

Wakatipu Basin Land Use Planning Study | Appendix I: Folio of Figures

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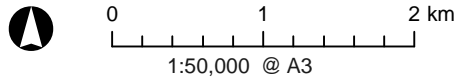
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- Study Area
- RAMM Carriageway Centrelines



Wakatipu Basin Landscape Study Aerial

Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Aerial.mxd

Date: 07 November 2016

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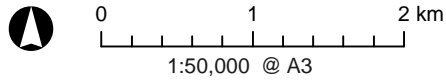


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Sourced from NZTopo50 Database. Crown Copyright Reserved),
Queenstown Lakes District Council, Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Topo.mxd

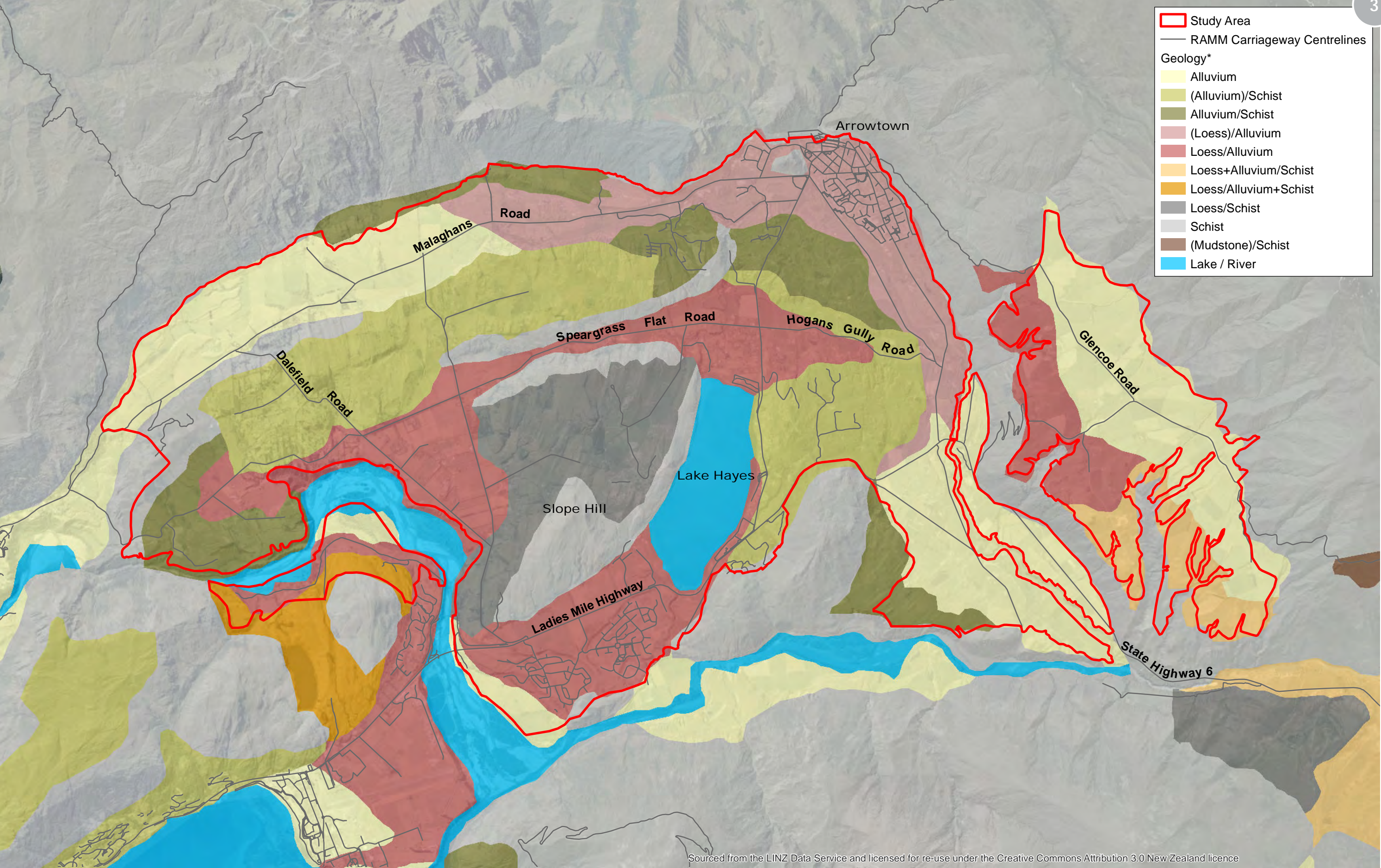
Study Area



Wakatipu Basin Landscape Study Topography

Date: 06 November 2016

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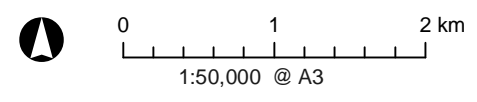


