

EVIDENCE SUMMARY – EMMA RYDER FOR SUBMITTER 31042, Arthurs Point Land Trustee Ltd

- [1] My evidence covers my recommendations for the land at 182 Arthurs Point Road, Arthurs Point.
- [2] I consider that the consented environment provides a baseline for the level of development on this site supported in the Arthurs Point and wider ONL context, which as I will describe shortly is a high density environment.
- (a) Resource consent was granted in 2008 for a mixed-use development including residential, visitor accommodation, commercial recreation and retail activity on the upper terrace of the site which included 22 residential apartments contained within two buildings. These buildings were to be located where the now BRA 2 is located.
 - (b) Resource consent was granted in 2018 for the construction of an 18m high, 106 bedroom hotel and 80 serviced apartments to be used for visitor accommodation. This consent has not yet been implemented.
 - (c) There are currently two resource consent applications being processed by the council. The Stage 1 consent relates to the upper terrace of the site and is about to be issued on a non-notified basis. This includes 297 visitor accommodation units, of which 111 can be used for residential activity also. The Stage 2 application relates to the mid-terrace of the site and includes 35 residential units.
- [3] I agree with Ms Turner's evidence that those parts of the site zoned MDRZ with VASZ be rezoned to HDRZ as recommended in the s42a report. However, I recommend that the remainder of the site also be rezoned to HDRZ.
- [4] I consider that those parts of the site zoned MDRZ should be rezoned to HDRZ for the following reasons:
- (a) There is very little flat land in close proximity to the town centre that is suitable for high density residential activity.
 - (b) High density zoning of this land would allow a greater range of housing densities and options.
 - (c) The Site is anticipated to contain a higher density of development.
 - (d) Arthurs Point North (APN) is nestled into the lower slopes of Mt. Dewar immediately to the north with the Shotover River canyon to the south. Increased height limits can be tolerated within these topographical features.

- (e) Arthurs Point already contains a predominantly high-density character (including residential and visitor accommodation activities), and changing the zoning of the land to reflect this character is consistent with Objective 3.2.3 (Chapter 3 – Strategic Direction) which states:

A quality-built environment taking into account the character of individual communities.

- (f) HDRZ is consistent with Policy 3.2.1.1 (Chapter 3 – Strategic Direction) of the Proposed District Plan which states:

The significant socioeconomic benefits of well-designed and appropriately located visitor industry facilities and services are realised across the District.

- [5] I consider that BRA 2 should be amended so that the BRA covers only the western end on the mid-terrace as sought in APLT's submission. In this regard, I accept the refinement to BRA 2 proposed by Ms Mellsop and the consent controls suggested by Ms Mellsop – which do not require a non-complying activity status.
- [6] I consider that the provisions applying to BRA 3 which covers the knoll at the front of the site should be amended, as this area has capacity to absorb development and that development can be managed through design controls in the PDP. In addition, I also consider that certain structures should be appropriate and consentable within the BRA, such as retaining structures or landscape features.
- [7] I consider that the maximum building height on sloping sites in the HDRZ in Arthurs Point North should be 12m given the topography of the site.
- [8] I recommend that the HDRZ within Arthurs Point North should include visitor accommodation as a controlled activity due to the existing and anticipated visitor accommodation activities occurring in Arthurs Point North.
- [9] The above recommendations are considered to give effect to the NPS – Urban Development 2020 as they will enable urban development of a height and density which will contribute to housing demand in the Queenstown-Lakes region, while ensuring the development contributes positively to a well-functioning urban environment.

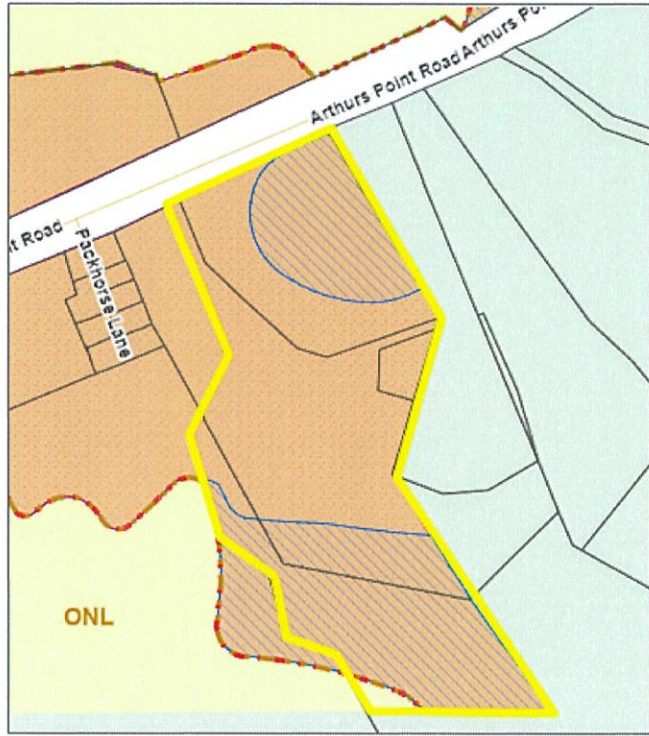


Figure 1: Notified zoning of the subject site