

**Before the Hearing Commissioners
at Queenstown**

In the Matter of

the Resource Management Act
1991

And

In the Matter of

a proposed variation to the
Queenstown Lakes Proposed
District Plan – Urban Intensification
Variation

**Statement of Evidence of
Scott Anthony Freeman
for multiple Queenstown submitters**

Dated: 4 July 2025

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INTRODUCTION

Qualifications and Experience

1. My name is Scott Anthony Freeman. I reside in Queenstown. I am a Director of Southern Planning Group Limited.
2. I hold the degree of Bachelor of Planning from the University of Auckland. I have approximately 28 years' experience in the field of resource management planning.
3. I have previously worked for the Queenstown Lakes District Council (**Council**) and later Civic Corporation Limited from 1997-1999. During this period, I was employed as a consents planner responsible for processing a variety of land use and subdivision consents on behalf of the Council.
4. Since late 1999, I have been practising as a resource management planning consultant, primarily within the Queenstown Lakes District. I formed Southern Planning Group in 2003.
5. From the variety of working roles described above, I have acquired a sound knowledge and experience of resource management planning issues that are faced in the Queenstown area and the wider District. I have prepared and overseen numerous subdivision and development proposals (commercial, residential and rural based) for land contained in all zones under the Operative District Plan (**ODP**) and Proposed District Plan (**PDP**). From a policy perspective, I have prepared expert planning evidence for clients in terms of the zones/chapters that have been subject to Stages 1 to 3 of the District Plan Review (PDP), and more recently, the Ladies Miles Special Zone. With the District Plan Review, I have appeared in front of Independent Hearing Panels (**IHP**) and the Environment Court in numerous occasions.

Code of Conduct

6. While this is not an Environment Court hearing I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another

person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

7. My evidence is on behalf of a number of landowners who have submitted on the PDP Urban Intensification Variation (**UIV**). I have broken down the list of submitters into the subject PDP zones that are affected by the UIV, and addressed each *zone* individually.
8. In accordance with the Point 8.4 within Minute 1 from the IHP, where I agree with the recommendations contained in the Council's section 42A Report (**s42A**), I will merely state so. Conversely, where I disagree with recommendations within the s42A, I will provide succinct reasonings as to why, including an appropriate s32AA analysis and a brief discussion for any changes that I consider to be necessary.
9. I note that my evidence in part relies upon the urban design evidence that has been compiled by Ms Paula Costello.
10. **Appendix [A]** to my evidence contains a number of recommended changes to certain PDP provisions that are contained in the s42A report. **Appendix [B]** contains maps that indicate the location of the submitters properties that are detailed below.

Queenstown Town Centre Zone

11. The submitters located within the PDP Queenstown Town Centre Zone (**QTCZ**) are as follows:
 - (a) Man Street Properties Limited (**991**): 14-26 Man Street.
 - (b) Trojan Holdings Limited (**967**): 25 Camp Street and 7/9 Duke Street. The building on this site is referred to as The Station Building.
 - (c) Horne Water Holdings Limited & Shotover Memorial Properties Limited (**998**): 9 Shotover Street. The building on this site is referred to as the Outside Sports Building.
 - (d) Trojan Holdings Limited (**966**): 68 & 70 Memorial Street.

- (e) Trojan Holdings Limited (**968**): 24 Beach Street. The building on this site is referred to as Stratton House.
- (f) Beach Street Holdings Limited (**1006**): 23, 25 and 27 Beach Street.
- (g) O'Connell's Pavilion Limited (**987**): 30 Beach Street. The building on this site is referred to as O'Connell's Pavilion.
- (h) Accommodation and Booking Agents (Queenstown) Limited (**1009**): 18 Ballarat Street. The building on this site is referred to as the Skyline Arcade.
- (i) Skyline Properties Limited (**973**): 20 Ballarat Street.
- (j) Skyline Properties Limited (**972**): 48 and 50 Beach Street.
- (k) Skyline Properties Limited (**970**): 18, 20, 24 and 26 Rees Street.
- (l) Skyline Properties Limited (**971**): 1, 3 Ballarat Street. The building on this site is referred to as Eichardts.
- (m) Skyline Properties Limited (**976**): 2 Rees Street. The building on this site is referred to as the Town Pier Building.
- (n) Skyline Properties Limited (**974**): 19-23 Shotover Street. The building on this site is referred to as the Chester Building.
- (o) Strand Corporate Trustee Limited (**983**): 61 Beach Street.
- (p) QRC House Limited (**985**): 7 Coronation Drive.
- (q) Cactus Kiwi NZ Limited Partnership (**1004**): 10 Man Street.
- (r) Fiveight Queens Holdings Limited (**1000**): 39 Beach Street.
- (s) GCA Legal Trustee 2021 (**1287**): 6 and 8 Beetham Street.

Business Mixed Use Zone

12. The submitters located within the Business Mixed Use Zone (**BMUZ**) are as follows:

- (a) Trojan Holdings Limited (**965**): 97, 101, 103, 109, 116, 120 and 121 Gorge Road.
- (b) Skyline Enterprises Limited (**977**): 16 Hylton Place.
- (c) High Peaks Limited (**999**): 51 Gorge Road.

High Density Residential Zone

13. The submitters located within the High Density Residential Zone (**HDRZ**) are as follows:
- (a) Skyline Properties Limited (**975**): 117 Hallenstein Street.
 - (b) Skyline Tours Limited (**984**): 8 and 10 Stanley Street, 11 Sydney Street and 4 Coronation Drive.
 - (c) Trojan Holdings Limited (**969**): 11 Henry Street.
 - (d) Hulbert House Limited (**997**): 5 and 7 Malaghan Street.
 - (e) Ashourian Partnership (**1008**): 12, 16 and 20 Stanley Street.
 - (f) Pro-Invest Property 1 Limited Partnership (**986**): 13 Stanley Street.

Medium Density Residential Zone

14. The submitter located within the Medium Density Residential Zone (**MDRZ**) is as follows:
- (a) Richard Thomas (**832**): 634 Frankton Road.

Lower Density Suburban Residential Zone

15. The submitters located within the Lower Density Suburban Residential Zone (**LDSRZ**) are as follows:
- (a) RF Corval NZQ Pty Limited (**835**): 554 Frankton Road. The building located on this site is referred to as The Sherwood.
 - (b) Tepar Limited (**652**): 16, 18 and 20 The Terrace.
 - (c) Park Lake Limited (**653**): 154 and 158 Park Street.

- (d) Earnslaw Lodge Limited (**654**): 77 Frankton. The building on this site is referred to as Earnslaw Lodge.
16. It is noted that submission made by Manor Holdings Limited (**835**) has been taken over by RF Corval NZQ Pty Limited. Following the submission periods for the UIV, RF Corval NZQ Pty Limited purchased the site at 554 Frankton Road from Manor Holdings Limited. The site at 554 Frankton Road is proposed to be rezoned from the LDSRZ to the MDRZ via the UIV.
17. The sites owned by Tepar Limited, Park Lake Limited and Earnslaw Lodge Limited are presently contained in the LDSRZ. The UIV is seeking to rezone these sites to the HDRZ.

STATUTORY FRAMEWORK

18. Ms Bowbyes in her Strategic Evidence has provided a comprehensive assessment as to the rationale and purpose of the UIV. I do not intend to address or repeat this analysis in detail, aside from briefly addressing the National Policy Statement on Urban Development 2020 (**NPS-UD**).
19. As outlined by Ms Bowbyes, the purpose of the UIV is to give effect to the NPS-UD, in particular Policy 5 which seeks to enable greater building heights and density of urban form that is commensurate with the greater of:
- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
 - (b) relative demand for housing and business use in that location.
20. The UIV also seeks to acknowledge and respond to the wider directive of the NPS-UD via Objective 1, which is that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
21. I agree with the general approach of the UIV, in that the highest levels of urban intensification are proposed to occur in locations that have the greatest accessibility to employment, community services, public and active transport networks, and other amenities. The greatest intensification thus

proposes significant changes (primarily increased building heights) in the subject PDP commercial zones (QTCZ, WTCZ) and the HDRZ. The proposed intensification then starts to be scaled back via the changes to the MDRZ and then the LDSRZ. The UIV will also enable a greater diversity of housing types across the three residential zones that are subject to this process.

22. For the most part, I agree with the PDP provisions within the s42A reports. However, as outlined below, I recommend a number of amendments to the s42A report provisions, which after a s32AA assessment, I consider are better placed to serve the intensification and urban outcomes that are proposed in the UIV order to meet the requirements of the NPS-UD (in particular Policy 5) and higher order policies. The s32AA assessment is detailed towards the end of my evidence following my evidence on recommended amendments to the UIV.

QUEENSTOWN TOWN CENTRE ZONE PROVISIONS

23. I have reviewed the s42A report compiled by Ms Corinne Frischknecht that addresses the QTCZ, together with the accompanying assessments undertaken by Council experts that address matters such as economics, heritage, urban design and infrastructure.

Policy 12.2.2.3

24. PDP Policy 12.2.2.3 deals with controlling the height and mass of buildings. The notified Policy 12.2.2.3 sought to replace “or” with “and” through the listed matters under this policy, adding “*from public places*” to clause b when referring to view shafts, and deleting “*and to footpaths*” from clause c when dealing with the maintenance of sunlight access.
25. I agree with replacing “or” with “and” in terms of the listed matters under PDP Policy 12.2.3, because this approach means that all matters are of equal importance.
26. I continue to support the addition of “*from public places*” in clause b when dealing with viewshafts.
27. In relation to clause c, I agree with the s42A report in terms of deleting “*public places*”, “*and to footpaths*” and the addition of “*land zoned Open Space*” in

the s42A Policy 12.2.2.3(c). The s42A is correct in that the PDP definition of Public Places would include footpaths. Clause c now focuses on the key zoned open spaces in or next to the QTCZ in the form of the Village Green, Earnslaw Park and Marine Parade which are included in Chapter 38 of the PDP (Open Space and Recreation Zones)

Policy 12.2.2.4

28. I agree that PDP Policy 12.2.2.4 is not required due to the proposed deletion of the existing Rule 12.5.8 that deals with discretionary building height breaches.

Replacement Policy 12.2.2.4

29. I agree with the addition "*from a public place*" in terms of replacement notified Policy 12.2.4(h) as this is consistent with the notified Policy 12.2.2.3(b).

Policy 12.2.3.3

30. I agree with the new sub-clause b to notified Policy 12.2.2.3 that seeks to ensure an appropriate level of amenity for occupants of buildings in the QTCZ.

Policy 12.2.3.7

31. Given that I make comments below regarding the notified Rule 12.5.11 that deals with the minimum ground floor height, I generally oppose the current wording of notified Policy 12.2.3.7.

Policy 12.2.4.2(h)

32. I support the notified Policy 12.2.4.2(h) that seeks to ensure adequate provision is made for servicing type activities in the QTCZ.

Rule 12.4.7

33. I support the addition to notified Rule 12.4.7 (new clause i) that introduces discretion in relation to the adequate provision and screening of servicing areas for buildings.

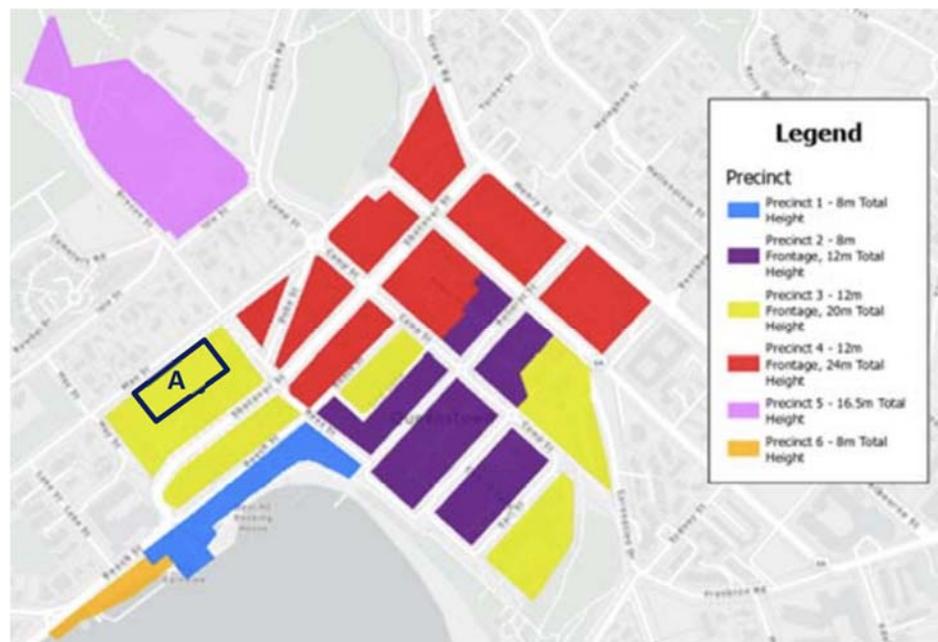
Rule 12.5.9 - Maximum Building Height

34. The most significant change proposed by the UIV is the complete replacement of the PDP QTCZ Height Precinct Map (**HPM**) (Figure 2). Irrespective of the appropriateness of the increased building heights within the QTCZ as proposed by the UIV, I consider that the notified HPM (and the version of the HPM contained in the s42A report) to be a more practical and user friendly method of implementing the building height regime in the QTCZ.
35. I will first deal with the proposed maximum building height regime via the s42A Rule 12.5.9, and then deal with the s42A Rule 12.5.8 that addresses building façade height and setback of upper floors (as termed in the s42A report).
36. As outlined above, I consider that increasing building heights through a large portion of the QTCZ (particularly following Stanley Street and Shotover Street) accords with the NPS-UD, in particular Policy 5 that seeks to enable building height and density of urban form that is commensurate with the level of accessibility and demand for business (primarily in the QTCZ).
37. Under the notified HPM, the QTCZ submitters' properties listed above are contained within Height Precincts 1, 2, 3 and 4. With the exception of the matters addressed below, I generally support the building height increases as proposed in the notified HPM and the slightly modified s42A HPM. I will address the exceptions below.

Man Street Properties Limited (Submission 991)

38. Within the PDP HPM, the property owned by Man Street Properties Limited is contained within Height Precinct 7, with the following bespoke height limits applying via PDP Rule 12.5.9.4:
- (a) In Area A, the maximum height shall be 11m above RL 327.1 masl.
 - (b) In Area B, the maximum height shall be 14m above RL 327.1 masl.
 - (c) In Viewshaft C, the maximum height shall be RL 327.1 masl (i.e. no building is permitted above the existing structure).

