

Memo

To: Independent Hearings Panel on behalf of QLDC
Sent via email to: DP.Hearings@qldc.govt.nz

cc: corinne.frischknecht@qldc.govt.nz

From: Ben Farrell

Date: 27 August 2025

Re: Proposed Queenstown District Plan – Urban Intensification Variation
Updated relief sought by Well Smart (submitter 1168)

May it please the panel

1. This memo responds to the panel's invitation for me, on behalf of Well Smart, to provide suggested wording for amending the PDP in response to the relief being sought by Well Smart.
2. The suggested amendments are provided on pages 2 and 3 overleaf. I am not suggesting amendments in relation the "outlook space" provisions. My suggested amendments relate only to:
 - a. Maximum Height of buildings in the QTCZ (and more specifically only to the maximum height of buildings on land owned by Well Smart, identified below).
 - b. The management of construction noise for developments that are already provided for as a controlled or restricted discretionary activity by a rule in the PDP.
3. I have attached the following to this Memo to help explain the intended outcome of my suggested amendments to Rule 12.5.9:
 - a. Copy of Title 1069803;
 - b. Site Plan showing contours and location of the 6m internal boundary setback;
 - c. Axonometric illustrations.
4. I am happy to participate in discussions with relevant QLDC experts and other parties in respect of these suggested amendments (and any other potential amendments that might affect Well Smarts interests).
5. Well Smart can provide further information to assist in this matter, if required.

Suggested amendments to rules relating to managing construction noise

6. Insert the text “*management of noise construction effects*” to the matters of discretion under existing rules that provide for the construction of buildings or earthworks as a restricted discretionary activity within respective zones. For Well Smart, this would be:
 - Rule **9.4.5**, in relation to residential buildings in the High-Density Residential Zone
 - Rule **9.4.6**, in relation to visitor accommodation buildings in the High-Density Residential Zone
 - Rule **12.4.7**, in relation to buildings in the Queenstown Town Centre Zone
 - Rule **25.7.1**, in relation to earthworks

Suggested Amendment (consequential) to Rule 36.5.13 Construction Noise

Construction Noise

Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803.

This rule shall not apply to the construction of buildings and associated earthworks that are provided for as a controlled or restricted discretionary activity by a rule in this plan.

Explanation

7. There is no need for developments that ‘already’ require resource consent to also be subject to the construction noise standards in rule 36.5.13, especially where the development is provided for as a controlled or restricted discretionary activity.
8. For these activities, construction noise can be managed through resource consent conditions, with consideration of the appropriate construction noise impacts provided as a matter of control or discretion.

Suggested Amendment to Rule 12.5.9 Maximum Building Height in the QTCZ

12.5.9 Maximum Building Height

Maximum height limit of:

- i. 8m in Height Precinct 1.*
- ii. 12m in Height Precinct 2.*
- iii. 20m in Height Precinct 3.*
- iv. 24m in Height Precinct 4.*
- v. 16m in Height Precinct 5.*
- vi. 8m in Height Precinct 6.*
- vii. In Height Precinct 3 (Man Street), in Area A shown on the Height Precinct Map, the maximum height shall be 20m, above RL 327.1 masl*
- viii. In Height Precinct 3 (land contained in Title 1069803), the maximum height shall be 20m above the original ground level at 6m setback from the south-western boundary with a perpendicular horizontal plane*

Or alternatively:

In Height Precinct 3 (land contained in Title 1069803), the maximum height shall be 24m.

Explanation

9. The site is bounded by three legal roads (Shotover Street to the south, Man Street to the north, and Hay Street to the west) and two private sites to the east (Man Street Car Park and "The Lofts"). Refer Fig 1.
10. The site can be directly referenced in the PDP provision as "land contained in Title 1069803". Refer attached Certificate of Title.
11. Due to the sloping nature of the site, 20m high buildings cannot practically be constructed to comply with the 20m building height standard. Refer Fig 2.
12. The suggested amendment is to apply the 20m height limit from the original ground level at a location 6m internal to the sites Hay Street Road boundary (the sites western boundary). Refer yellow line on Fig 3.
13. The suggested amendment would result in the theoretical maximum building height being up to about 26m (at point "F") and 23m (at point "G") along the sites eastern boundary. Refer attached Axonometric illustrations prepared by Wardle Architects.
14. A simpler alternative option is to amend the Maximum height limit for the site to 24m.



Figure 1 Site owned by Well Smart subject to Rule 12.5.9 (all land parcels are contained in one Certificate of Title: 1069803)

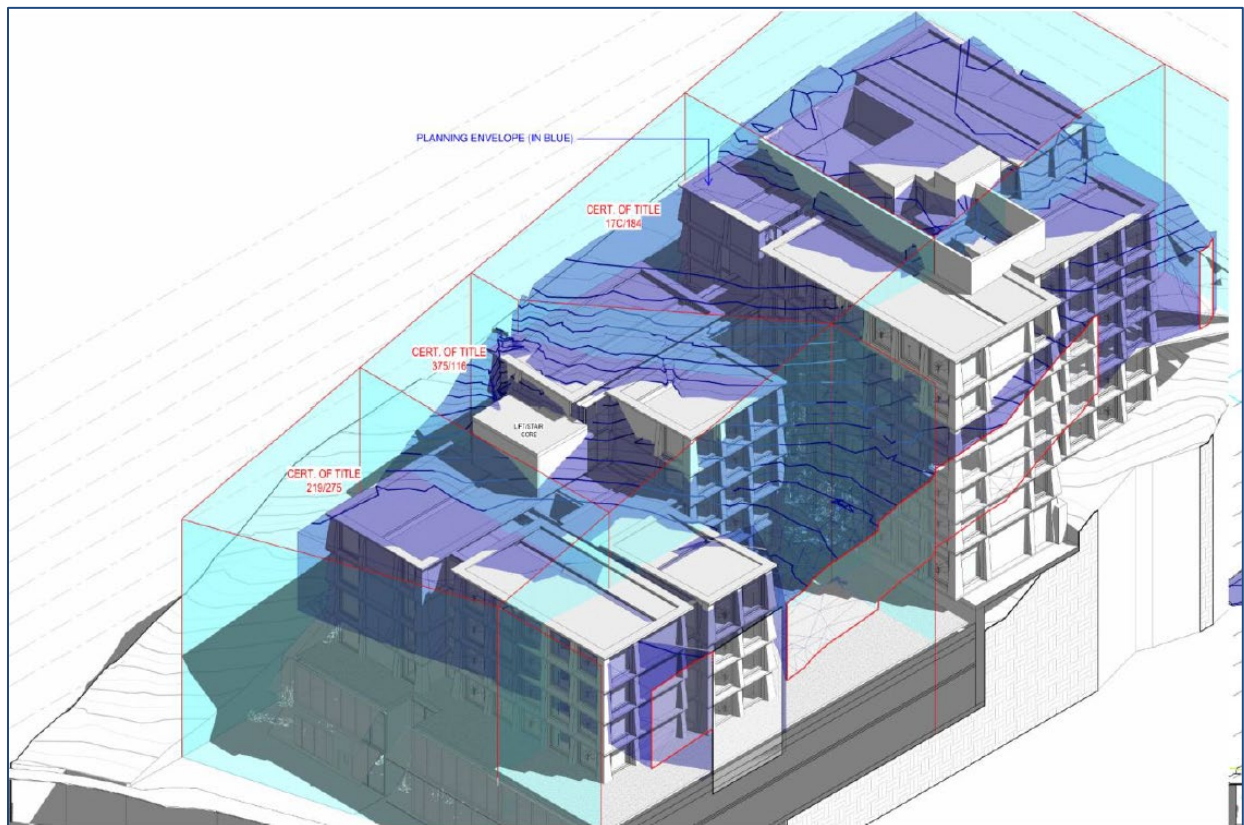


Figure 2 Image showing a 'live working draft hotel design' breaching the 20m building height, noting the building design is 20m above the original ground level measured along the Hay Street property boundary. This image demonstrates that due to the sloping nature of the site 20m high buildings will not comply with the 20m building height standard.