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Landcare Research (NZLRI), Queenstown Lakes District Council (Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Geology.mxd

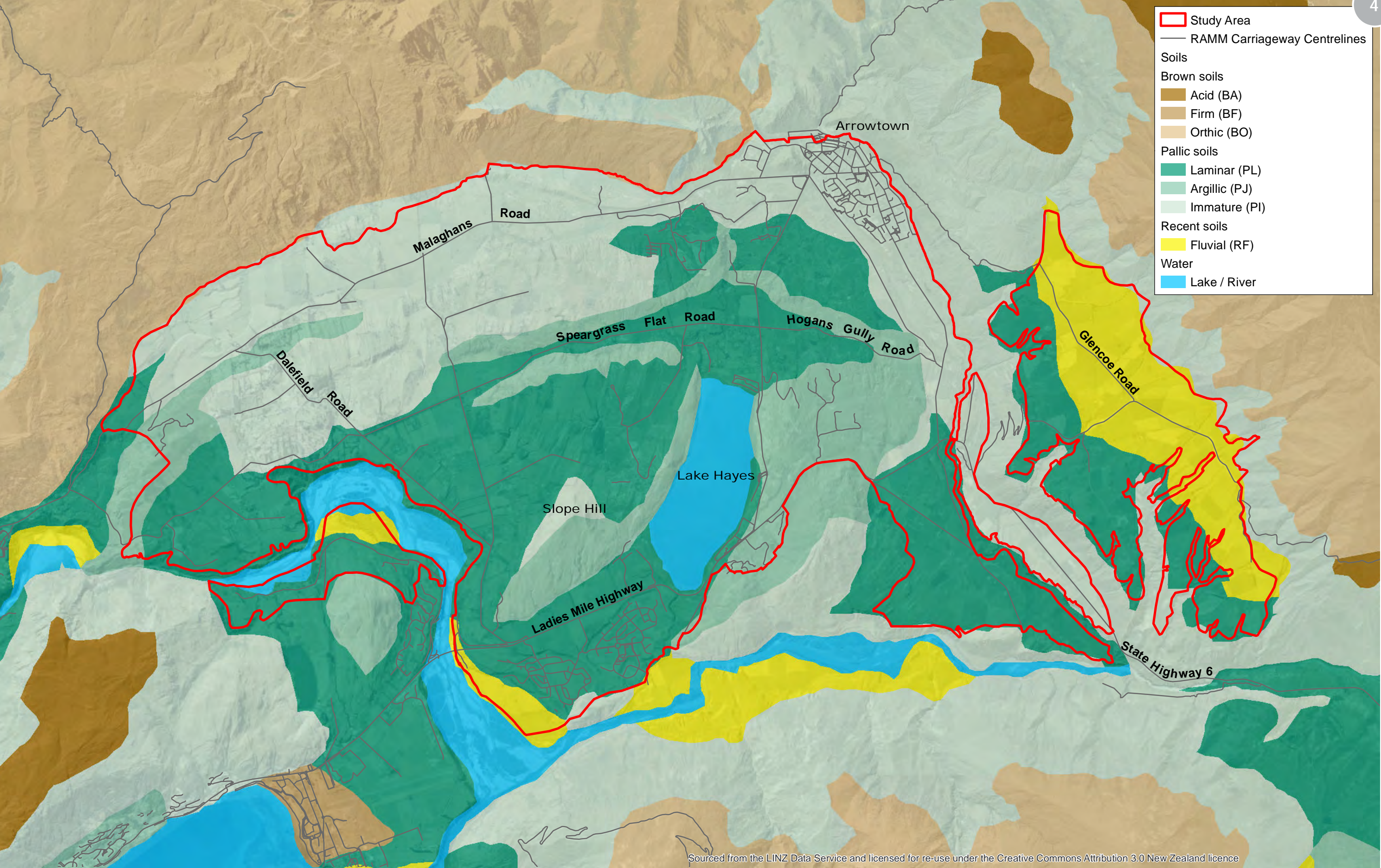
*Geology is interpreted as surface rock / base rock. The use of the () symbols denotes the rock type is significant in patches. The use of the + symbol indicates a combination of rock types.