- (d) In Viewshaft D, the maximum height shall be 3 m above RL 327.6masl.
39. Building height is presently measured from a fixed datum, being RL 327.1 masl, This datum point represents the top of the structure for the largely subterranean car parking building that exists on the site.
40. In the notified HPM, the property was included within Height Precinct 3. Notified Rule 12.5.9(iii) proposed a 20m height limit within Height Precinct 3 (and the deletion of the two PDP viewshafts as required by Area A and D). While I support the proposed 20m height limit for this property, I consider that the maximum building height should be measured from a fixed datum point, as is the case at present within PDP Height Precinct 7. The fixed datum point should be RL 327.1 masl. The issue of measuring building height limits from the *original* ground level is clearly set out in Submission 991, with the ground level for this property being below the datum of RL 327.1 masl (and in the southern portion of the property, significantly below the said datum).
41. In responding to Submission 991, the s42A report has recommended a bespoke and sub-set height limit within Height Precinct 3 for the property, being labelled as 'A' below:



42. Area 'A' within Height Precinct 3 provides a maximum building height limit of 20m above RL 327.1 masl. I agree with this approach, in particular with the removal of the two viewshafts as per the PDP Height Precinct 7.
43. Paragraph 5.97 of the s42A report addresses Submission 991 in terms of using a fixed datum when measuring building height for Area A within Height Precinct 3. The author of the s42A report relies upon the urban design evidence compiled on behalf of the Council by Mr Cameron Wallace. In paragraph 13.9 of his evidence, Mr Wallace accepts the bespoke height regime for the property in urban design terms, based on his assessment contained in his paragraph 13.8, which states:

I consider that the proposed building heights remain relatively modest (at 20m) and well within what is considered a human scale of development. Further, in my view, dominance effects are challenging to quantify based on simple bulk and location standard at the plan change stage. This is because there are many other contributing factors to consider when assessing potential dominance effects such as: the overall building composition, building modulation, the articulation, the general façade treatment and materiality, the colour strategy and glazing strategy. These matters can be appropriately considered within a future resource consent process for any new building under Rule 12.4.7.

44. Further to the above, Ms Costello in paragraph 101 of her evidence agrees that providing for a height of 20m from the fixed datum will essentially place additional building height at the southern edge of the site where the original ground level falls away steeply, and in Ms Costello's opinion, such a built form outcome will not result in any dominance effects from Man Street or problematic for shading on properties to the south of the south when compared to the notified provisions. I agree with these observations.
45. I also agree with Ms Costello in her paragraph 97 that it is appropriate to generally increase building heights in the QTCZ given its role as the centres framework in the PDP
46. Based on the opinions expressed in the s42A report and the urban design evidence of Ms Wallace and Ms Costello, I support the bespoke height regime for the property via Area A in the s42A HPM.
47. The bespoke height regime for the site as contained in the amended s42A Rule 9.5.9.1(vii) is also reflective height wise in terms of the hotel that was

approved for the property via the COVID-19 Recovery (Fast-track Consenting) Act 2020 (reference FTC000093). The architectural plans for the approved hotel are contained in **Appendix [C]**. The height of this hotel from approximately 17m to 24m from RL 327.1 masl.

Cactus Kiwi NZ Limited Partnership (Submission 1004)

48. The property owned by Cactus Kiwi NZ Limited Partnership (**Cactus**) adjoins the property owned by Man Street Properties Limited. Importantly, the Cactus property is a small corner site that fronts onto the Brecon Street steps, which is a key pedestrian thoroughfare between central Queenstown and the Skyline Gondola.
49. The Cactus submission clearly articulates the effect of measuring the proposed 20m height limit from the original ground level for this property, combined with the notified high level building setbacks. The key issue is that while the property is flat due to being built up in the past, the *original* ground level is well below the current ground level (and such is steeply sloping in a southerly direction). As such, Submission 1004 requested that building height is measured from a fixed datum point on the property, being RL 326.5 masl. This outcome can be achieved by amending the s42A Rule 12.5.9.1 as follows by adding a new sub-part to this rule (new text, bold underlined):
- viii. In Height Precinct 3 (Man Street), in Area A(2) shown on the Height Precinct Map, the maximum height shall be 20m, above RL 326.5 masl.*
50. The recommended change to s42A Rule 12.5.9.1 will also need to be reflected in an updated HPM. The changes to Rule 12.5.9.1 are indicated in Appendix A.
51. In paragraph 5.97 of the s42A report when dealing with the submissions from Man Street Properties Limited and Cactus in terms of using fixed datum points for measuring building height, reference is made to the urban design evidence compiled by Mr Wallace on this matter. The distinct impression from reading paragraph 5.97 of the s42A report is that there are no objections from an urban design perspective for both properties using fixed datum points for measuring building height. However, Appendix 2 of Ms Bowbyes' Strategic Overview evidence recommends the rejection of using a fixed datum point for the Cactus property.

52. Paragraphs 13.6 to 13.9 from Mr Wallace's evidence deals with the fixed datum points for measuring building height in relation to the submission from Man Street Properties Limited. In these paragraphs, there is no direct mention of the fixed datum point for the Cactus property. However, the rationale that Mr Wallace has used to accept the fixed datum point for the Man Street Properties Limited site equally applies to the Cactus site. In summary, this rationale includes both properties having original ground levels that are sloping but presently providing flat areas to build on, and a lack of shading and dominance. Somewhat differently though is that the Cactus property is a significantly smaller and has two frontages, which in turn means two high level building setbacks.
53. Ms Costello has assessed the appropriateness of a fixed datum point for measuring building height on the Cactus property and agrees that for this property, a fixed datum is an appropriate urban design response. While there will increased building height on the property, Ms Costello considers that this is an appropriate design response for a corner site that will provide an edge to the Brecon Street steps.
54. Based on the opinions expressed in the urban design evidence of Mr Wallace and Ms Costello, I support the bespoke height regime for the property for the reasons listed above.

Skyline Properties Limited (Submission 972)

55. Skyline Properties Limited owns the property located at 48 and 50 Beach Street. This property adjoins Earnslaw Park on two frontages. It is understood that the building on the property was built in the 1960's and has an approximate building height of 12m to the top of the four facades, while the lift tower is approximately 15m tall.
56. Under the PDP HPM, the property is contained in Height Precinct 1. The property was placed within Height Precinct 1 by the Council when it notified Stage 1 of the PDP (the current height limit was not the result of a submission on Stage 1 of the PDP by the landowners).
57. The current height provisions within the PDP for the property remain as per the notified version of the PDP. The existing height restrictions are:
- (a) Permitted building height: 12m (Rule 12.5.8.1).

- (b) Restricted Discretionary building height: Between 12m and 15m (Rule 12.5.8.1).
- (c) Non-Complying building height: Over 15m (Rule 12.5.9.1(i)).
- (d) No part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 12m above any boundary (Rule 12.5.9.1(c) (Non-Complying to breach)).

58. In assessing the proposed height regime for the property, the Independent Hearings Panel for Stage 1 of the PDP stated the following:

In particular, Precinct 1 included most of the land fronting Shotover and Stanley Streets, the newly added (by virtue of the PDP) QTCZ on Upper Brecon Street and 48 to 50 Beach Street, currently occupied by AVA backpackers, adjacent to Earnslaw Park. Ms Jones reminded us that 48 to 50 Beach Street was recognised as a unique case due to existing use rights and the opportunity that particular site provided to create a landmark building when developed in the future.¹

- 59. The notified and s42A HPM locate the property within Height Precinct 1, which provides for an 8m permitted building limit. A Non-Complying Activity resource consent will be required pursuant to Rule 12.5.9(i) to breach the proposed 8m height limit.
- 60. I cannot find any analysis within the s32 report for the UIV, the s42A report or in the urban design evidence compiled by Mr Wallace that specifically addresses why the current height limits for the property are being reduced by 4m (from the current permitted 12m height limit).
- 61. The rationale adopted by the Independent Hearings Panel for Stage 1 of the PDP to confirm the notified (and current) height limit for the site remain valid. The subject building has been established to a predominate height of 12m for over 60 years, and if the property is redeveloped, careful attention via a resource consent process can ensure that an appropriate landmark building can be developed.

¹ Paragraph 549 – Independent Hearings Panel – Report 11.

62. Ms Costello in paragraph 89 states that the property is a corner site and can provide for additional height as a landmark in its context, and a landmark building can provide definition to the adjoining open spaces (in particular Earnslaw Park), and finally, the impact from the current building on sunlight is well tolerated.
63. In the opinion of Ms Costello and I, we consider that there should be recognition of the existing long term height of the existing building on the property and the existing PDP height regime that provides for such. Ms Costello and I have canvassed a range of options to deal with the existing building and PDP height limits for the property in terms of the s42A Rules 12.5.8, 12.5.9 and the HPM.
64. We firstly considered simply replicating the existing PDP height limits, however, decided against this approach as such would disrupt the general structure of s42A Rules 12.5.8, 12.5.9 and the HPM. We then considered placing the property within an existing Height Precinct, however, we did not consider this approach to be optimal. We finally concluded that the property should be placed in its own Height Precinct, referenced as a new Height Precinct 7 (based off the s42A report HPM).
65. The maximum height limit within Height Precinct 7 would be 15m, and breaching this limit would require a Non-Complying Activity consent. This breach is the same status as per the PDP maximum height limit. Height Precinct 7 is then added to Rule 12.5.8.2 which requires a 3m setback for buildings that exceed 12m in height, provided that the maximum height of the building does not exceed 16m, noting that the maximum height limit of 15m will apply within Height Precinct 7.
66. The approach to the proposed building height above does not take into account the existing PDP recession line that would apply to the three non-road boundaries of the site. However, I consider that Council will have sufficient discretion via Rule 12.4.7 and policy guidance to ensure a suitable design outcome for any built form on the site that exceeds 12m (but below 15m).

Rule 12.5.8 – Building façade height and setback of upper floors

67. Notified Rule 12.5.8 sought a building height setback at upper floors within Height Precincts 2, 3 and 4, as per below:
- (a) Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level.
 - (b) Within Precincts 3 and 4, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.
68. While I acknowledge that upper-level building setbacks are an appropriate design response, I oppose the notified setbacks for Height Precinct 2, 3 and 4 for the following reasons:
- (a) The bulk of the sites located within the QTCZ are small parcels of land with direct frontage to a road (or in some cases, three road frontages).
 - (b) Once a 4m or 6m setback is applied, the remainder of the site that can achieve the maximum permitted height could be limited.
 - (c) With potentially limited areas of a site that can achieve the maximum permitted height, there will be practical and commercial reasons as to why a developer will not increase the building height (especially for small sites).
 - (d) A large setback is an inefficient use of a resource, especially when the UIV is seeking to intensify the QTCZ.
 - (e) Existing upper-level balconies are often under-utilized due to weather conditions in the QTCZ.
69. While I acknowledge large properties within the QTCZ will be less affected by the setbacks, there are multiple smaller sites within the QTCZ that will be significantly affected by the setbacks, especially properties within multiple road frontages. A prime example of the latter scenario is the property owned Fiveight Queens Holdings Limited at 39 Beach Street. This property is indicated below:



70. The property at 39 Beach Street is located in Height Precinct 4, which provides a maximum height limit of 24m. However, the property has three road frontages and is approximately 18m wide at the widest point. The notified setback at 6m (with a building over 12m) would significantly affect the viability of actually building to 24m.
71. For the reasons above, it was sought in submissions to reduce the setbacks in Height Precinct 2, 3 and 4 down to 2m from the notified setbacks.
72. The s42A report contains an amended Rule 12.5.8.2 that deals with Height Precincts 3 and 4. It is now proposed that a 3m minimum setback will apply when a building exceeds 12m in height from all road boundaries, provided that the maximum height of the building is not greater than 16m, and a 6m setback from all road boundaries will apply at 12m if the building exceeds 16m in height. I agree with the amendments to Rule 12.5.8.2.
73. Within Rule 12.5.8.1 for Height Precinct 2, a 4m minimum setback will apply from all road boundaries when the building exceeds 8m in height. We now consider this to be a suitable design outcome.
74. The note under s42A Rule 12.5.8 has been modified from the notified version, in that the required setbacks from roads now do not apply to boundaries adjoining Cow Lane, Searle Lane or any pedestrian links identified in Figure 1 in the QTCZ. I agree with the rationale of this approach as expressed by Mr Wallace.

75. In paragraph 75 of her evidence, Ms Costello states that the high-level setbacks will have a greater comparable impact on smaller and corner sites, and as such there could be justifiable examples of breaches to this standard in order to achieve intensification by increased building height. I agree with Ms Costello that Rule 12.5.8 should be covered by the Non-Notification Rule 12.6.2 and this is reflected in Appendix A.
76. I also agree with Ms Costello that the matter of discretion (d) under Rule 12.5.8 should be removed, on the basis that the focus on potential shading (of adjacent QTCZ sites) has the potential to inappropriately limit intensification within the zone, which is the purpose of the UIV in terms of implementing the NPS-UD, in particular Policy 5.

Rule 12.5.11 – Minimum Ground Floor Height

77. The s42A report modifies Rule 12.5.11 so now that minimum ground floor height is measured “*floor to floor*” and opposed to “*floor to ceiling*”. I agree with this change.
78. I agree with the purpose of Rule 12.5.11 in terms of providing a flexibility for future uses within a ground floor space of buildings within the QTCZ. However, the issue I have with both the notified and s42A report versions of Rule 12.5.11 is that such changes do not specify whether the rules apply to a completely new building or to alterations and/or renovations to an existing building. Paragraph 5.151 in the s42A report agrees with this issue.
79. While I consider the “*floor to floor*” requirement is better, I still have concerns with the application of S42A Rule 12.5.11 to existing buildings with extensions and alterations that are captured by Rule 12.4.8. This concern might not be founded if there is a large-scale extension/alteration where the ground floor can achieve a minimum floor to floor height of 4m. However, this requirement would still apply to minor alterations/extensions that are captured by Rule 12.4.8, where it might not be practical or it could be cost prohibitive to raise the height of the ground floor height. While the status of breaching Rule 12.5.11 is Restricted Discretionary, the sole matter of discretion does not deal with the likely practical and potentially significant cost implications of complying with this rule.

80. Based on the above, in my view, I consider that Rule 12.5.11 is amended to deal with only new buildings. This approach will make it explicit as to when the floor to floor requirement will apply at ground level.
81. If this approach is not acceptable and s42A Rule 12.5.11 is to still apply to existing buildings that are altered/extended, the alternative option is that a further matter of discretion is added to Rule 12.5.11 that states something along the following lines:
- For alterations and extensions to existing buildings, the practical and cost implications of complying with the minimum floor to floor height requirement.*
82. The two options in dealing with s42A Rule 12.5.11 are contained within Appendix A.

BUSINESS MIXED USE ZONE PROVISIONS

83. I agree with the amendment of notified Policies 16.2.2.9 and 16.2.4.2 that seek to allow the permitted building height of 16.5m in the Gorge Road BMUZ.
84. I agree with amending the notified Rule 16.5.1.1 to delete the words “*or separated by a road from a residential zone*” and further, the relaxation of the height recession planes when measured from either the HDRZ, MDRZ and LDSRZ.
85. I agree with the notified Rule 16.5.8.1 that provides a permitted building height of 16.5m in Queenstown.
86. Rule 16.6.2.2 states that building height between 16.5m and 20m within the BMUZ in Queenstown shall not require the written approval of other persons and shall not be notified or limited notified. I agree with this change.
87. I agree with the deletion of the words “*or separated by a road from*” within Rule 16.6.3.1.