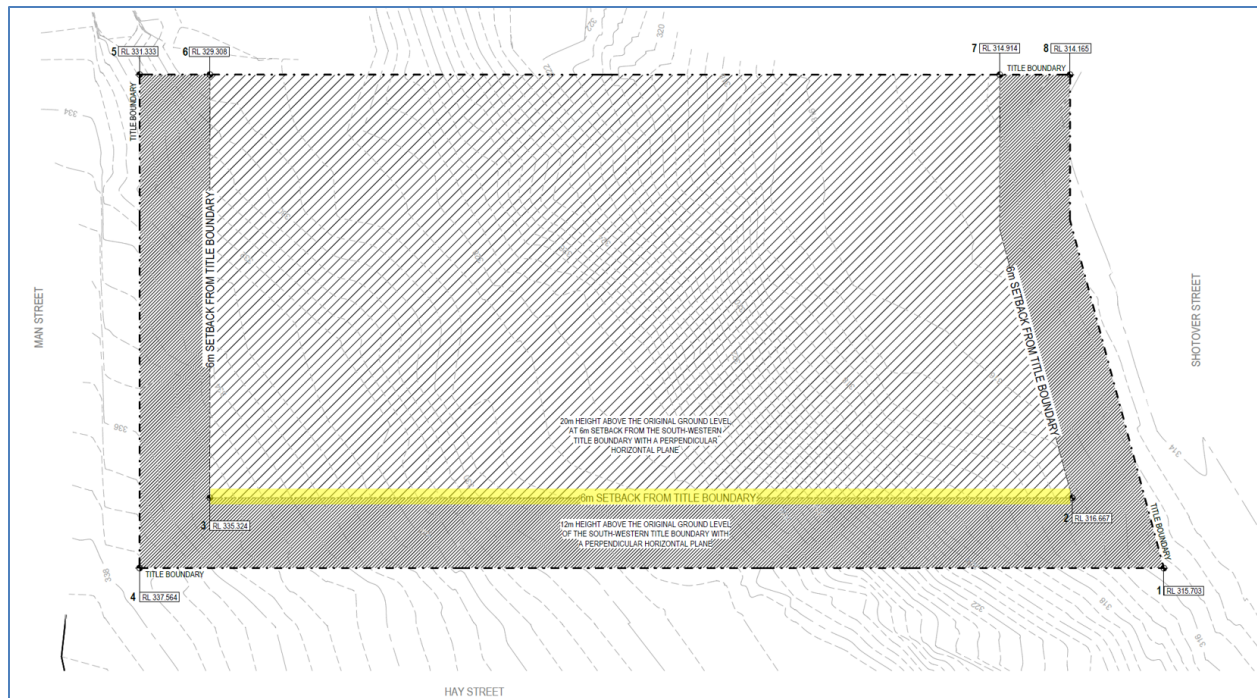


Figure 3 Contour / Site Plan showing extent of 6m setback where the 12 and 20m building standards would apply. The maximum building height would be 20m measured from the original ground level at a location 6m internal to the sites Hay Street Road boundary (the sites western boundary). This is indicated by the yellow line.

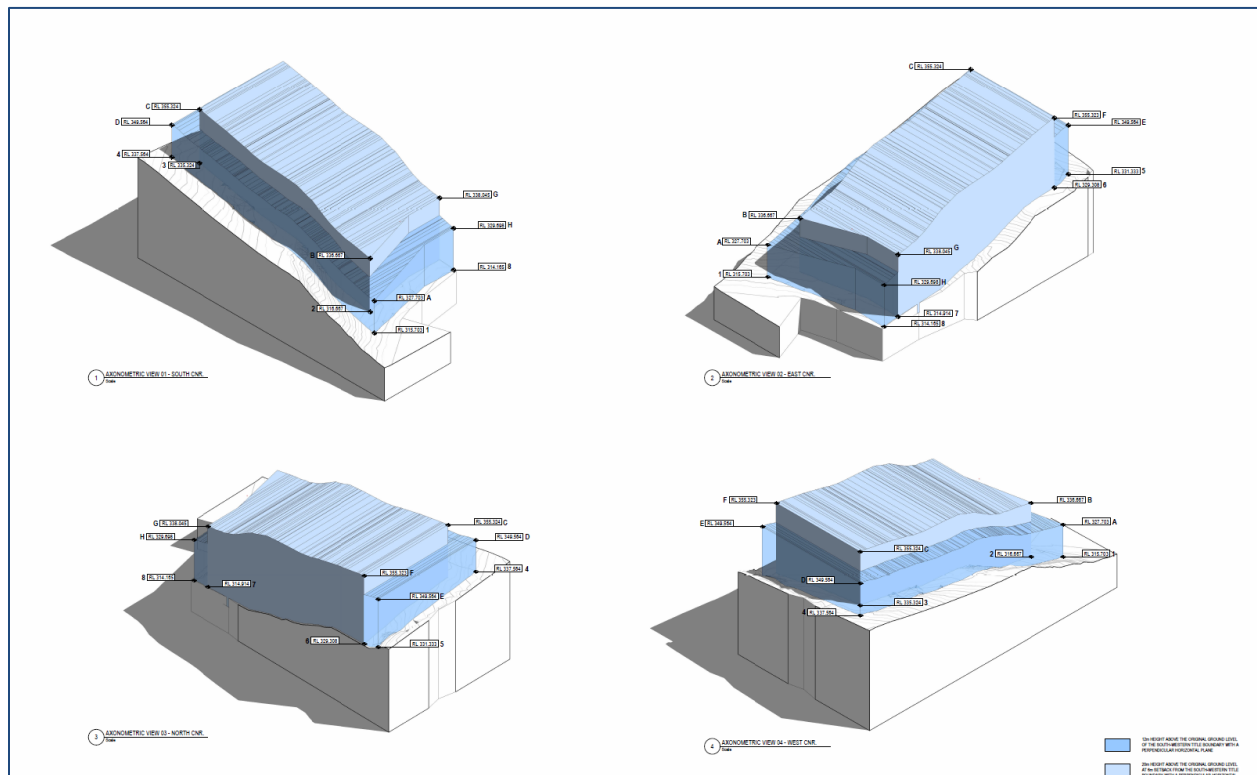
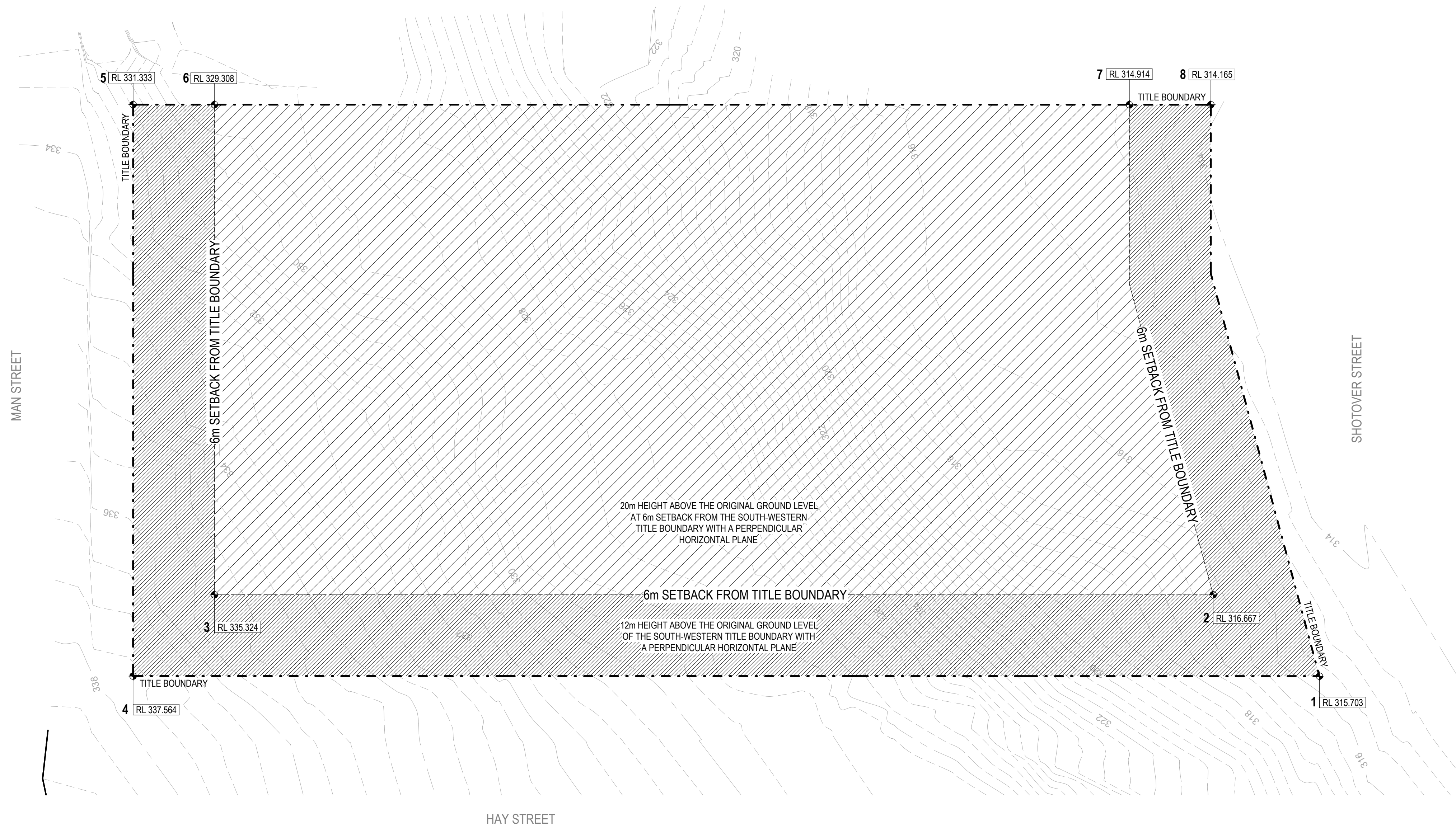


