

Richard Knott for QLDC – Summary Statement for Arrowtown – Heritage and Character, and Queenstown – Heritage Buildings Evidence

1. I have been engaged by QLDC to provide evidence in relation to:
 - (a) The character effects of the proposed intensification in the Lower Density Suburban Residential Zone (**LDSRZ**) and Medium Density Residential Zone (**MDRZ**) zones in Arrowtown;
 - (b) Submissions on the notified 10m building height proposed for the Local Shopping Centre Zone (**LSCZ**) in Arrowtown; and
 - (c) A more discrete issue relating to a submission by Heritage New Zealand Pouhere Taonga requesting restrictions on the height of buildings adjacent to heritage buildings in the HDRZ in Queenstown.
2. In respect of Arrowtown, a number of submissions on these matters raised concerns regarding:
 - (a) Heritage/Character - of the community/location; urban character, settlement pattern, street layout and design (including lack of footpaths), lot sizes, coverage, built form, openness, trees, planting;
 - (b) Amenity - views, outlook, privacy, dominance, noise;
 - (c) Sunlight - Relates to effects on sunlight / shading / solar panels; and
 - (d) Landscape - effects on the landscape.

Arrowtown LDSRZ and MDRZ

3. In my evidence, I establish that Arrowtown has a very clear and identifiable heritage values, sense of place and character.
4. I consider that there is good justification for reconsidering how the UIV applies to the LDSRZ and MDRZ within Arrowtown and for identifying how the provisions can best respond to this identifiable sense of place and character:
 - (a) Arrowtown is perhaps unique in New Zealand in that it has a detailed design guide which covers the whole town, rather than covers a small part of the town or a series of specific precincts. It is unusual to find a town where such efforts have

been made to maintain the heritage and character values of a complete township, including new development.

- (b) The LDSRZ and MDRZ have a clear and distinct, unique Arrowtown sense of place and character, which has relevance and interest to the communities within the locality, the wider QLDC District and to visitors from outside of the District – they are an inherent part of the Arrowtown experience. In relation to this matter, it is significant to note that daily peak visitor are approximately equal to the township's population.
 - (c) The LDSRZ and MDRZ form the entrances to the township and are the routes into the Arrowtown Town Centre Zone (**ATCZ**) and the Arrowtown Residential Historic Management Zone (**ARHMZ**) and contribute to the unique Arrowtown sense of place.
 - (d) The LDSRZ and MDRZ adjoin and provide the setting to the ARHMZ.
5. Ms Bowbyes and I have worked together to consider appropriate updates to the provisions applicable to these areas and I consider that the recommended provisions as set out in her evidence will ensure that the current sense of place, character and heritage values of the township are maintained.
6. The plan included as Appendix 1 to the Memorandum of Counsel for Queenstown Lakes District Council Regarding Minute 4, dated 25 July 2025, confirms the geographic extent of the areas where it is recommended that building height be limited to respond to s6 RMA historic heritage matters and to respond to s7 RMA amenity value (character) matters.
7. Commissioners will note that a bespoke response is not proposed for the s6 or s7 areas; rather it is my view that with the existence of the Arrowtown Residential Historic Management Zone Transition Overlay, the s42A recommended heights and activity status, appropriately respond to concerns regarding the maintenance of the current sense of place, character and heritage values of the township.
8. I note that a number of submitters and their experts wish to see the rules remain as in the PDP, or further tightened (meaning all dwellings would require at least a restricted discretionary resource consent), but I consider that on balance the s42A recommended provisions provide an appropriate balance between the requirements of the NPS-UD, in so

much as they will more easily allow the design and construction of two storey dwellings and will likely allow a more usable first floor area than could be achieved under the PDP, whilst still achieving the desire to maintain the existing character and sense of place of the LDSRZ and MDRZ in Arrowtown.

Arrowtown LSCZ

9. In respect of the LSCZ on Adamson Drive, this relates to a single small site.
10. I consider that the notified amendments to height and height in relation to boundary are acceptable and will not adversely affect the sense of place of Arrowtown.
11. I support the notified 10m permitted height for the LSCZ at Arrowtown.

Sites adjacent to heritage buildings in the HDRZ in Queenstown

12. In relation to the submissions by HNZPT (submission 897) as they relate to requesting restrictions on the height of buildings adjacent to heritage buildings in the HDRZ in Queenstown, I consider that PDP Policy 9.2.3.1 appropriately provides for sunshine and light access and I do not consider that it would be justifiable to reduce the height limits on adjacent sites. No evidence was filed by Heritage New Zealand Pouhere Taonga responding to my evidence.
13. However, I do agree that a new policy, as sought by the submitter¹, would provide the opportunity to consider the effects of adjacent developments on the heritage values of 5 and 17 Brisbane Street.

Richard Knott

28 July 2025

1 The wording proposed by HNZPT is '9.2.3.3 Ensure that development is compatible with the values of adjacent historic heritage.'