HIGH DENSITY RESIDENTIAL ZONE PROVISIONS

88. I have considered the s42A report that has been compiled by Ms Frischknecht for the HDRZ. In general, I support the amendments to the HDRZ via the notified and s42A provisions as follows:

- (a) The deletion of “*low rise*” from second paragraph under the zone purpose.
 - (b) The deletion of “*housing*” from s42A Objective 9.2.1.
 - (c) The deletion of “*high density residential*” from Objective 9.2.2.
 - (d) The amendments to Policy 9.2.3.1, in particular when dealing with neighbouring amenity levels and the maintenance of such.
 - (e) The deletion of Policy 9.2.3.2.
 - (f) The amendments to Rule 9.4.5.
 - (g) The increased building height limit of 16.5m via Rule 9.5.1 (subject to the comments below).
 - (h) The new recession planes that apply within Rule 9.5.3.
 - (i) The amended minimum boundary setback that will apply within Rule 9.5.6.1.
 - (j) Rule 9.5.7.1 which requires an additional 2m setback from all boundaries (in addition to the required minimum boundary setbacks in Rule 9.5.6), which applies to the area of buildings that have a height of 10m from the ground level, and in particular the s42A report additions when dealing with a 4.5m setback from a State Highway.
 - (k) The inclusion of the outlook space requirement as per Rule 9.5.8.
 - (l) The amended Rule 9.6.2.1 that now includes “*building height setback at upper floors*”.
89. I consider the proposed amendments to the HDRZ will enable increased intensification in close proximity for land location in close proximity to the town centres of Queenstown and Wanaka, subject to addressing the matter below.
90. A number of the submissions sought to change the minimum landscaped permeable surface coverage in the HDRZ via Rule 9.5.7 in terms of planning status, if this rule was breached. The minimum requirement is 20% of the site, and breaching this requirement leads to a non-complying activity

consent. While I do not have an issue with the maintaining the 20% requirement, I consider the status should be reduced to that of a discretionary activity, because there will be occasions where all bulk and location rules are adhered to, however, if the 20% requirement is not complied, a non-complying activity consent will be triggered.

Proposed Stanley Street and Melbourne Street Height Precinct

91. Submitters 1008, 984 and 986 are seeking changes to the permitted height limit in the QTCZ via the UIV, for the land is contained within the four blocks bound by Frankton Road, Coronation Drive, Beetham and Melbourne Streets and adjoins Queenstown Town Centre zoning at Coronation Drive and Beetham Street. These blocks are dominated with visitor accommodation activities, with three hotels in existence (Holiday Inn Express, Millennium and the Ramada). These submitters are seeking a permitted building height of 18.5m for these blocks of land. The subject land is indicated below:



92. In dealing with the requested 18.5m height limit for the subject four blocks, Ms Frischknecht in paragraph 5.136 of the s42A considers that additional building height over 16.5m should be assessed via a restricted discretionary resource consent pathway. Further, Ms Frischknecht in paragraph 5.138 of

the s42A report states buildings over 16.5m are still anticipated in the PDP and plan enabled under the NPS-UD, and that it is not any more onerous for any buildings greater than 16.5m to be considered design wise as part of the consent process.

93. While a restricted discretionary activity is required pursuant to Rule 9.5.1.1, the non-notification standard 9.6.2.1 states that limited notification can still occur to those persons whom the Council considers to be adversely affected by building height over 16.5m. The matters of discretion that could bring in multiple affected persons under Rule 9.5.1.1 include:
- (a) building dominance and sunlight access relative to neighbouring properties; and
 - (b) privacy and outlook for occupants of neighbouring sites.
94. While I acknowledge the policy changes to the HDRZ seek to remove the “*maintenance*” of amenity values (see s42A Policy 9.2.3.1), the restricted discretionary status, combined with the two matters of discretion above do open up resource consent applications that exceed the 16.5m height limit in the four blocks to limited notification. Due to potential wide field of neighbours, limited notification could involve a significant number of surrounding landowners, which in effect is public notification by default.
95. Ms Costello’s evidence details why she would support a non-notified consenting pathway for higher building heights over 16.5m within the four blocks, and the certainty of such through specific PDP provisions. In summary, these reasons include the close proximity to the QTCZ, the blocks are traversed by both Stanley and Melbourne Streets (both key transport routes in and out of central Queenstown, in particular public transport), the domination of this area by existing visitor accommodation, and finally the existence of the Ramada Hotel.
96. Ms Costello has noted that Mr Wallace supports buildings up to 20m in the four blocks from an urban design perspective, while Ms Costello notes that buildings to 20m in this location would align with the general pattern of height leading out from the town centre as found with the BMUZ that adjoins Gorge Road. Ms Costello also notes that building height setbacks and recession planes will also provide additional controls. However, Mr Wallace considers

that buildings over 16.5m should be “tested” through a resource consent process. My concerns regarding this, including the lack of certainty with this approach are detailed above in terms of the s42A report Rule 9.5.1. As detailed below, my concerns would be alleviated with the use of a non-notification provision for a certain level of additional height for the subject blocks.

97. The approach that Ms Costello and I have devised and consider most appropriate in terms of enabling greater building height in the four blocks, together with certainty for developers and the Council, combined with sufficient discretion on the Council's part is as follows:
- (a) The permitted building height will remain at 16.5m as per s42A Rule 9.5.1.1.
 - (b) Building height between 16.5m and 20m will be a restricted discretionary activity, but with the application of a non-notified rule via Rule 9.6.1.2. This approach is the same for the land in the HDRZ that is contained at Frankton North.
98. I consider that with the rule arrangement listed above, appropriate intensification can occur as sought by the NPS-UD in this location, and at the same time, the Council will have sufficient control through the resource consent process so as to ensure appropriate development outcomes in the four blocks. The recommended rule arrangement listed above is contained within Appendix A, with the area being labelled as the Stanley Street and Melbourne Street Height Precinct (with such being demarcated on the PDP planning maps).
99. Ms Costello considers that matter of discretion (b) under Rule 9.5.1 should be amended to remove *neighbouring properties* when dealing with building dominance and sunlight access. Maintaining *neighbouring properties* under the assessment matters for Rule 9.5.1 in Ms Costello's opinion will reduce certainty in a consent process and limit intensification, especially when considering the application of the upper level building setbacks and recession planes. I agree with this opinion.
100. Overall, I consider there is a sound planning and urban design approach to providing certainty of increased building height for the land contained in the

Stanley Street and Melbourne Street Height Precinct, on the basis of the factors listed above.

MEDIUM DENSITY RESIDENTIAL ZONE PROVISIONS

101. I have considered the s42A report that has been compiled by Ms Frischknecht for the MDRZ. In general, I support the amendments to the MDRZ via the notified and s42A provisions as follows:

- (a) The amendments to the zone purpose for the MDRZ.
- (b) The amendments to Policy 8.2.1.4 which acknowledges low-rise apartments within the zone.
- (c) The amendments to Objective 8.2.3 which acknowledges the changing future character of the zone.
- (d) The deletion of PDP Policy 8.2.3.1.
- (e) The deletion of PDP Policy 8.2.3.2.
- (f) The notified Policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs.
- (g) The notified Policy 8.2.3.2 which requires high quality living environments with associated outcomes.
- (h) The notified Policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades.
- (i) The deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed.
- (j) Matter of discretion d) within notified Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity.
- (k) Rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an additional 1 metre for pitched roof forms.

- (l) The deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m² net site area.
 - (m) S42A Report Rule 8.5.9(a)(iii) that deals with setbacks for corner sites.
102. The proposed amendments in my opinion provide certainty of increased intensification within the MDRZ (particularly in close proximity to Frankton Road in Queenstown), and as equally important, a clear acknowledgment through the policy framework that the built environment will evolve and change, and that the existing amenity values will not be maintained.
103. Ms Costello has provided an analysis of the effect of the introduction of recession planes for sloping sites within the MDRZ. As outlined in Ms Costello's evidence, the implication of the southern recession plane (35° at 4m) results in no benefit in terms of buildable envelope on such sites and stymies intensification and the viability of infill. I agree with Ms Costello in this regard, particularly with amending Rule 8.5.7 so that all recession planes are 60° at 4m from the subject boundaries.

LOWER DENSITY SUBURBAN RESIDENTIAL ZONE PROVISIONS

104. I note that no submitters on behalf of which I am preparing evidence on who are contained in the LDRSZ are appearing at the hearing. However, Ms Costello and I consider that it is prudent to present evidence on the proposed changes to the LDSRZ, especially in relation to the proposed adoption of recession planes for sloping sites.
105. I have considered the s42A report that has been compiled by Ms Bowbyes for the LDSRZ.
106. In general, I support the amendments to the LDSRZ via the notified and s42A provisions as follows:
- (a) The amendments to the Zone Purpose for the LDSRZ.
 - (b) The deletion of existing Policy 7.2.3.2 as it relates to limiting building heights for second residential units on site of less than 900m².

- (c) Notified Policy 7.2.6.2 which acknowledges that planned infrastructure (including any upgrades) can be taken into consideration when considering development.
 - (d) Notified Provision 7.3.2.4 that states that where land use consent for an average density is sought, proposals will demonstrate compliance with the average density (as opposed to each residential unit being contained within a net site area).
 - (e) Notified Rule 7.4.4 which allows one residential unit per site on sites with an area of less than 450m².
 - (f) Notified Rule 7.4.9(a) which includes the words '*including through providing a range of unit sizes and typologies*' as a matter of discretion for housing diversity when considering applications for a density breach.
 - (g) Notified Rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2).
 - (h) The deletion of PDP Rule 7.5.3 which restricts the height of secondary residential units on sites of less than 900m².
 - (i) Notified Rule 7.5.9 (i) (and supporting advice note) which provides for a maximum density of one residential unit per 300m² calculated over the entire site.
107. The key issue with the UIV for the LDSRZ is the imposition of recession planes for sloping sites, because in certain cases, such recession planes have the potential to significantly reduce the current permitted building envelope for sloping sites. Recession planes have been used for sloping sites in the LDSRZ (and previous low density type residential zones) for decades (i.e. prior to the present ODP).
108. The scrapping of recession planes for sloping sites and a blanket 8m height limit for the LDSRZ is intended to enable the more efficient use of urban land and increase the viability of infill development, to assist with implementing NPS-UD Objectives 1, 2 and 4 and Policies 1 and 6. However, as Ms Costello has demonstrated in her evidence, in the case of south facing slopes (with no road boundary at the bottom of a site), the imposition of

recession planes are actually counterproductive in terms of enabling more efficient use of residential land, and in particular, infill development. Recessive planes on sloping sites within the LDSRZ will affect vast tracts of residentially zoned land in many south facing areas such as Fernhill, Sunshine Bay and above Frankton Road.

109. I agree with Ms Costello, that the application of recession planes for sloping sites will decrease the perceived viability of infill development and result in a reasonable loss of planned development capacity, which is at odds with the intent of the UIV and the relevant policy framework (NPS-UD). While the building height limit is proposed to increase by 1m for sloping sites in the LDSRZ, I consider that the status quo should prevail for sloping sites in the LDSRZ (i.e. 7m height limit, no recession plane), because the introduction of recession plane for sloping sites is counterproductive to intensification.

REZONINGS

110. In my opinion, the Council has adopted a through methodology in terms of the upzoning residential land, from LDSRZ/MDRZ to either the MDRZ or the HDRZ. This upzoning is based on the premise of generally good connections to commercial areas, public transport, passive transportation and infrastructure.

Submissions 652, 653 and 654

111. In my opinion, it is a logical outcome to upzone the land contained in Area A (Park Street to Cecil Road) from LDSRZ to the HDRZ. The upzoned land would link in with the HDRZ to the east along Frankton Road, and to the west with the land that is proposed to be upzoned from MDRZ to HDRZ. Area A has high accessibility to the QTCZ through either public transport or walkability via Frankton Road or Park Street.
112. Ms Costello has provided a sound rationale from an urban design perspective as to why the rezoning of Area A to HDRZ to LDSRZ.
113. At present, Area A is mixed urban environment with larger hotel blocks, duplex and apartment building, with a predominance of standalone residential units. The implementation of the NPS-UD (in particular Policy 5) does not seek to protect the status quo of an area, especially when such an area has key attributes of good connectivity to a commercial area and

public/active transport links. The implementation of the NPS-UD requires a forward thinking strategic approach as to how an area could function and operate in the future.

114. The implementation of the HDRZ in Area A will enable intensification in an area of demand, will provide housing diversity, and generally good connectivity to the centre of Queenstown via public transport and active travel routes. I support the rezoning as proposed.

Submission 835

115. The land that is subject to Submission 835 is proposed to be rezoned from LDRZ to the MDRZ.
116. As Ms Costello notes, future built form of heights anticipated in the MDRZ will be appropriate in this location to facilitate increased housing density and types, while demand is high along the length of Frankton Road due to orientation to available lake views over the Frankton Arm of Lake Wakatipu.
117. Owing to the general close of the proposed MDRZ above Frankton Road, the upzoned land has ease of access to public transport along Frankton Road, which means ease of access to the commercial areas in central Queenstown or Frankton.
118. For the above reasons, I support the general concept of rezoning of the subject land to MDRZ from the LDSRZ.

SUBDIVISION AND DEVELOPMENT CHAPTER

119. I have considered the s42A report that has been compiled by Mr Matthee for the Subdivision and Development Chapter within the UIV. In general, I support the amendments to the via the notified and s42A provisions as follows:
- (a) Notified Rule 27.6.1 which reduces the minimum lot size in the LDSRZ to 300m² net area.
 - (b) Notified Rule 27.7.32 that deletes "*infill development*".

- (c) The notified and S42A Report Rule 27.7.33.1 that deals with developments where the minimum lot size in the LDSRZ are not applicable.

S32AA ASSESSMENT

- 120. As outlined above, for the most part, I agree with the s42A report provisions that are subject to the UIV. However, Ms Costello and I from planning and urban design perspectives consider that further changes as I have described above are necessary in order to give full effect to the NPS-UD and Part 2 of the Act.
- 121. In relation to Section 32AA, I note the following in terms of the amendments contained in Appendix A:
 - (a) the amendments are more efficient and effective than the notified provisions in achieving the objectives of the PDP;
 - (b) the amendments will not have any materially significant environmental, economic, social, and cultural effects than the notified provisions; and
 - (c) the amendments will improve District Plan usage and efficient plan administration.
- 122. Overall, the amendments will provide an enhancement of the urban intensification goals of the UIV as required by the NPS-UD.

CONCLUSION

- 123. I generally support the intent of the UIV as notified and as contained in the s42A report. While the existing characteristics and amenity values for the land affected by the UIV will inevitably be altered in the future, the UIV will enable increased intensification in appropriate locations as required by the NPS-UD.
- 124. Appendix A to my evidence contains a number of minor amendments to standards in the QTCZ, HDRZ, MDRZ and LDSRZ. These amendments are promulgated on the basis of facilitating appropriate increased intensification in the subject PDP zones.

125. Overall, with the proposed amendments as contained in Appendix A to my evidence, I consider the UIV provisions will be more aligned to the framework contained in the NPS-UD and the Act.



Scott Anthony Freeman

4 July 2025

APPENDIX A: RECOMMENDED CHANGES TO PROVISIONS

APPENDIX A

RECOMMENDED AMENDMENTS TO THE UIV PROVISIONS

The provisions amended below are based on the s42A report.