Figure 4 Axonometric illustrations showing how the suggested maximum 20m rule could apply to the Well Smart site. Refer attached A3 drawing prepared by Wardle Architects.



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CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS SIGNED BY THE CONSULTANT. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT, SPECIFICATIONS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN WARDLE.														Project		67 SHOTOVER ST Queestown, New Zealand	
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Wardle

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Client:

WELL SMART

Project:

67 SHOTOVER STREET

Title:

HEIGHT PLAN STANDARD

Project No:

2510

Date:

26 Aug 2025

Drawing No:

SK013

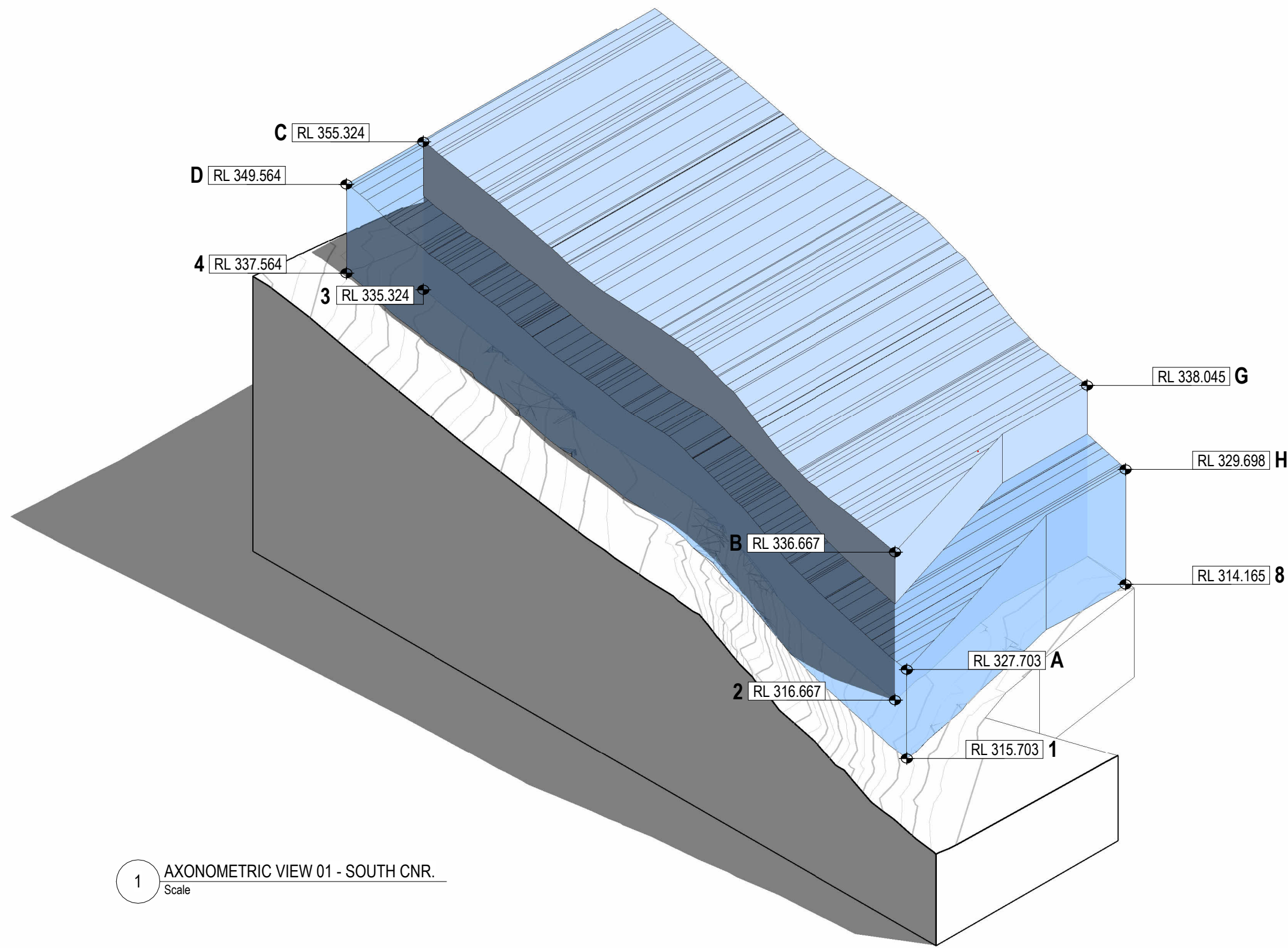
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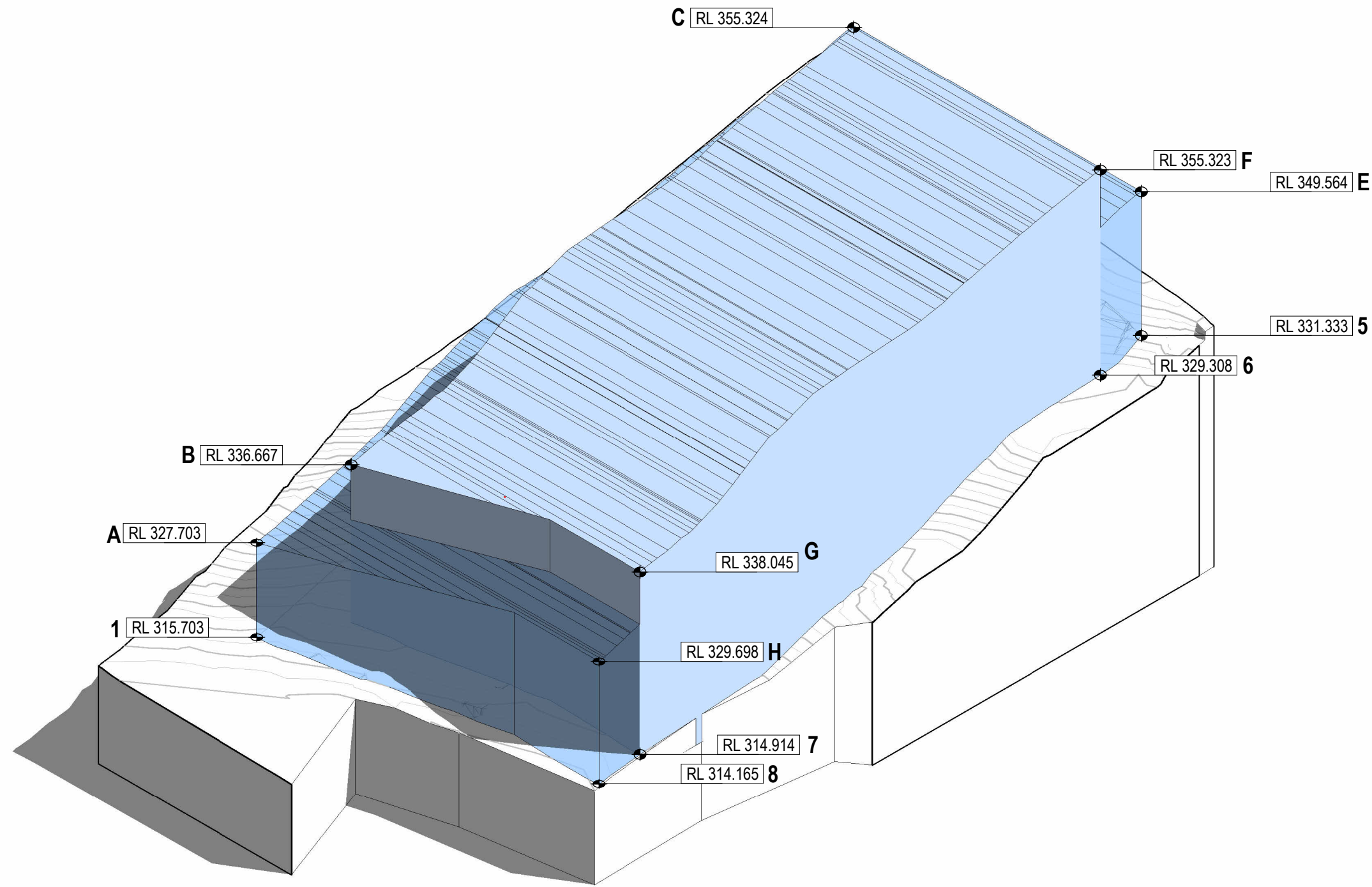
Rev No:

