate and gives effect to policies 1, 2, 5 and 6 of the NPS: UD.

8.5 Rules – Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.1	<p>Building Height</p> <p>8.5.1.1 Arthurs Point: Within the areas specified on the District Plan web mapping application:</p> <ul style="list-style-type: none"> a. a maximum of 8 metres; or b. on the knoll on the southern side of Arthurs Point Road: a maximum of 465masl. c. <u>At 182D Arthurs Point Road the 8m height limit applies to a 10m wide strip of land.</u> <p>8.5.1.2 Queenstown Hill: within the area specified on the District Plan web mapping application a maximum of 8 metres.</p> <p>8.5.1.3 Arrowtown: a maximum of 8m plus an additional 1m for pitched roof forms only.</p>	NC

	8.5.1.4 All other locations: A maximum of 11 metres plus an additional 1m for pitched roof forms only.	
Recommend including a map at the last page of the MDR Zone chapter		
		
8.5.9	<p>Minimum Boundary Setback</p> <p>a. road boundary setback: 3m minimum, except for:</p> <ul style="list-style-type: none"> i. State Highway boundaries, where the setback shall be 4.5m minimum; ii. garages, where the setback shall be 4.5m minimum; iii. Building setbacks (excluding garages) on sites that adjoin two road frontages, where each frontage is more than 10m in length, shall include one road boundary setback of 3m, and one road boundary setback of 1.5m. The 3m road boundary setback shall be applied to any road boundary frontage that adjoins an Arterial or Collector Road. <p>b. all other boundaries: 1.5m, <u>except for the eastern boundary of 182D Arthurs Point Road, where the setback shall be 5m.</u></p> <p>Exceptions to setback requirements other than any road boundary setback.</p>	RD

	Accessory buildings for residential activities may be located within the setback distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane.	
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22 August 2025

John Edmonds