The following is noted:

- Underlined/crossed out black text from the notified UIV
- Underlined/crossed out red text from the s42A
- Underlined/crossed out text in blue from the evidence of Scott Freeman

QUEENSTOWN TOWN CENTRE ZONE

12.5.8	<p>Maximum façade height and setback at of upper floors</p> <p><u>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</u></p> <p>12.5.8.1 <u>Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m from the ground level.</u></p> <p>12.5.8.2 <u>Within Precincts 3, and 4 and 7:</u></p> <p style="color: red;"><u>a) A 3m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level, providing that the maximum height of the building is no greater than 16m.</u></p> <p style="color: red;"><u>b) For buildings greater than 16m in height, a 6m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 12m from the ground level.</u></p> <p><u>Note: This rule does not apply in Precincts 1 and 5, or to boundaries adjoining Cow Lane, Searle Lane, or the pedestrian links identified in Figure 1 of this Chapter.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <p><u>a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</u></p> <p><u>b. streetscape character and amenity;</u></p> <p><u>c. views along the street and viewshafts;</u></p> <p><u>d. any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants.</u></p> <p><u>e. adequate daylight access to streets; f. wind tunnel effects.</u></p>
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12.5.9	<p>Maximum building and façade height</p> <p><u>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</u></p> <p>12.5.9.1 <u>Maximum height limit of:</u></p> <p style="padding-left: 40px;">i. <u>8m in Height Precinct 1.</u></p>	<p>NC</p>
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	<ul style="list-style-type: none"> ii. <u>12m in Height Precinct 2.</u> iii. <u>20m in Height Precinct 3.</u> iv. <u>24m in Height Precinct 4.</u> v. <u>16m in Height Precinct 5.</u> vi. <u>8m in Height Precinct 6.</u> vii. <u>In Height Precinct 3 (Man Street), in Area A(1) shown on the Height Precinct Map, the maximum height shall be 20m, above RL 327.1 masl</u> viii. <u>In Height Precinct 3 (Man Street), in Area A(2) shown on the Height Precinct Map, the maximum height shall be 20m, above RL 326.5 masl.</u> ix. <u>15m in Height Precinct 7</u> 	
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12.5.11	<p><u>Minimum Ground Floor Height</u> <u>OPTION 1</u></p> <p><u>Minimum Ground Floor Height A minimum floor to ceiling floor height of 4m shall apply at the ground floor level of all new buildings.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The ability to maintain flexibility of the ground floor for a range of commercial uses.
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12.5.11	<p><u>Minimum Ground Floor Height</u> <u>OPTION 2</u></p> <p><u>Minimum Ground Floor Height A minimum floor to ceiling floor height of 4m shall apply at the ground floor level of all buildings.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The ability to maintain flexibility of the ground floor for a range of commercial uses. b. <u>For alterations and extensions to existing buildings, the practical and cost implications of complying with the minimum floor to floor height requirement.</u>
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12.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified:

- 12.6.2.1 Buildings, with the exception of wharves and jetties, and buildings on wharves and jetties, in the Queenstown Bay Waterfront Subzone.
- 12.6.2.2 Building coverage in the Town Centre Transition Sub-Zone and comprehensive development.
- 12.6.2.3 ~~W~~aste and recycling storage space
- 12.6.2.4 Building façade height and setback of upper floors.

HIGH DENSITY RESIDENTIAL ZONE

<p>9.5.1</p>	<p>Building Height – Flat Sites in Queenstown</p> <p>9.5.1.1 A Height of 16.52 metres, including at Frankton North, <u>in the Stanley Street and Melbourne Street Height Precinct and Wānaka (Three Parks)</u>, except where specified in Rules 9.5.1.2, 9.5.1.3 or 9.5.1.4.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to <u>neighbouring properties</u> and public spaces including roads; c. how the design advances housing diversity, <u>including size and typology</u>; and d. promotion of es sustainability either through construction methods, design or function; e. <u>privacy and outlook</u> for occupants of the subject site and neighbouring sites; f. effects on significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any
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	<p>9.5.1.2 In the High Density Residential Zone immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary.</p> <p>9.5.1.3 Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline.</p> <p>9.5.1.4 Maximum building height of 15m. In Wānaka (excluding Three Parks) and Arthurs Point the maximum building height shall be 12m.</p> <p>9.5.1.4 Rules 9.5.1.1 to 9.5.1.4 do not apply to the land at Frankton North. the maximum building height shall be 20m.</p>	<p>specified significant public views identified within the District Plan);</p> <p>g. the positive effects of enabling additional development intensity within close proximity to town centres.</p> <p>D</p> <p>D</p> <p>D</p> <p>NC</p>
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9.5.7.4	<p>Landscaped permeable surface coverage</p> <p>At least 20% of site area shall comprise landscaped (permeable) surface.</p>	NC-D
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9.6.1 The following Restricted Discretionary activities shall not require the written approval of affected persons and shall not be notified or limited notified except where vehicle crossing or right of way access on or off a State Highway is sought:

9.6.1.1 Residential development involving the development of 4 or more residential units where the standards in Rule 9.5 are complied with.

9.6.1.2 Building Heights between 16.52m and 20m [in the Stanley Street and Melbourne Street Height Precinct and](#) at Frankton North as identified in Rule 9.5.4.4.1.1

MEDIUM DENSITY RESIDENTIAL ZONE

<p>8.5.75</p>	<p>Recession Plane</p> <p>a. On flat sites applicable to all buildings;</p> <p>b. On sloping sites only applicable to accessory buildings.</p> <p><u>All locations (excluding Arrows town):</u></p> <p>8.5.76.1 Northern Southern Boundary: 42.5m and 3555 degrees.</p> <p>8.5.756.21 Western and Eastern All other Boundaries: 42.5m and 6045 degrees.</p> <p>8.5.6.3 Southern Boundaries: 2.5m and 35 degrees.</p> <p><u>Arrows town only:</u></p> <p><u>8.5.7.3 Southern boundary 2.5m & 35 degrees.</u></p> <p><u>8.5.7.4 Northern boundary 2.5m & 55 degrees.</u></p> <p><u>8.5.7.5 Western & eastern boundaries 2.5m & 45 degrees.</u></p> <p><u>All locations:</u></p> <p>8.5.76.36 Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</p> <p>8.5.76.4.7 Recession planes do not apply to site boundaries adjoining a <u>Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone</u>, fronting the road, or a park or reserve.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</p> <p>b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</p> <p>c. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;</p> <p>d. in Arrows town, consistency with Arrows town’s character, as described within the Arrows town Design Guidelines <u>202316</u> 2016.</p> <p>e. Where Electricity Subtransmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is</p>
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		located within the adjacent road, any adverse effects on that infrastructure
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APPENDIX B: SUBMITTERS' PROPERTIES MAPS

QUEENSTOWN TOWN CENTRE ZONE – SUBMITTERS



REF	SUBMITTER	ADDRESS
1.	Man Street Properties Ltd (911)	14-26 Man Street
2.	Trojan Holdings Ltd (967)	25 Camp Street, 7-9 Duke Street (The Station Building)
3.	Horne Water Holdings Ltd & Shotover Memorial Properties Ltd (998)	9 Shotover Street, Outside Sports Buildings
4.	Trojan Holdings Ltd (966)	68 & 70 Memorial Street
5.	Trojan Holdings Ltd (968)	24 Beach Street, Stratton House
6.	Beach Street Holdings Ltd (1006)	23, 25, 27 Beach Street
7.	O'Connells Pavilion Limited (987)	30 Beach Street, O'Connell's Pavillion.
8.	Accommodation and Booking Agents (Queenstown) Limited (1009)	18 Ballarat Street, Skyline Arcade
9.	Skyline Properties Ltd (973)	20 Ballarat Street.
10.	Skyline Properties Ltd (972)	48 & 50 Beach Street
11.	Skyline Properties Ltd (970)	18, 20, 24, 26 Rees Street & 44 Beach Street, The Dairy Corner
12.	Skyline Properties Ltd (971)	1, 3 Ballarat Street, 9 Marine Parade, Eichardts
13.	Skyline Properties Ltd (976)	2 Rees Street, Town Pier Building
14.	Skyline Properties Ltd (974)	19-23 Shotover Street, The Chester Building
15.	Strand Corporate Trustee Ltd (983)	61 Beach Street
16.	QRC House Ltd (985)	7 Coronation Drive
17.	Cactus Kiwi NZ Limited Partnership (1004)	10 Man Street
18.	Fiveight Queens Holdings Ltd (1000)	27, 31 Rees Street & 39 Beach Street
19.	GCA Legal Trustees 2021 (1287)	6 & 8 Beetham Street

BUSINESS MIXED USE ZONE – SUBMITTERS



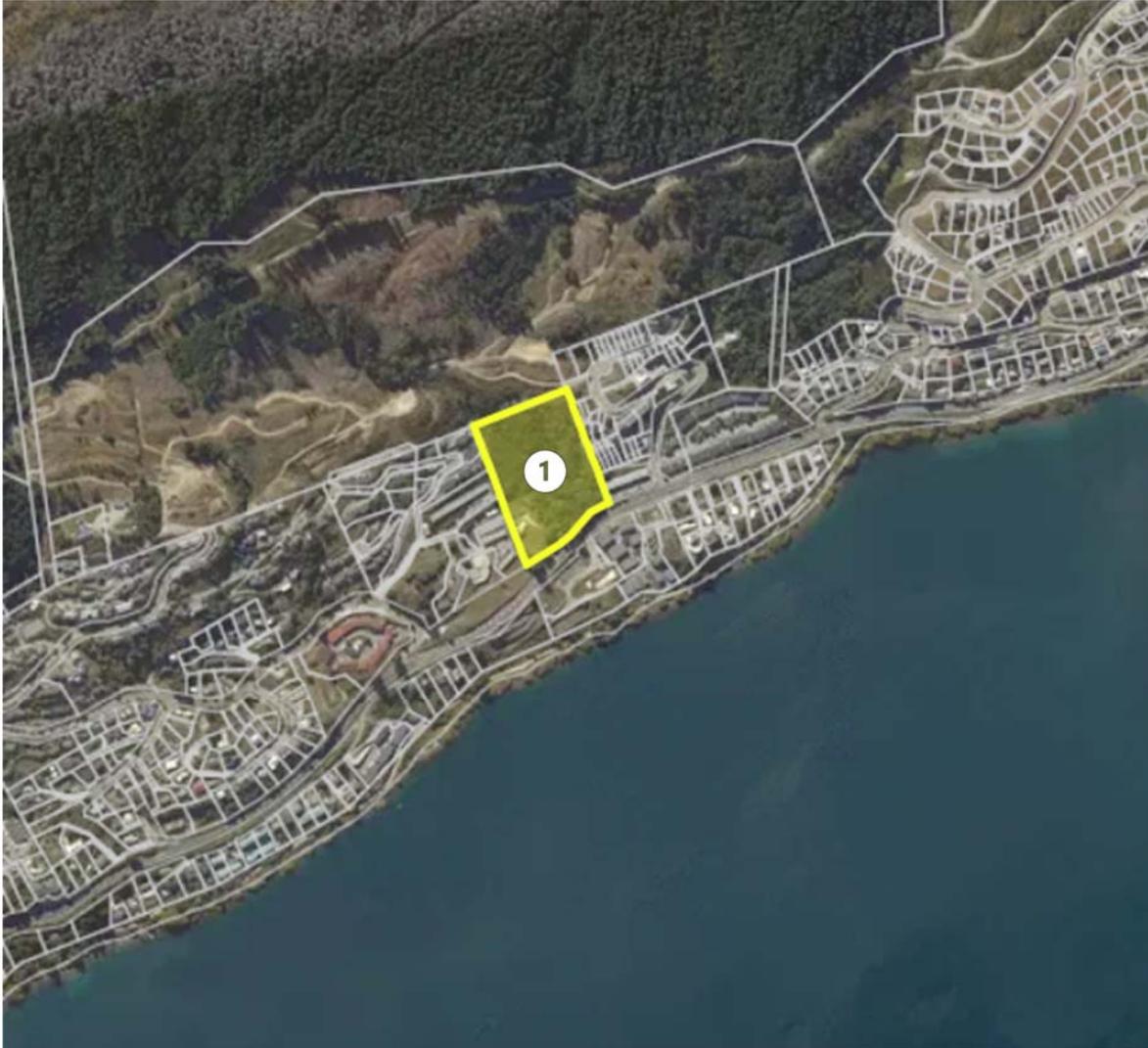
REF	SUBMITTER	ADDRESS
1.	Trojan Holdings Ltd (965)	97, 101, 103, 109, 116, 120 & 121 Gorge Road
2.	Skyline Enterprises Ltd (977)	16 Hylton Place
3.	High Peaks Ltd (999)	51 Gorge Road

HIGH DENSITY RESIDENTIAL ZONE – SUBMITTERS

REF	SUBMITTER	ADDRESS
1.	Skyline Properties Ltd (975)	117 Hallenstein Street
2.	Skyline Tours Ltd (984)	8 & 10 Stanley Street, 11 Sydney Street,
3.	Trojan Holdings Ltd (969)	11 Henry Street
4.	Hulbert House Ltd (997)	5 & 7 Malaghan Street, 66 & 68 Ballarat Street, 1 Henry Street and 62 Ballarat Street
5.	Ashourian Partnership (1008)	12, 16 & 20 Stanley Street
6.	Pro-Invest Property 1 Ltd Partnership (986)	11, 13, 17 Stanley Street, 21 & 25 Sydney Street



MEDIUM DENSITY RESIDENTIAL ZONE – SUBMITTERS



REF	SUBMITTER	ADDRESS
1.	Richard Thomas (832)	634 Frankton Road

REZONING – SUBMITTERS

REF	SUBMITTER	ADDRESS
1.	RF Corval NZQ Pty Ltd (835)	554 Frankton Road & 6 Golden Terrace
2.	Earnslaw Lodge Ltd (654)	77 Frankton Road
3.	Tepar Limited (652)	16, 18 & 20 The Terrace
4.	Park Lake Limited (653)	154 & 158 Park Street