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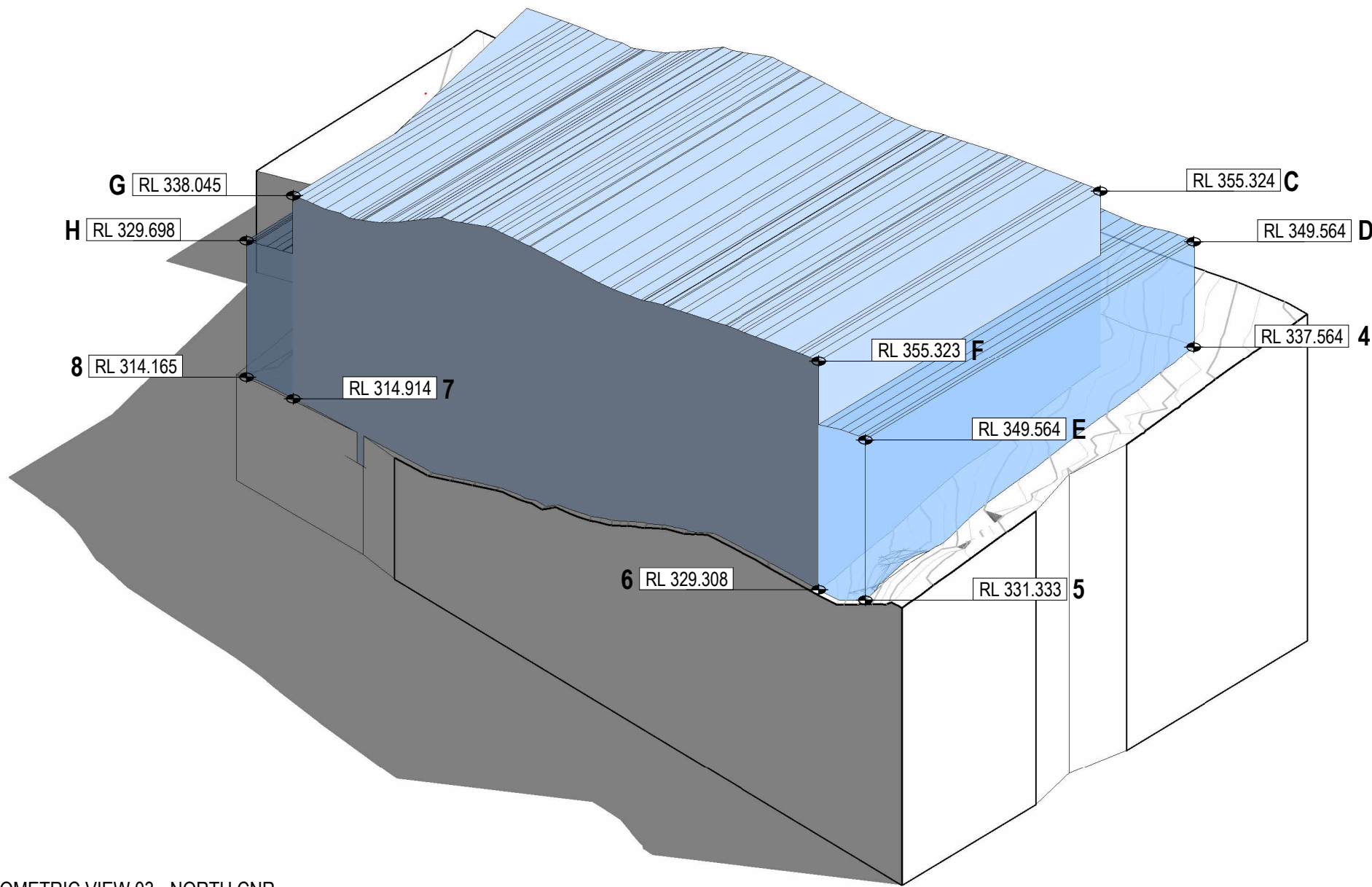
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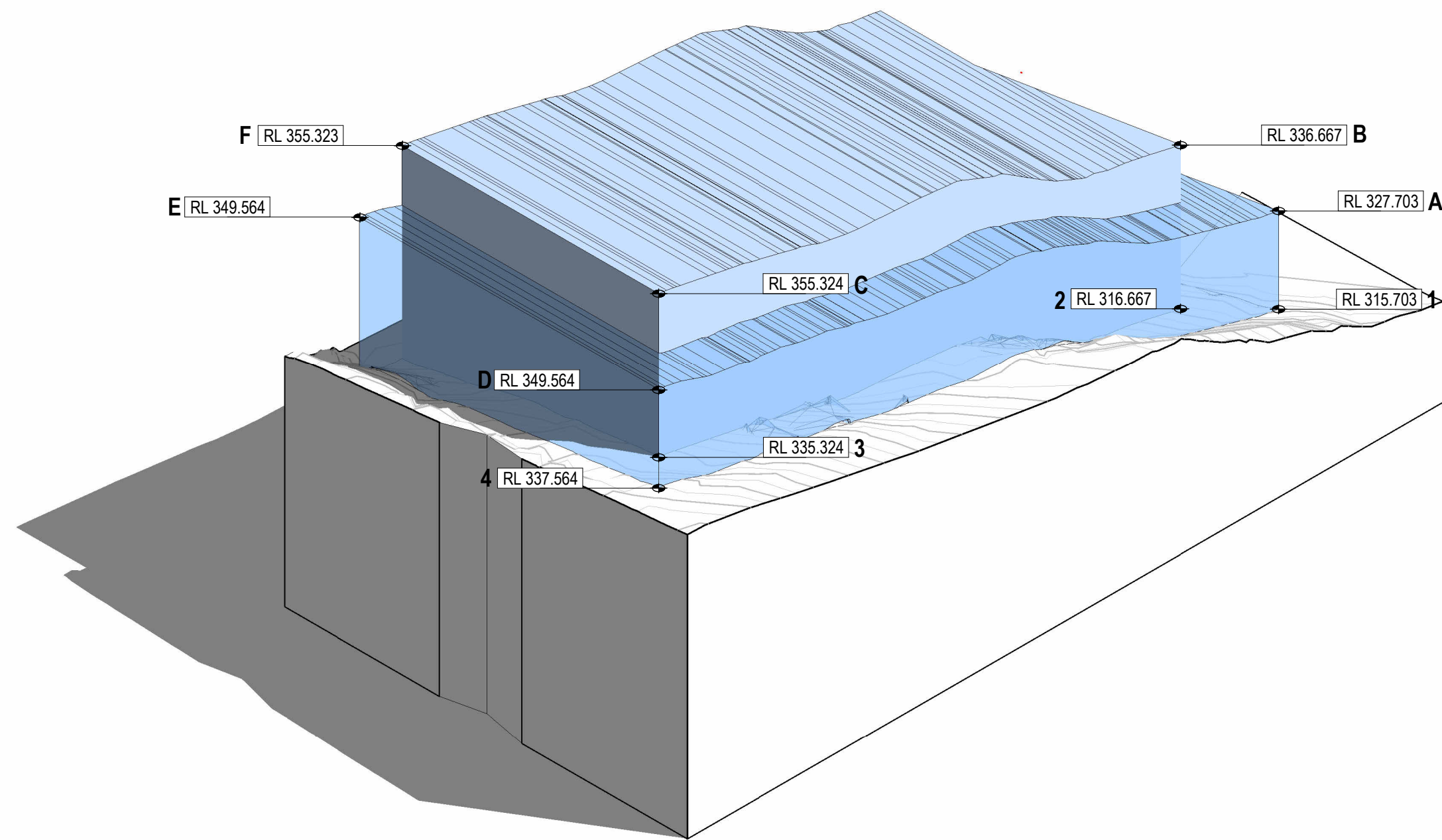
1 AXONOMETRIC VIEW 01 - SOUTH CNR.
Scale



2 AXONOMETRIC VIEW 02 - EAST CNR.
Scale



3 AXONOMETRIC VIEW 03 - NORTH CNR.
Scale



4 AXONOMETRIC VIEW 04 - WEST CNR.
Scale

12m HEIGHT ABOVE THE ORIGINAL GROUND LEVEL
OF THE SOUTH-WESTERN TITLE BOUNDARY WITH A
PERPENDICULAR HORIZONTAL PLANE

20m HEIGHT ABOVE THE ORIGINAL GROUND LEVEL
AT 6m SETBACK FROM THE SOUTH-WESTERN TITLE
BOUNDARY WITH A PERPENDICULAR HORIZONTAL
PLANE

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General Notes

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Date Appr by

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Client WELLSMART

Project 67 SHOTOVER ST
Queensdown, New Zealand

Title SITE
HEIGHT PLAN STANDARD

Wardle

Client:
WELL SMART

Project:
67 SHOTOVER STREET

Title:
HEIGHT PLAN STANDARD - AXOS

Project No:
2510

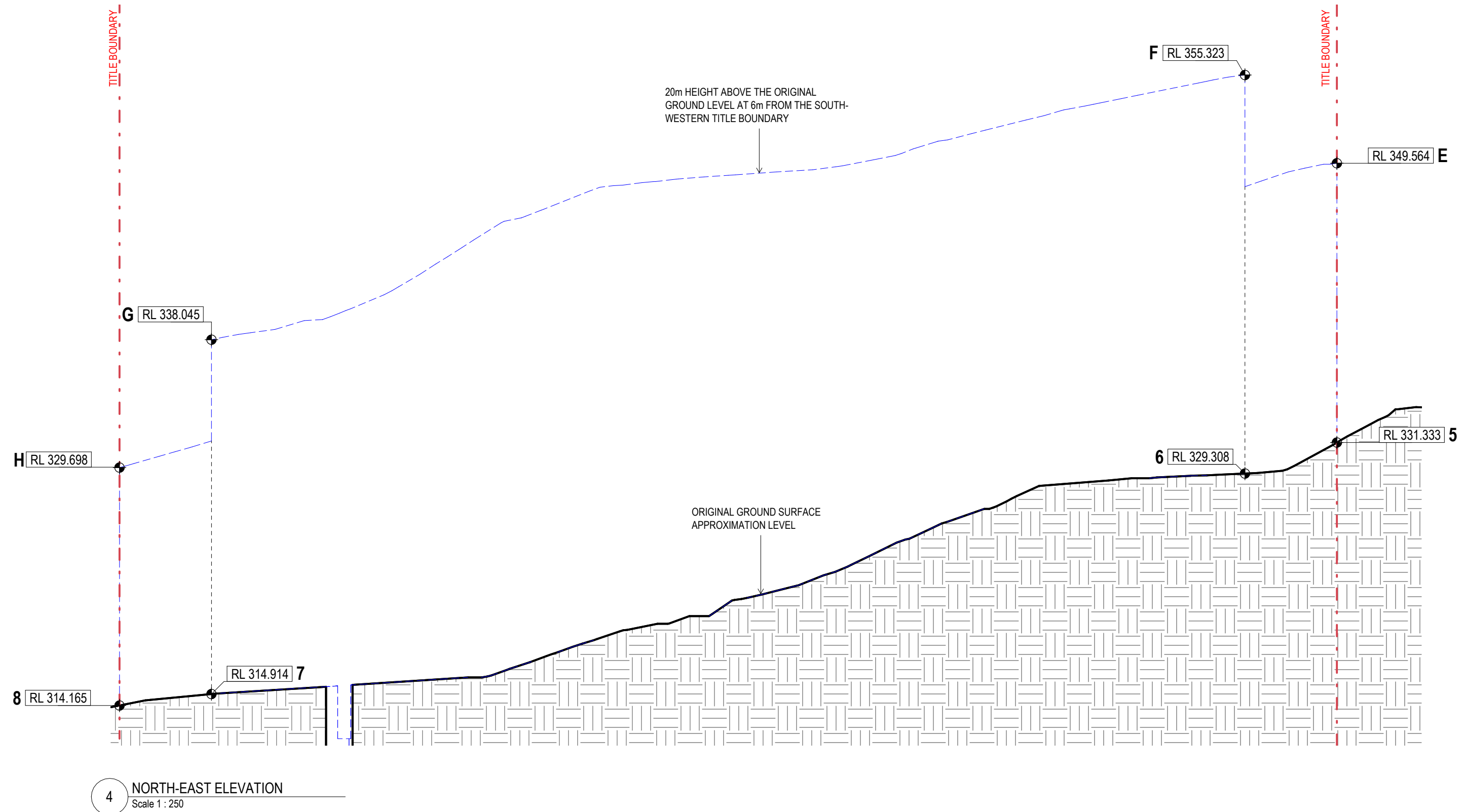
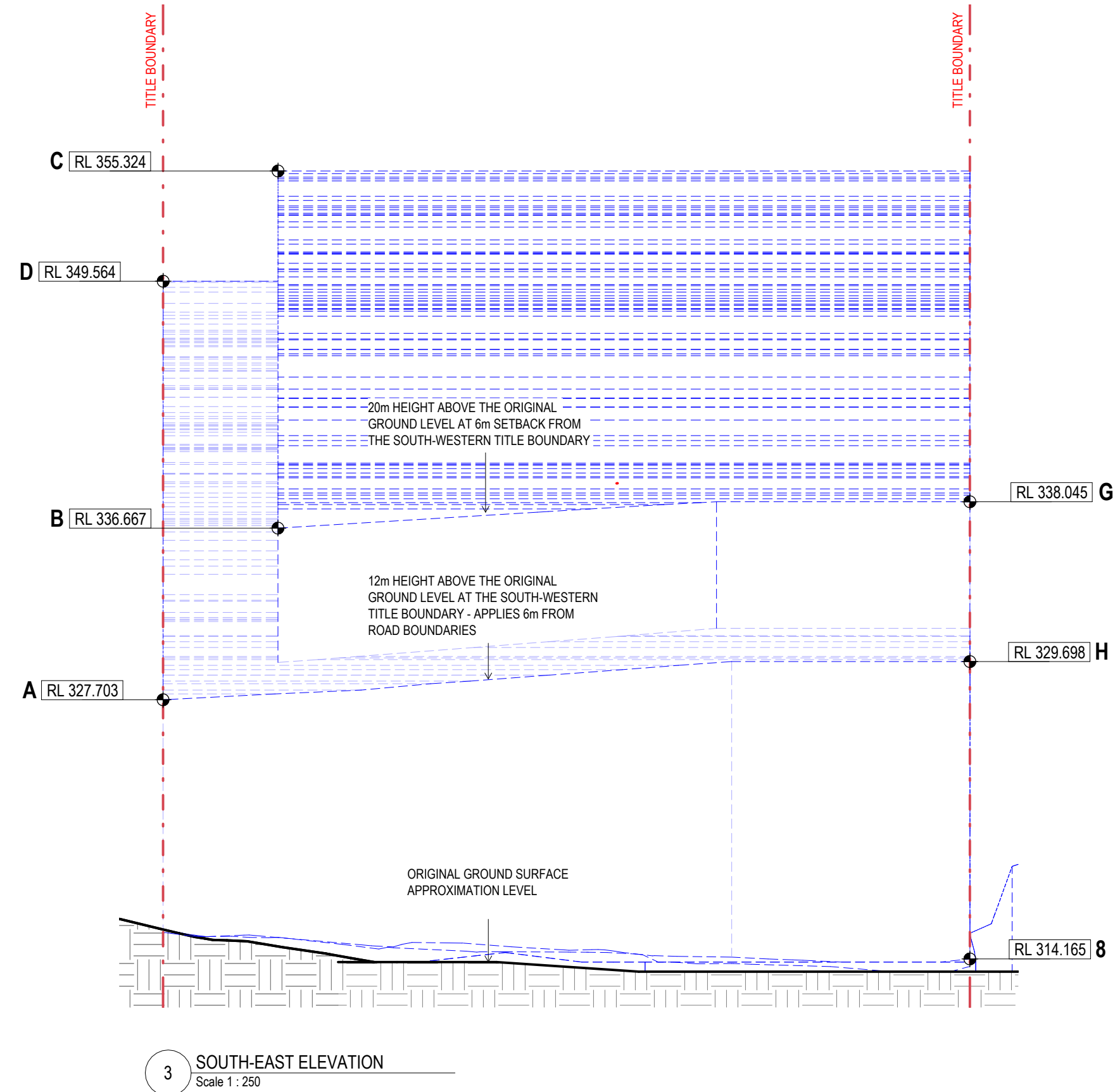
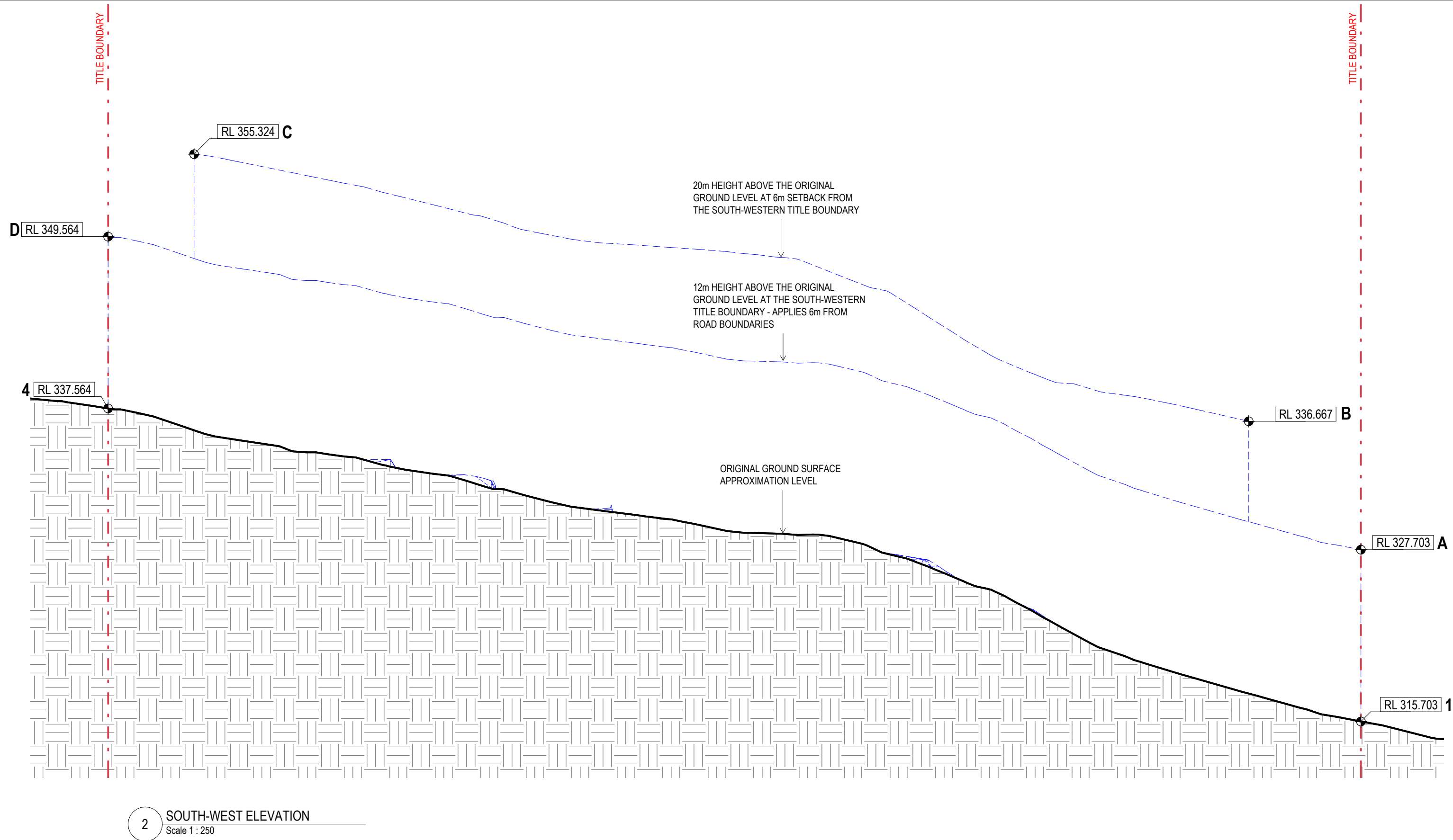
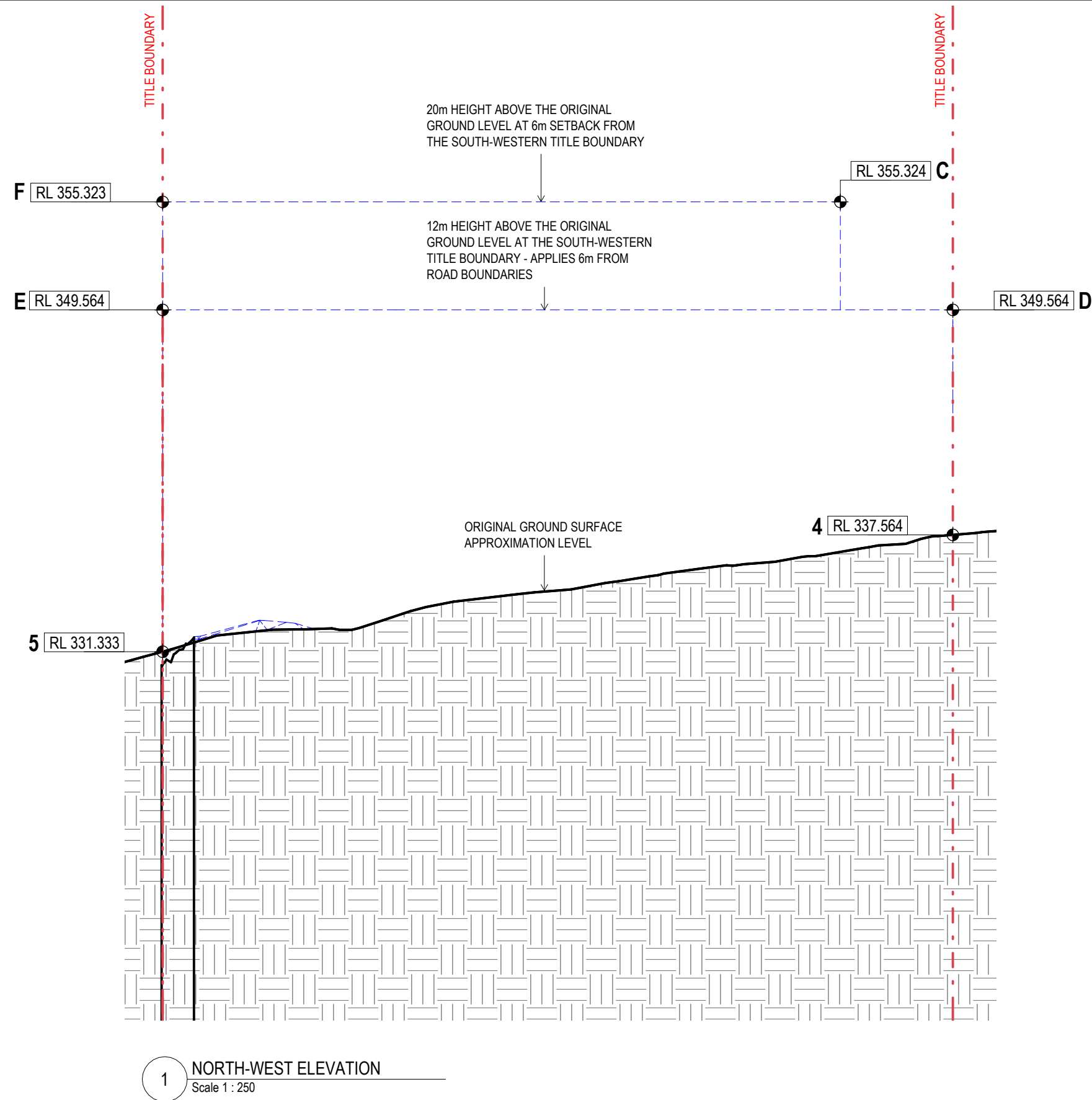
Date:
26 Aug 2025