APPENDIX C: MAN STREET HOTEL APPROVED PLANS - FAST TRACK CONSENT

Project

Queenstown Hotel

Address

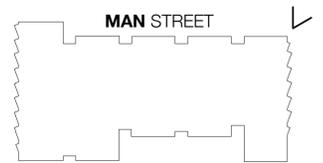
12-26 Man Street

Client

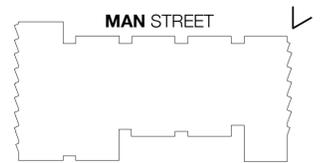
Man Street Properties Pty Ltd

Project number

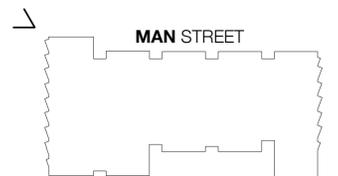
121336



*nb. 67 Shotover development not consented



*nb. 67 Shotover development not consented

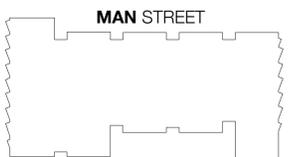


*nb. 67 Shotover development not consented



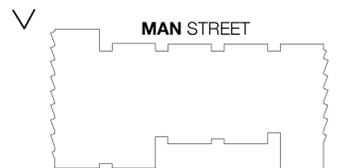


*nb. 67 Shotover development not consented



*nb. 67 Shotover development not consented



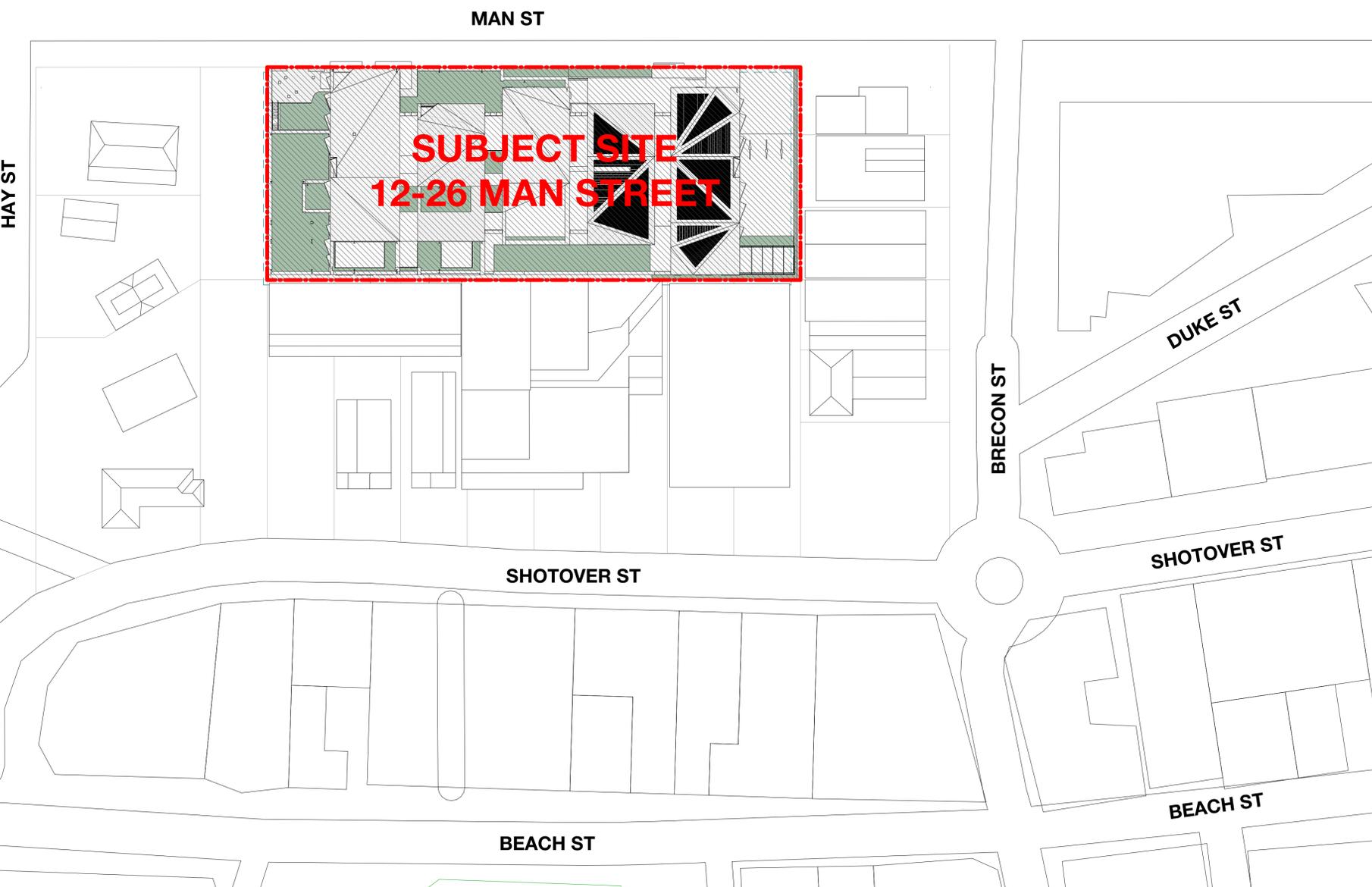
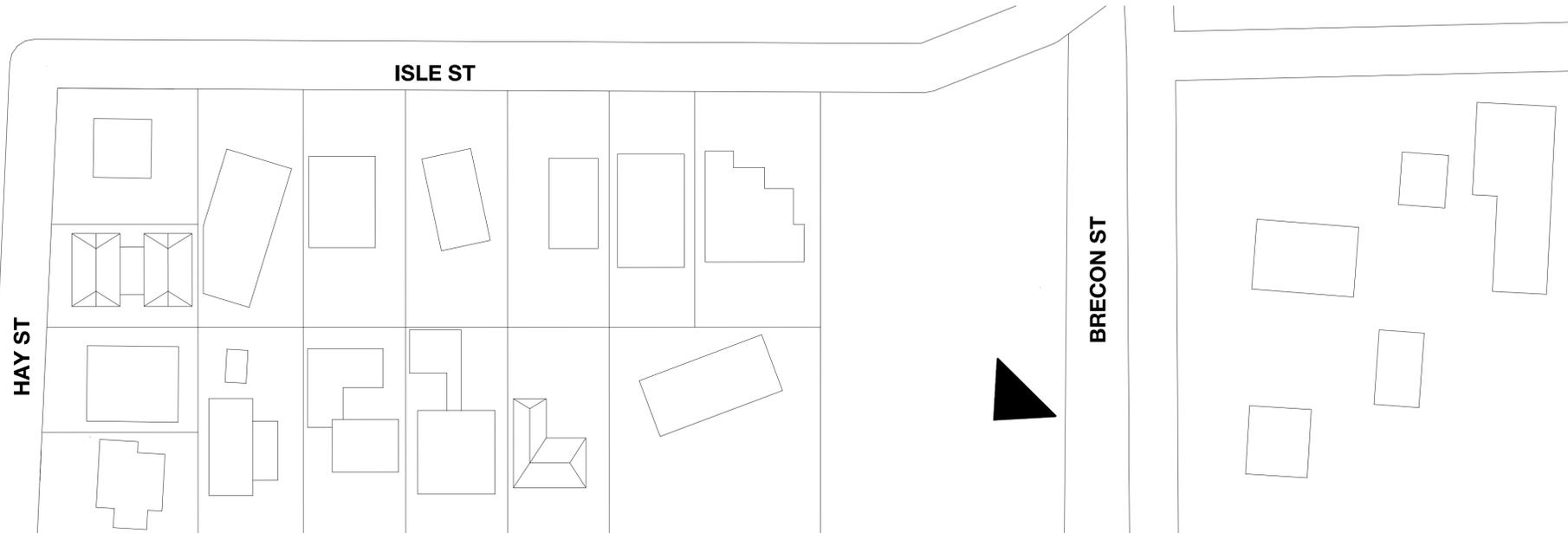


*nb. 67 Shotover development not consented

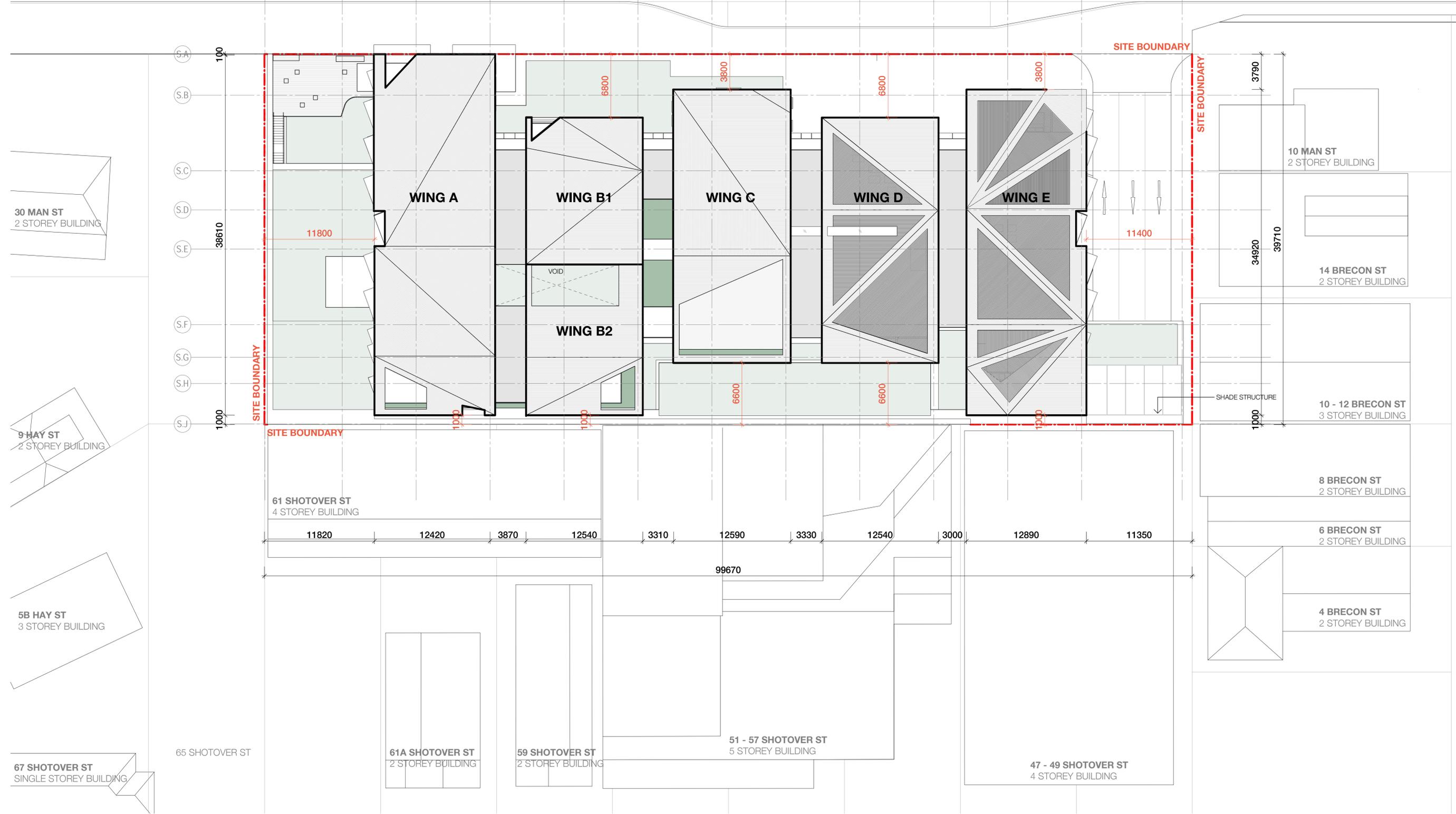


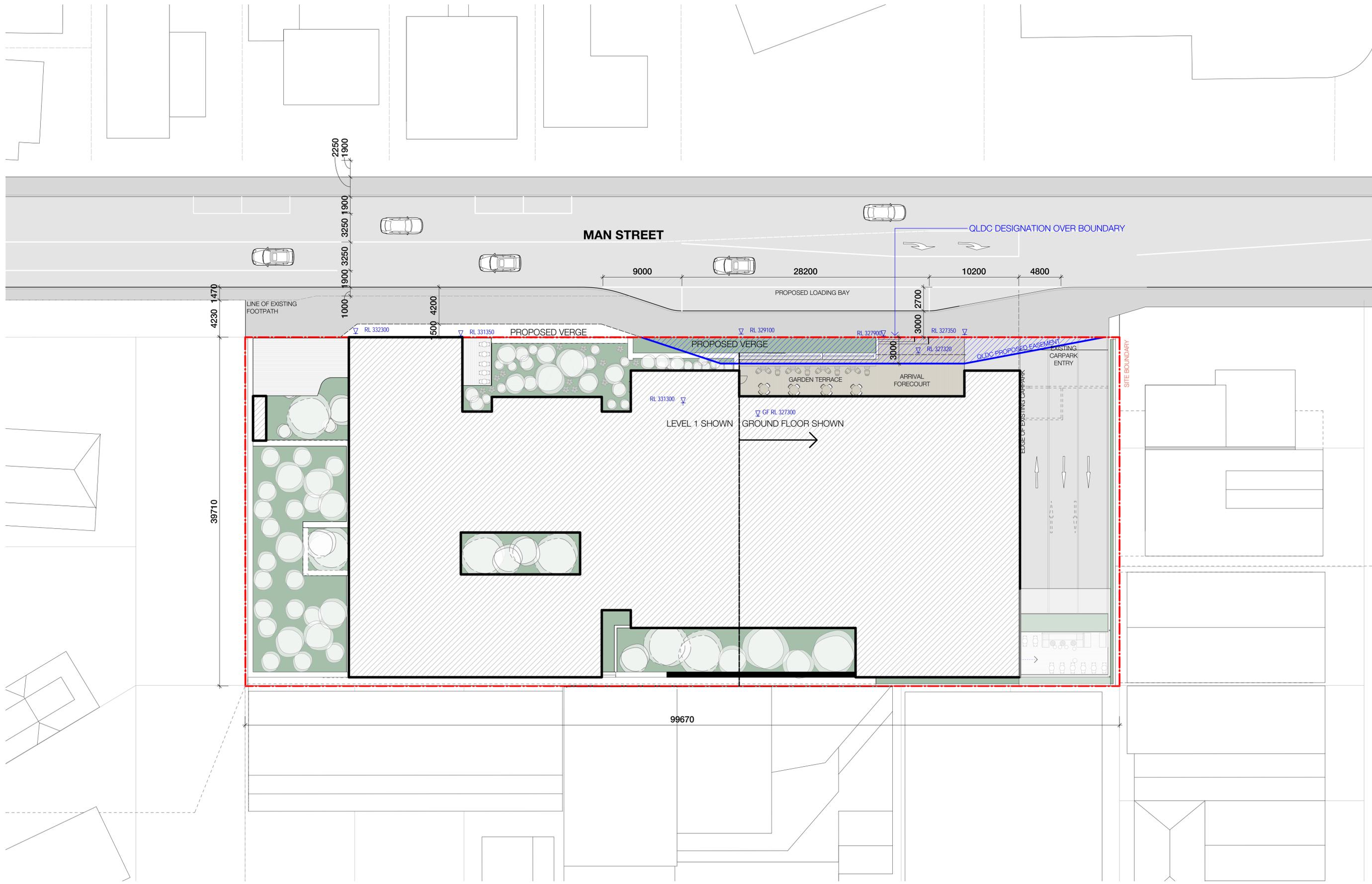
Fast Track Application Drawing List

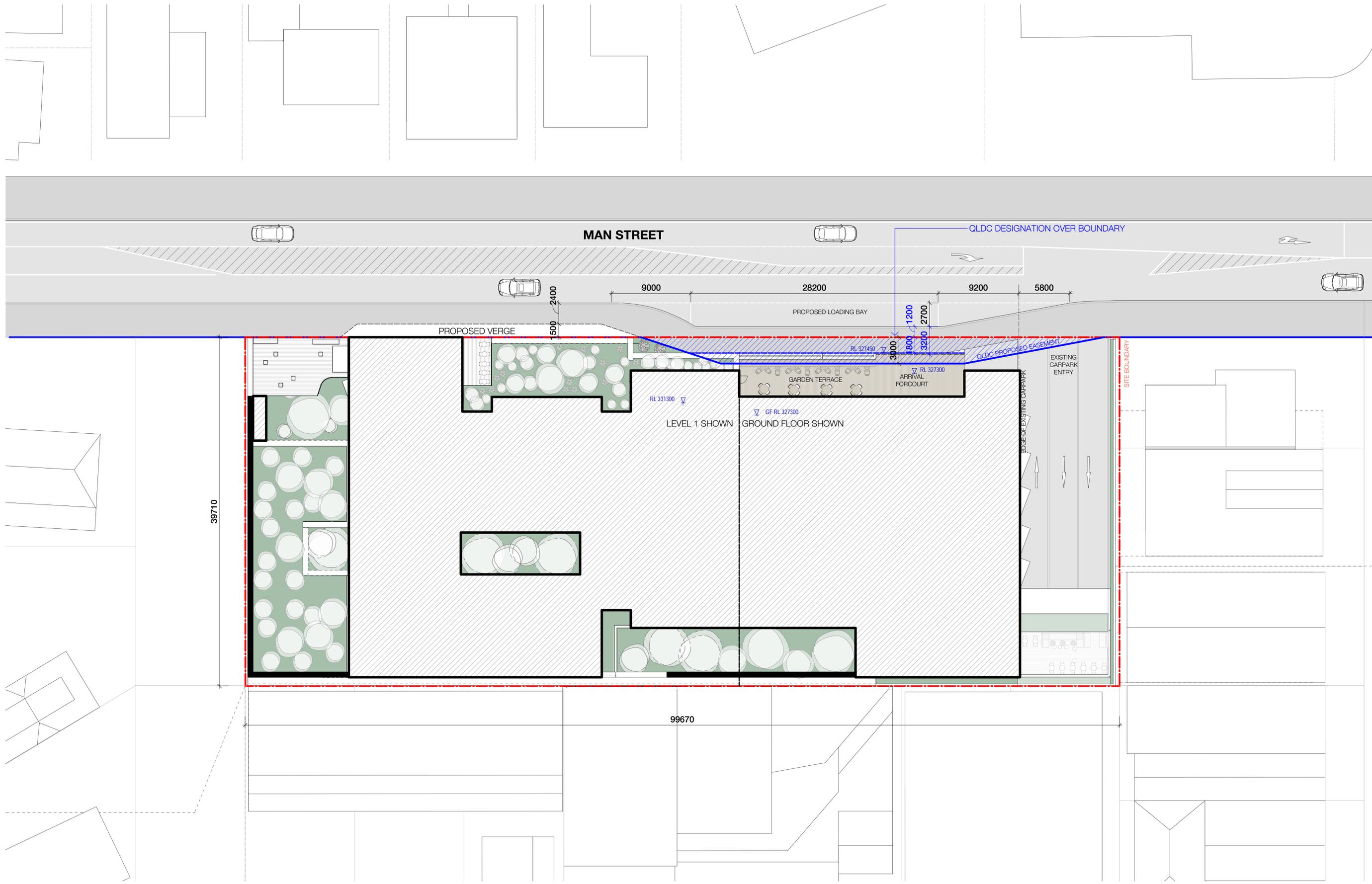
Sheet	Title	Date	Revision
SK - 0000	Cover Sheet	09/08/2024	C
SK - 0300	Render 01 - Man St looking West	09/08/2024	C
SK - 0301	Render 02 - Aerial looking South West	09/08/2024	C
SK - 0302	Render 03 - Man St looking East	09/08/2024	C
SK - 0303	Render 04 - Aerial looking North West	09/08/2024	C
SK - 0304	Render 05 - From Queenstown Bay	09/08/2024	C
SK - 0305	Render 06 - Western View Shaft	09/08/2024	C
SK - 1000	Location Plan & Sheet List	13/09/2024	C
SK - 1100	Site Plan	13/09/2024	D
SK - 0400	Man St Interface - Existing	13/09/2024	D
SK - 0401	Man St Interface - Future Widening	13/09/2024	D
SK - 22B4	Floor Plan - Modifications to Existing Basement 04	09/08/2024	C
SK - 2200	Floor Plan - Ground Floor	13/09/2024	D
SK - 2201	Floor Plan - Level 01	13/09/2024	D
SK - 2202	Floor Plan - Level 02	13/09/2024	D
SK - 2203	Floor Plan - Level 03	09/08/2024	C
SK - 2204	Floor Plan - Level 04	09/08/2024	C
SK - 2205	Floor Plan - Level 05	09/08/2024	C
SK - 2206	Floor Plan - Roof Plan	09/08/2024	C
SK - 3200	Elevations - North	13/09/2024	D
SK - 3201	Elevations - East, West	13/09/2024	D
SK - 3202	Elevations - South	13/09/2024	D
SK - 3210	Section	13/09/2024	D
SK - 9000	Site Coverage and Area Plans	13/09/2024	D
SK - 9001	Material Schedule	09/08/2024	C