Drawing No:
SK014

Scale:
NTS

Rev No:
D

8W



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Client WELLSMART

Project 67 SHOTOVER ST
Queensdown, New Zealand

Title SITE
HEIGHT PLAN STANDARD

Wardle

Client:
WELL SMART

Project:
67 SHOTOVER STREET

Title:
HEIGHT PLAN STANDARD - ELEVS

Project No:
2510

Date:
26 Aug 2025

Drawing No:
SK015

Scale:
1:250

Rev No:
D

8W



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1069803**

Land Registration District **Otago**

Date Issued 15 June 2022

Prior References

OT17C/183	OT17C/184	OT219/275
OT375/116	OT8A/970	OTA2/290

Estate	Fee Simple
Area	3462 square metres more or less
Legal Description	Lot 1 Deposited Plan 25433 and Lot 2 Deposited Plan 25433 and Lot 4 Deposited Plan 7789 and Part Lot 2 Deposited Plan 7789 and Section 15, 21 Block IX Town of Queenstown

Registered Owners

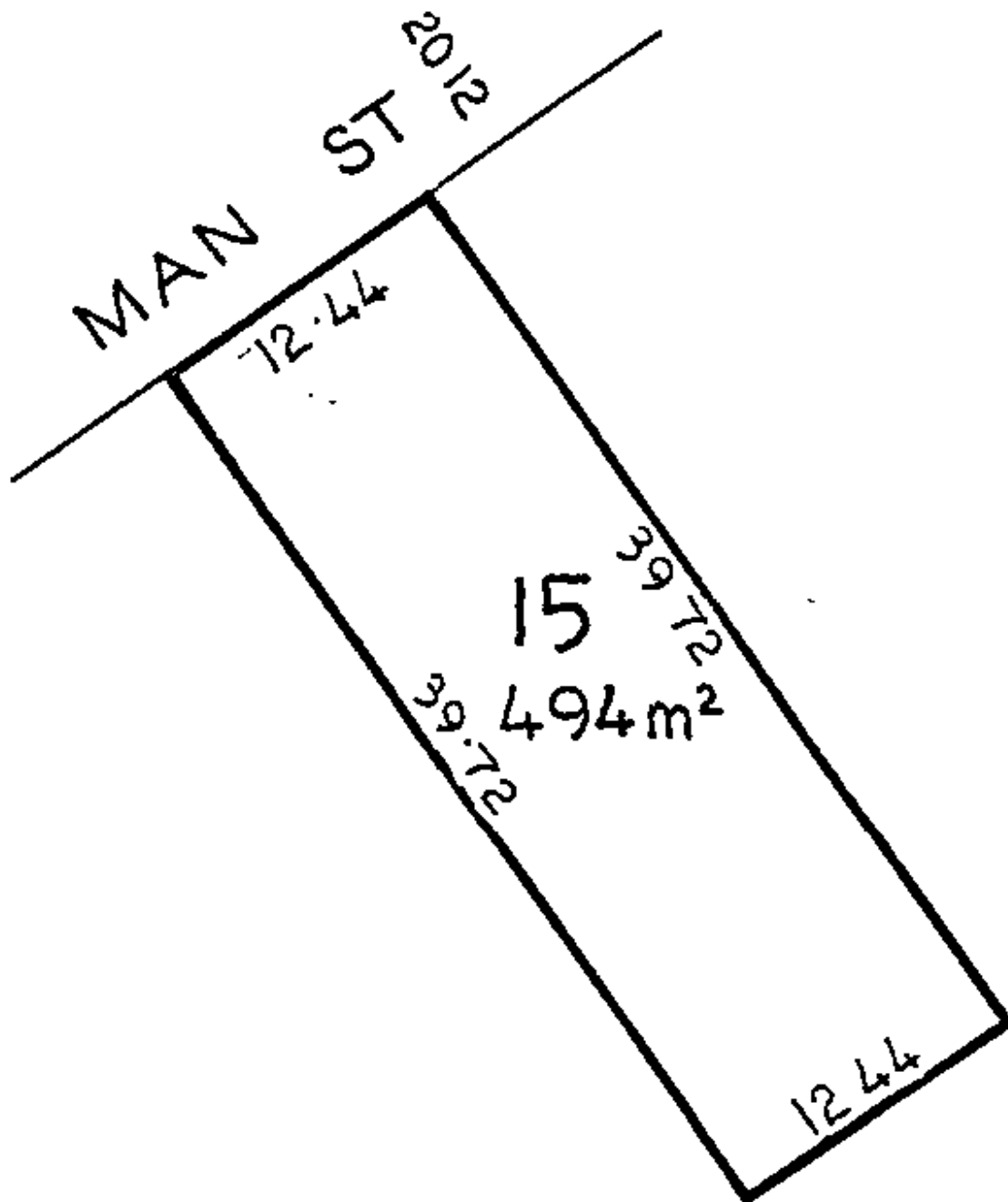
Well Smart Investment Holding (THOM) Pty Limited