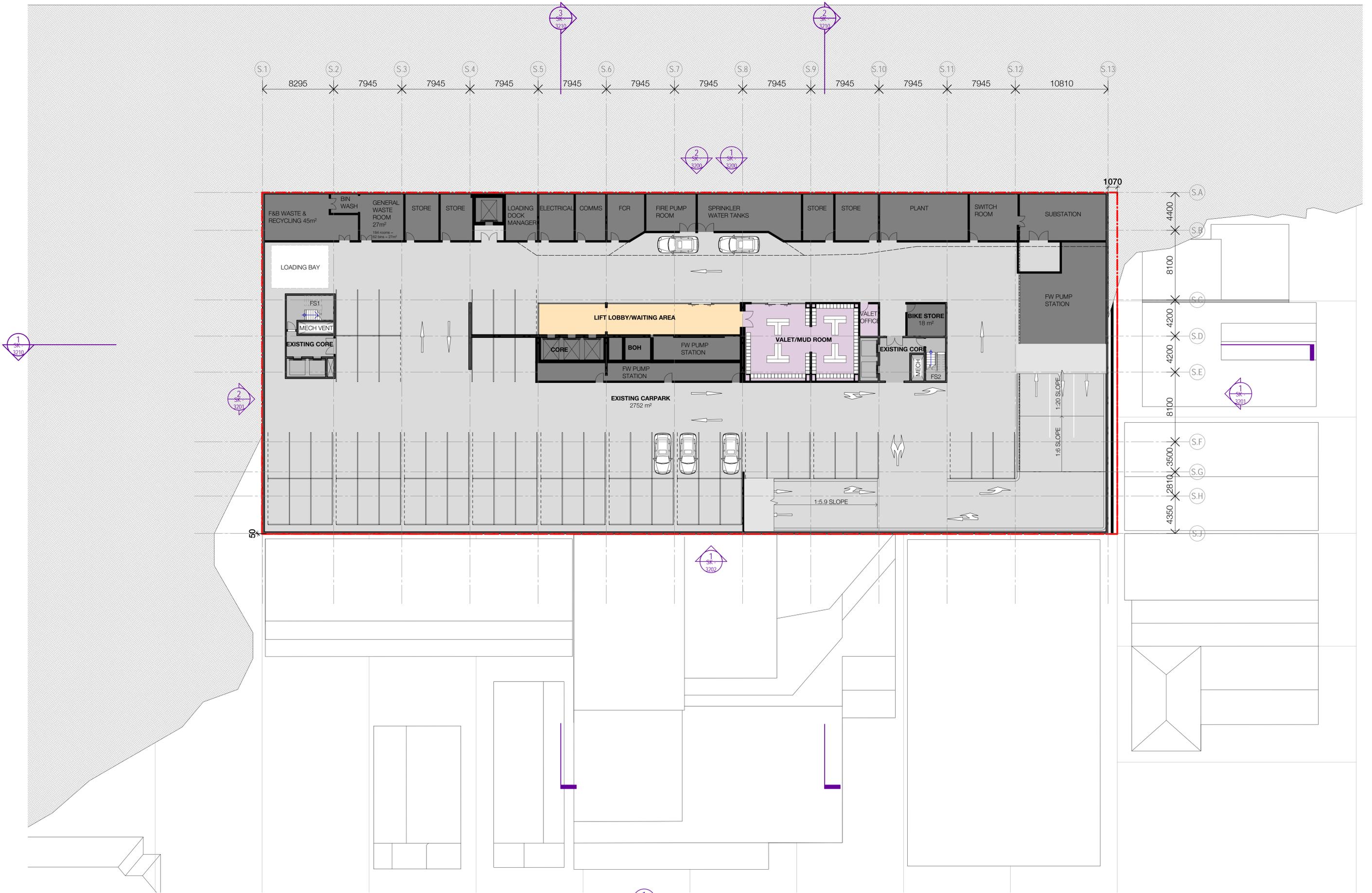


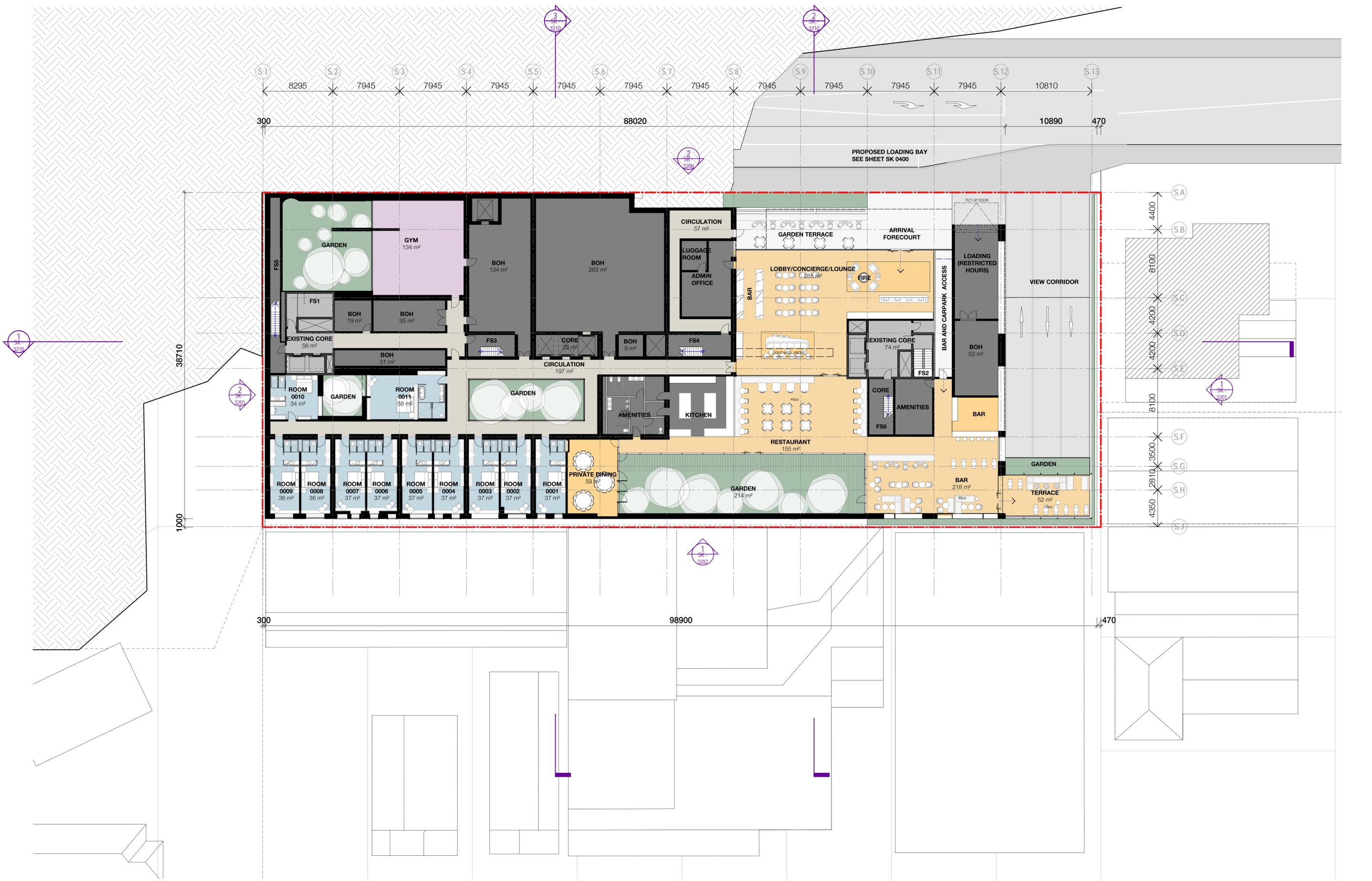
MAN STREET

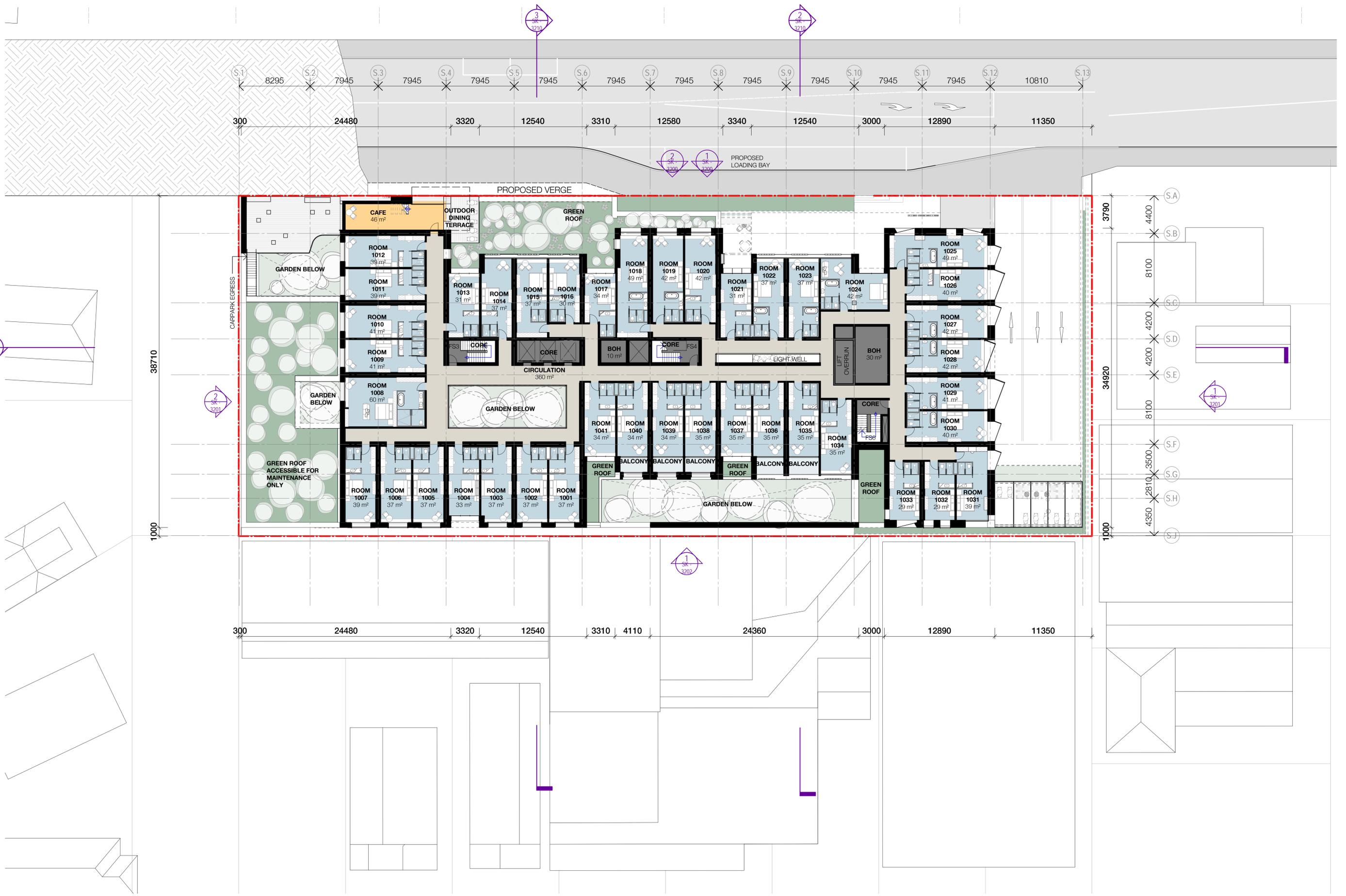






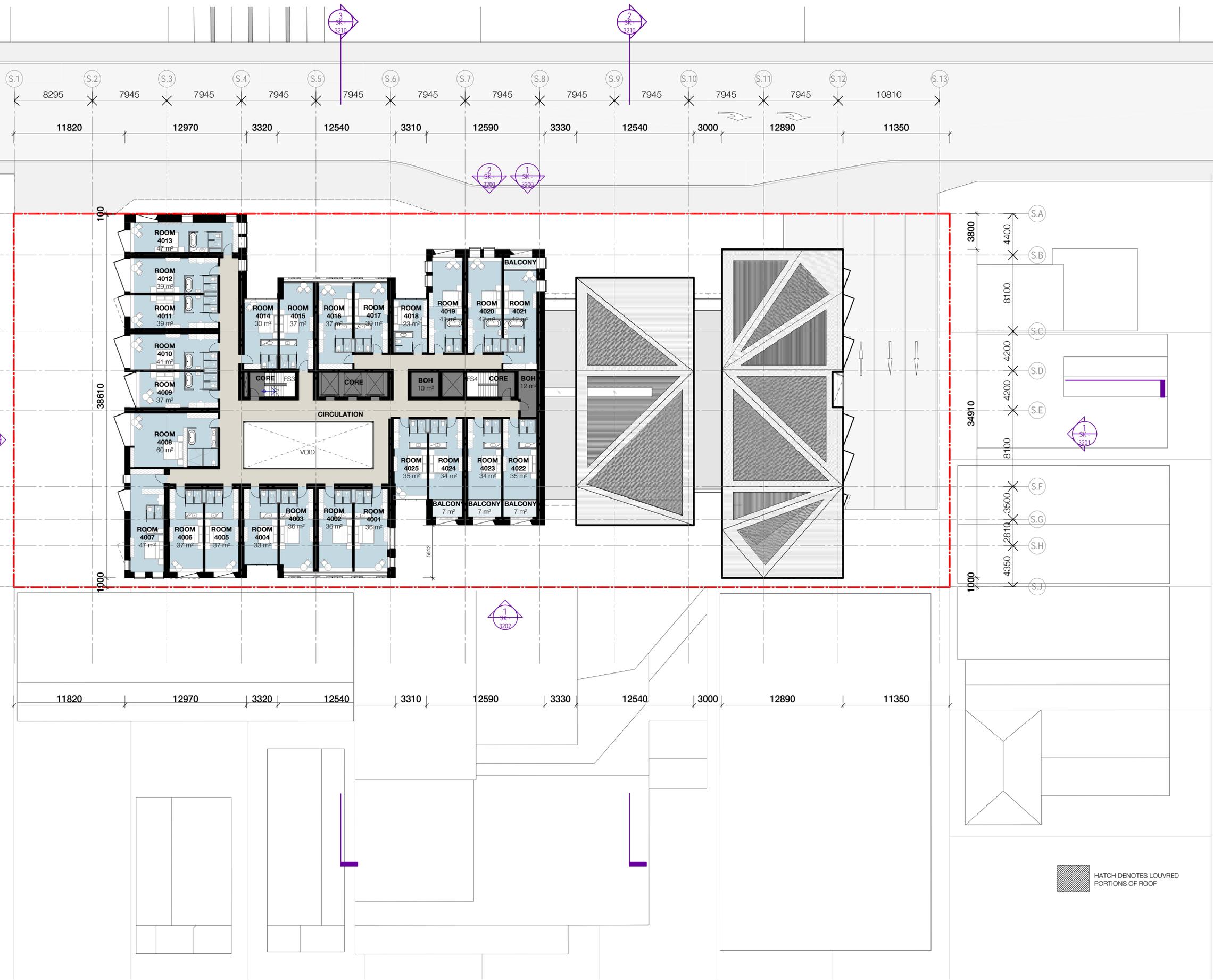


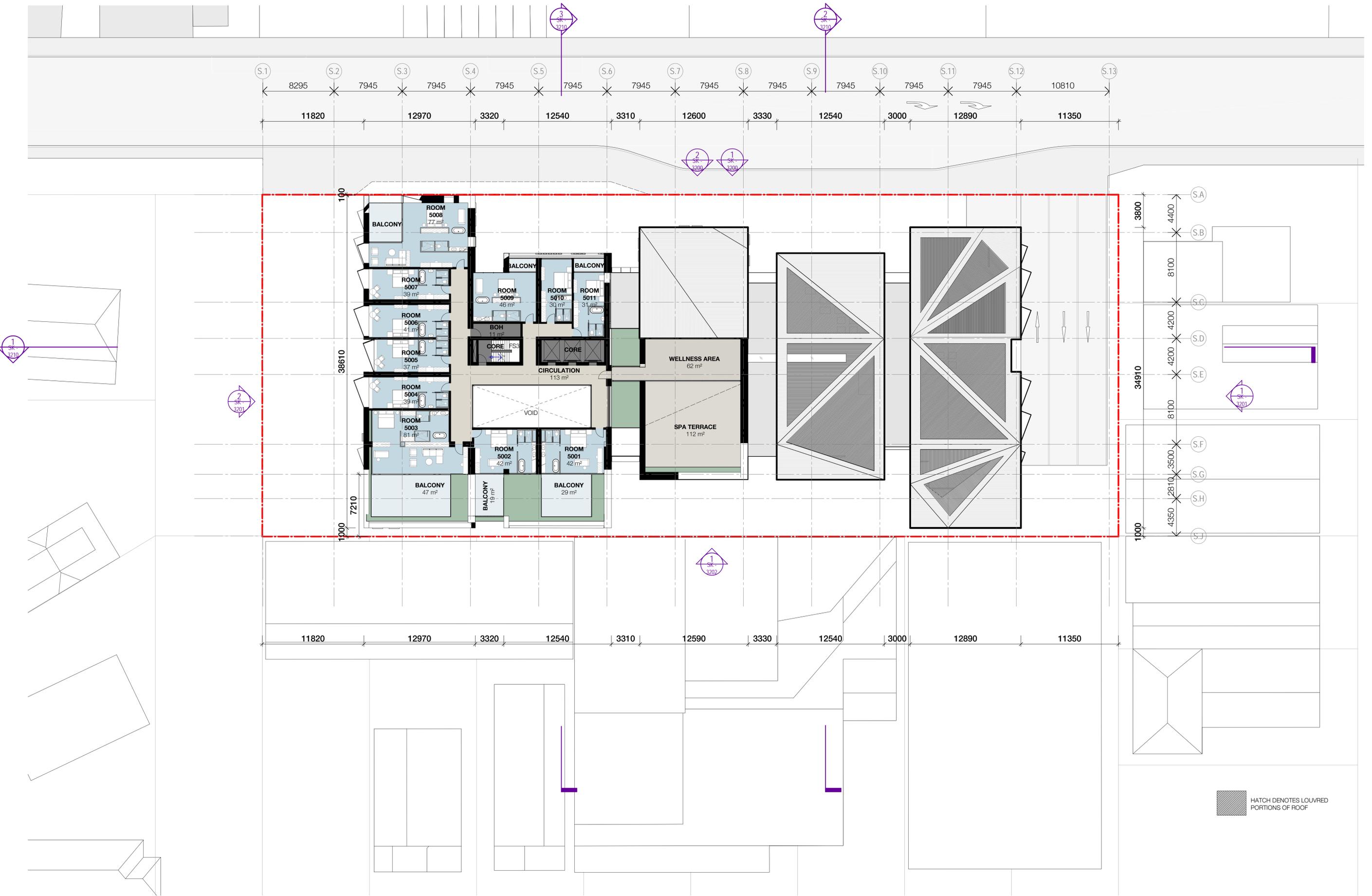


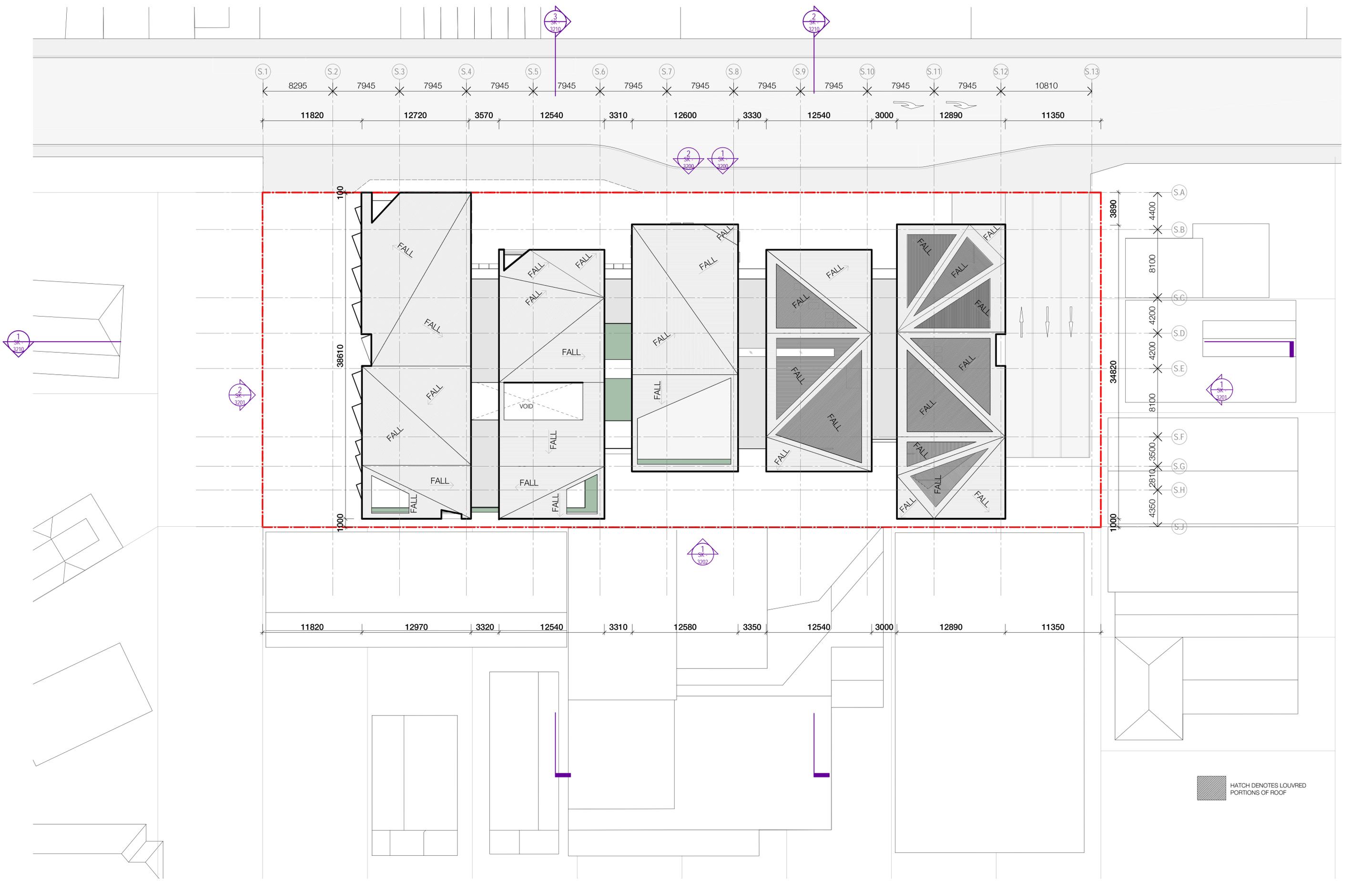


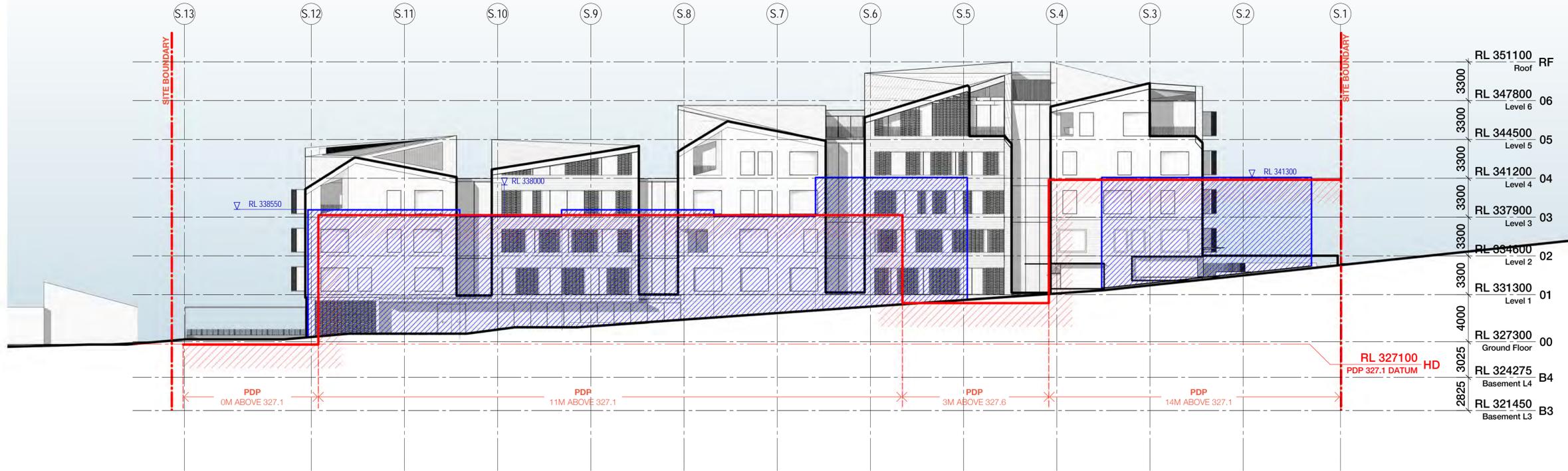










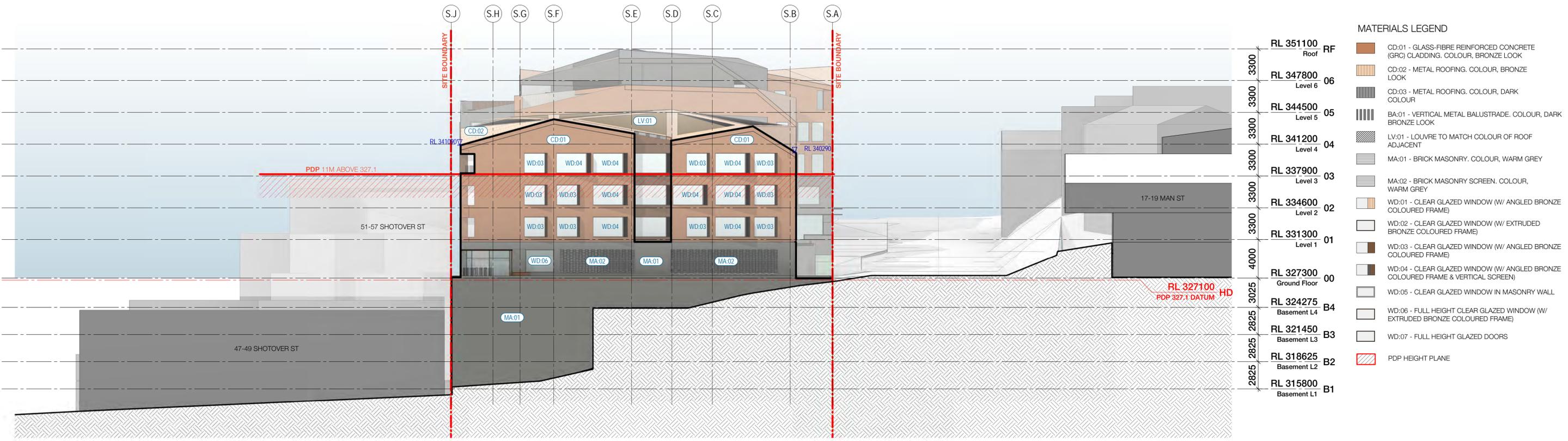


1. North Elevation - Consented Hotel Overlay



- MATERIALS LEGEND**
- CD-01 - GLASS-FIBRE REINFORCED CONCRETE (GRC) CLADDING. COLOUR, BRONZE LOOK
 - CD-02 - METAL ROOFING. COLOUR, BRONZE LOOK
 - CD-03 - METAL ROOFING. COLOUR, DARK COLOUR
 - BA-01 - VERTICAL METAL BALUSTRADE. COLOUR, DARK BRONZE LOOK
 - LV-01 - LOUVRE TO MATCH COLOUR OF ROOF ADJACENT
 - MA-01 - BRICK MASONRY. COLOUR, WARM GREY
 - MA-02 - BRICK MASONRY SCREEN. COLOUR, WARM GREY
 - WD-01 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
 - WD-02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD-03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
 - WD-04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
 - WD-05 - CLEAR GLAZED WINDOW IN MASONRY WALL
 - WD-06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
 - WD-07 - FULL HEIGHT GLAZED DOORS
 - PDP HEIGHT PLANE

2. North Elevation



1. East Elevation



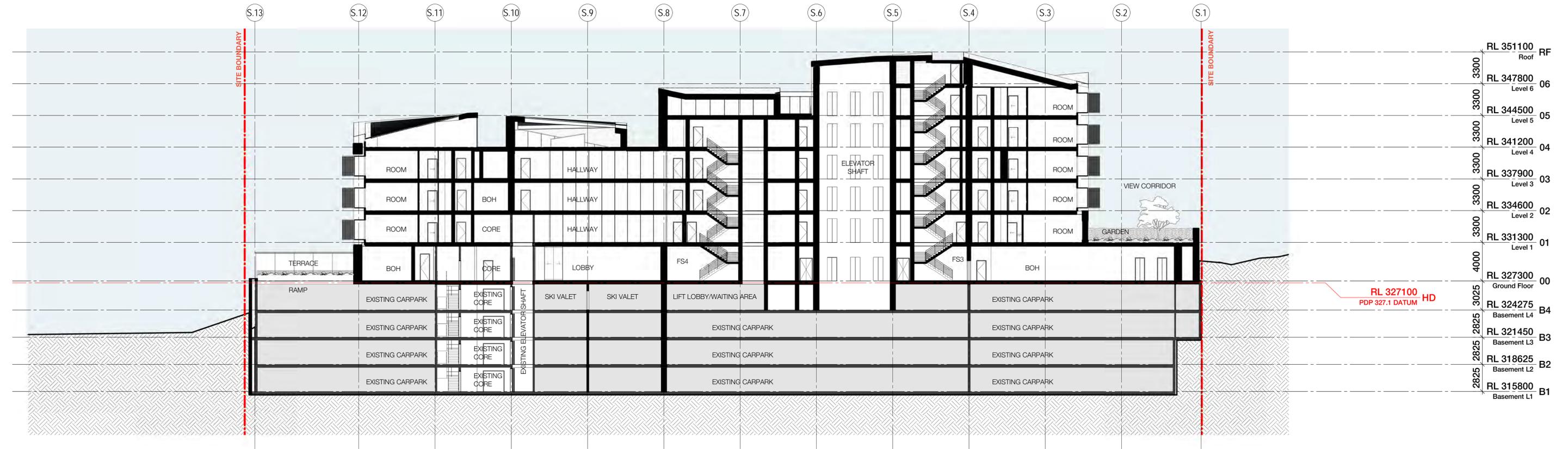
2. West Elevation



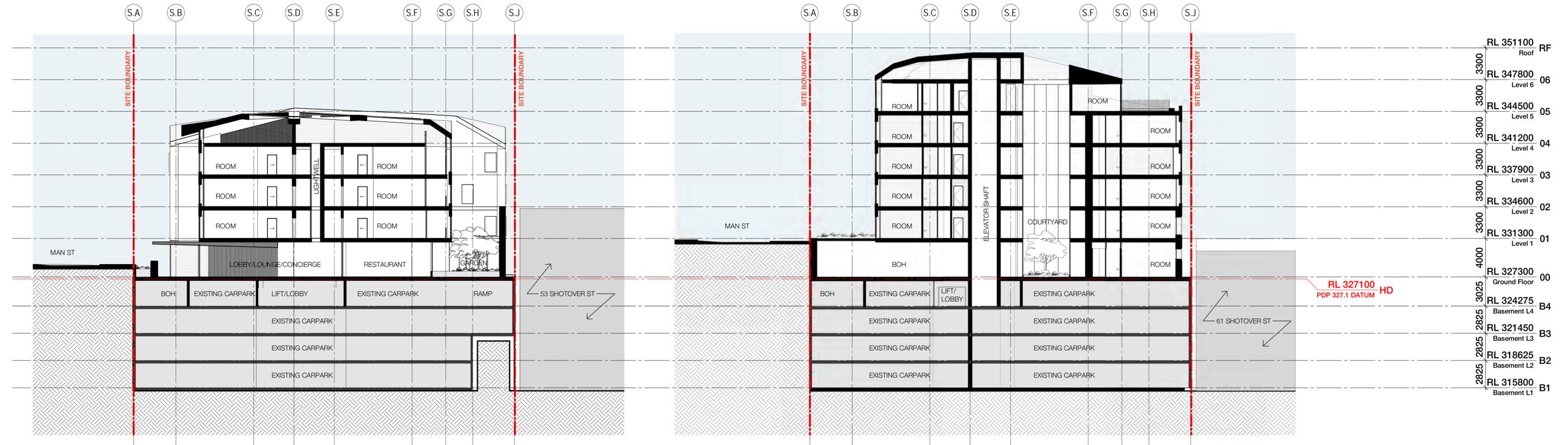
MATERIALS LEGEND

	CD.01 - GLASS-FIBRE REINFORCED CONCRETE (GRC) CLADDING. COLOUR, BRONZE LOOK
	CD.02 - METAL ROOFING. COLOUR, BRONZE LOOK
	CD.03 - METAL ROOFING. COLOUR, DARK COLOUR
	BA.01 - VERTICAL METAL BALUSTRADE. COLOUR, DARK BRONZE LOOK
	LV.01 - LOUVRE TO MATCH COLOUR OF ROOF ADJACENT
	MA.01 - BRICK MASONRY. COLOUR, WARM GREY
	MA.02 - BRICK MASONRY SCREEN. COLOUR, WARM GREY
	WD.01 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
	WD.02 - CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
	WD.03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
	WD.04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
	WD.05 - CLEAR GLAZED WINDOW IN MASONRY WALL
	WD.06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
	WD.07 - FULL HEIGHT GLAZED DOORS
	PDP HEIGHT PLANE

1. South Elevation



1. Section - E-W



2. Section - N-S 02

3. Section - N-S 01



HOTEL													
L	F/F	RL	HOTEL ROOMS	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	REST/BAR/CAFE	
5	3.3	344.50	11	977	704	505	113	43	11		88		
4	3.3	341.20	25	1,282	1,306	950	213	70	22				
3	3.3	337.90	43	2,130	2,161	1,596	346	100	30				
2	3.3	334.60	42	2,118	2,155	1,573	345	100	23			30	
1	3.3	331.30	41	2,148	2,186	1,555	382	105	44			46	
G	4	327.30	11	3,250	2,731	427	283	211	857	285	134	469	
sub total				173	11905	11243	6606	1682	629	130	285	222	545

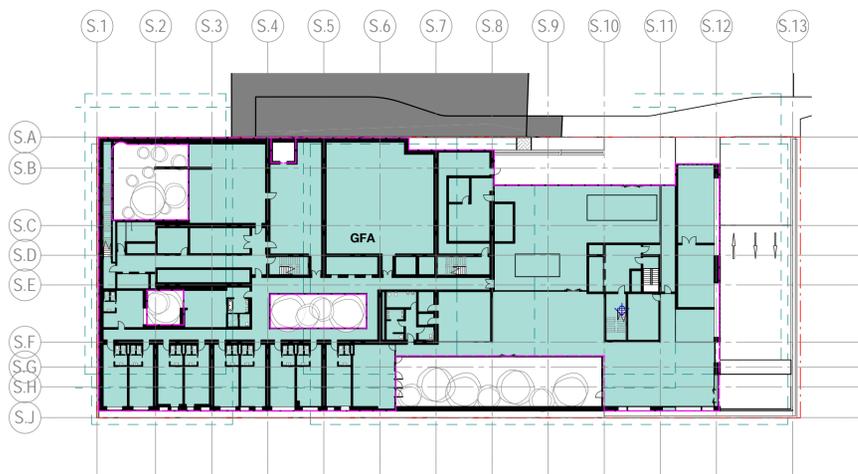
BASEMENT												
L	F/F	RL	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	RESTAURANT/BAR	
B4	3.025	324.275	3930				145	615	115	136		
sub total				3930			145	615	115	136		

TOTAL	GBA	GFA	ROOM AREA	CIRCULATION	CORE	SERVICES/BOH	LOBBY	AMENITIES	RESTAURANT/BAR
	15,835	11,243	6,606	1,682	774	1,602	400	358	545



SITE AREA: 3961 m²
BUILT AREA: 2912 m²
SITE COVER: 73%

Area Schedule



1. Ground Floor



2. Level 1



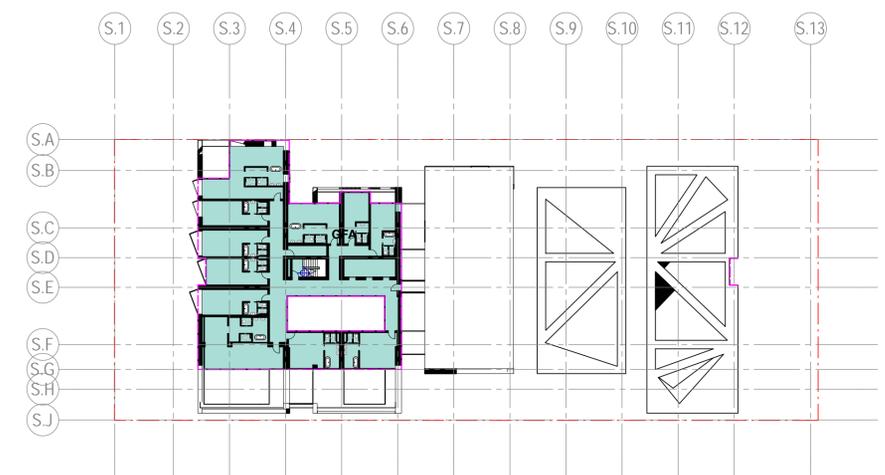
3. Level 2



4. Level 3



5. Level 4

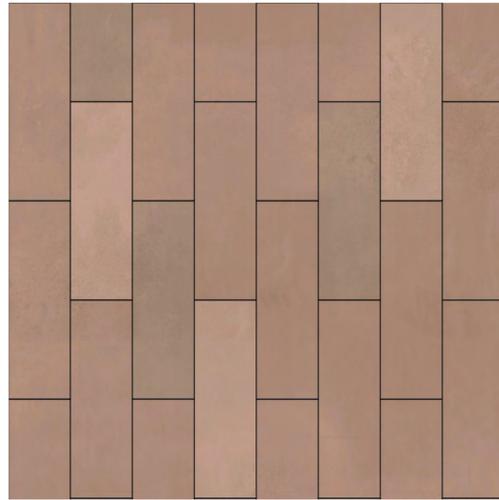


6. Level 5

WHILST WOODS BAGOT HAS USED ALL REASONABLE ENDEAVOURS IN CALCULATING THE AREAS, ALL AREAS AND YIELD FIGURES ARE APPROXIMATE AND SERVE AS A GUIDE ONLY

MATERIALS LEGEND

-  CD:01 - GLASS-FIBRE REINFORCED CONCRETE (GRC) CLADDING. COLOUR, BRONZE LOOK
-  CD:02 - METAL ROOFING. COLOUR, BRONZE LOOK
-  CD:03 - METAL ROOFING. COLOUR, DARK COLOUR
-  BA:01 - VERTICAL METAL BALUSTRADE. COLOUR, DARK BRONZE LOOK
-  LV:01 - LOUVRE TO MATCH COLOUR OF ROOF ADJACENT
-  MA:01 - BRICK MASONRY. COLOUR, WARM GREY
-  MA:02 - BRICK MASONRY SCREEN. COLOUR, WARM GREY
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-  WD:03 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME)
-  WD:04 - CLEAR GLAZED WINDOW (W/ ANGLED BRONZE COLOURED FRAME & VERTICAL SCREEN)
-  WD:05 - CLEAR GLAZED WINDOW IN MASONRY WALL
-  WD:06 - FULL HEIGHT CLEAR GLAZED WINDOW (W/ EXTRUDED BRONZE COLOURED FRAME)
-  WD:07 - FULL HEIGHT GLAZED DOORS



CD:01 - GLASS-FIBRE REINFORCED CONCRETE (GRC) CLADDING. COLOUR, BRONZE LOOK



CD:02 - METAL ROOFING. COLOUR, BRONZE LOOK



CD:03 - BRICK TILE ROOF SYSTEM TO MATCH MA:01



MA:01 - BRICK MASONRY. COLOUR, WARM GREY



MA:02 - BRICK MASONRY SCREEN. COLOUR, WARM GREY



BA:01 - VERTICAL METAL BALUSTRADE. COLOUR, DARK BRONZE LOOK



LV:01 - LOUVRE TO MATCH COLOUR OF ROOF ADJACENT



WD:01 - WD:07 - CLEAR GLAZING, BRONZE FINISH, VERTICAL SCREEN