Interests

Subject to a right to convey water over part Section 15 Block IX Town of Queenstown shown in and created by Transfer 362586 - 5.11.1970 at 10:35 am

The easements created by Transfer 362586 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

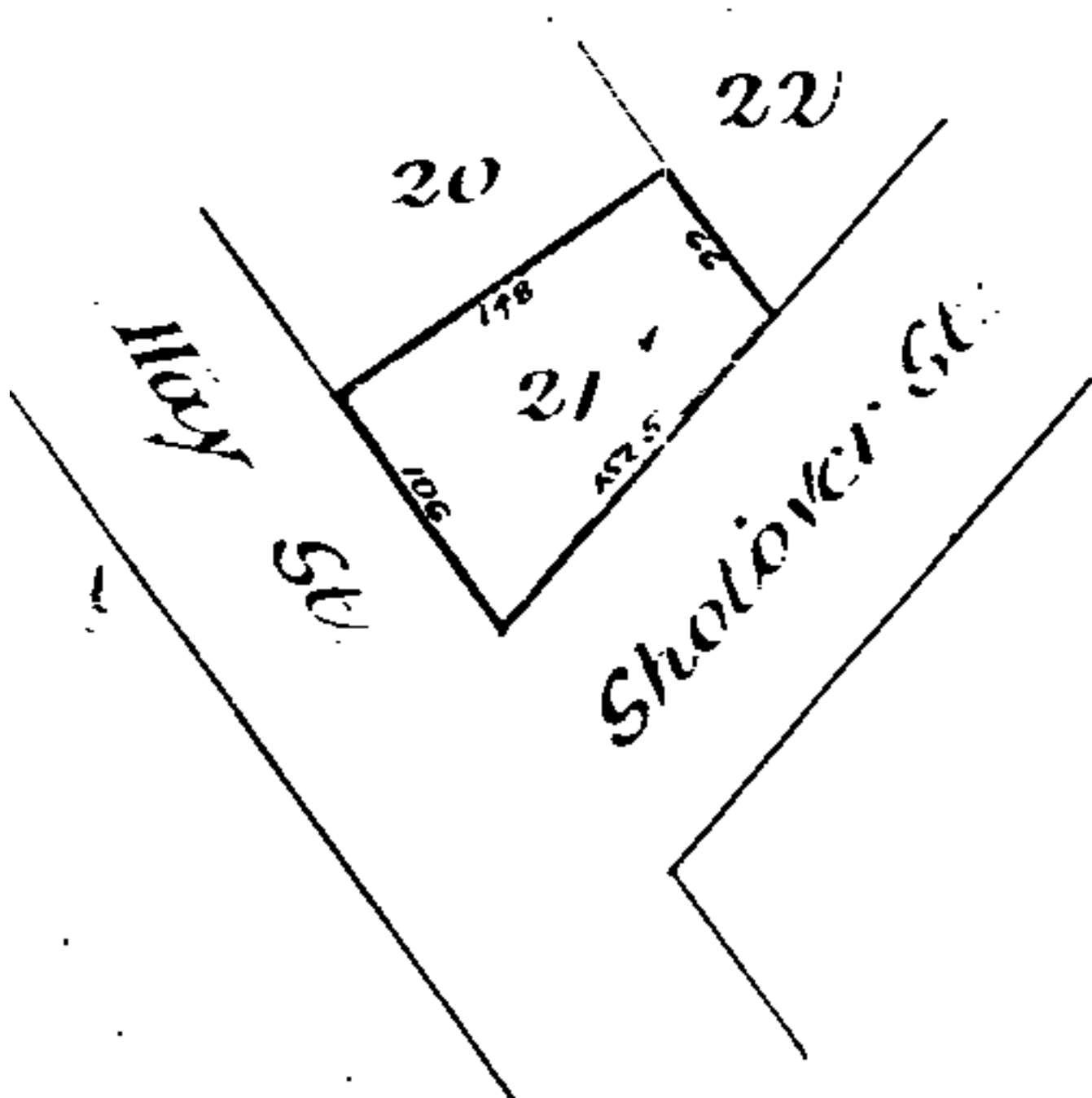
Land Covenant in Transfer 5151939.1 - 8.2.2002 at 9:23 am (Affects Lots 1-2 DP 25433, Lot 4 DP 7789 and Section 21 Block IX Town of Queenstown)



Measurements are Metric

SO 14826

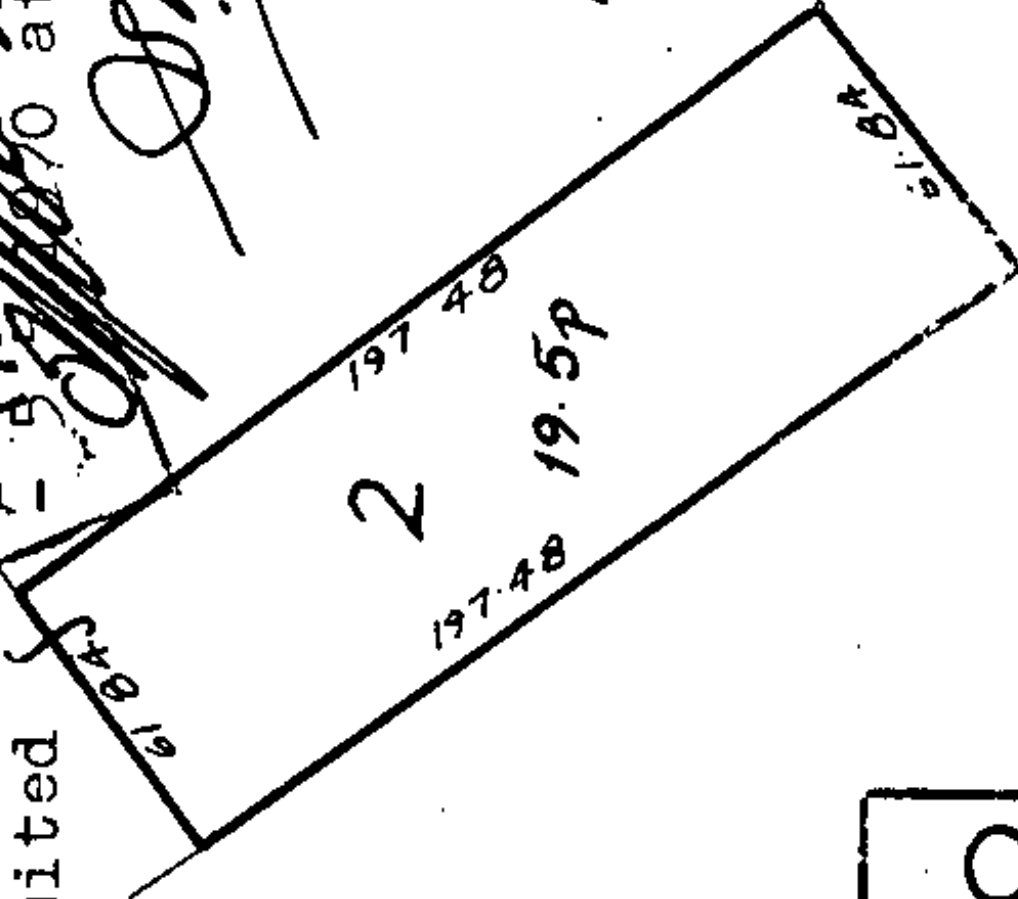
1/1



Estate and Agency Development of New Zealand
 Limited - 5/12/20 at 2.39pm

Signature
 A.L.R.

EQUIVALENT METRIC
 AREA IS 493.3m²



SHOT OVER

2/290

TEMS 201 0116 Approved by London	W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND	Approved 14/09/08 6205 PO432/4000 DOLBY FORM D-5
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