Wakatipu Basin Landscape Study Geology

Date: 16 November 2016

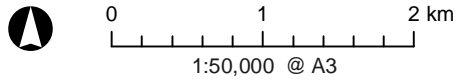
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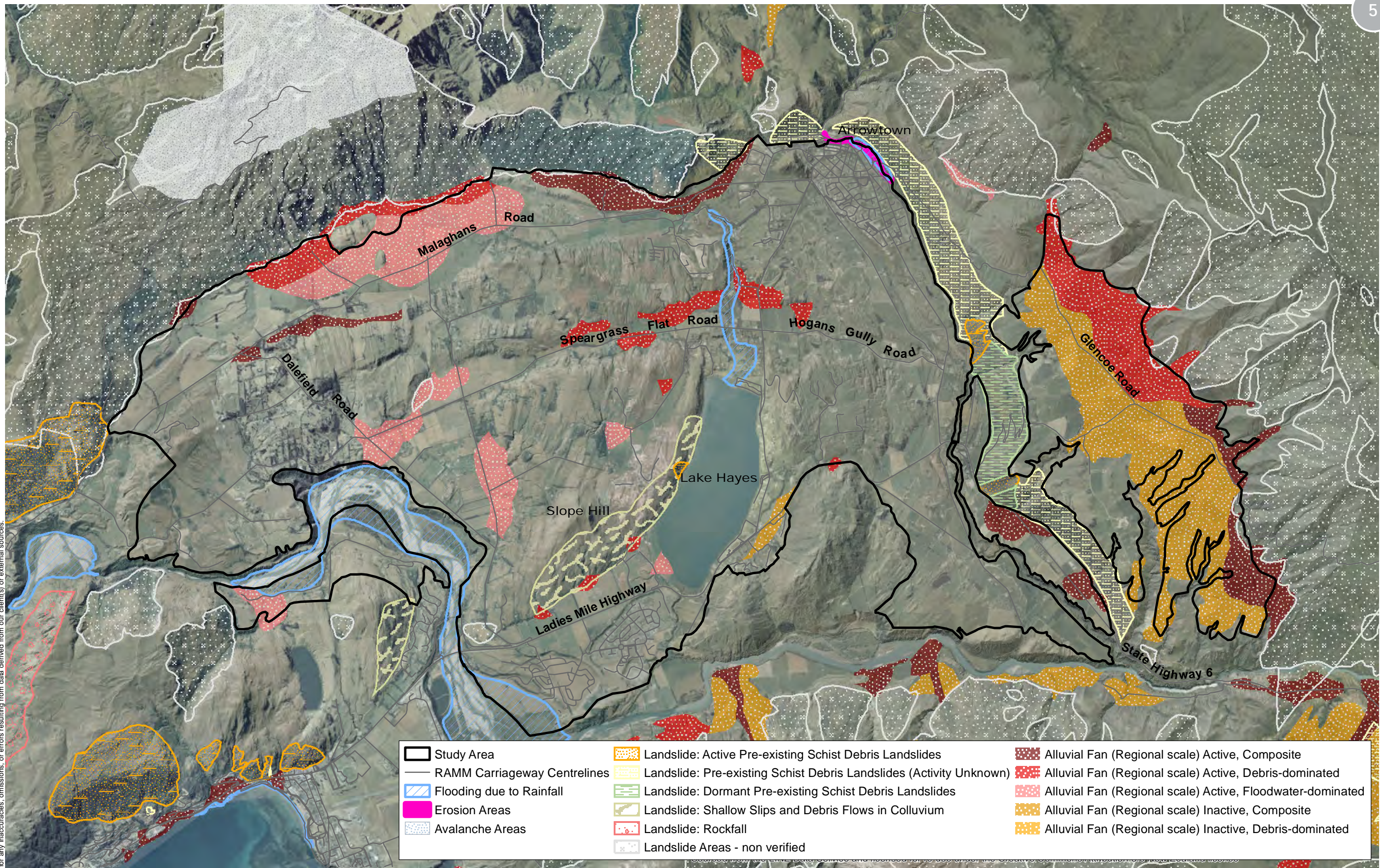
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Landcare Research (NZLRI), Queenstown Lakes District Council (Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Soils.mxd



Wakatipu Basin Landscape Study Soils

Date: 16 November 2016

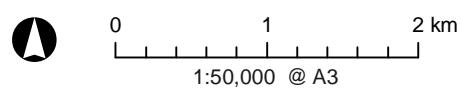
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Study Area	Landslide: Active Pre-existing Schist Debris Landslides	Alluvial Fan (Regional scale) Active, Composite
RAMM Carriageway Centrelines	Landslide: Pre-existing Schist Debris Landslides (Activity Unknown)	Alluvial Fan (Regional scale) Active, Debris-dominated
Flooding due to Rainfall	Landslide: Dormant Pre-existing Schist Debris Landslides	Alluvial Fan (Regional scale) Active, Floodwater-dominated
Erosion Areas	Landslide: Shallow Slips and Debris Flows in Colluvium	Alluvial Fan (Regional scale) Inactive, Composite
Avalanche Areas	Landslide: Rockfall	Alluvial Fan (Regional scale) Inactive, Debris-dominated
	Landslide Areas - non verified	



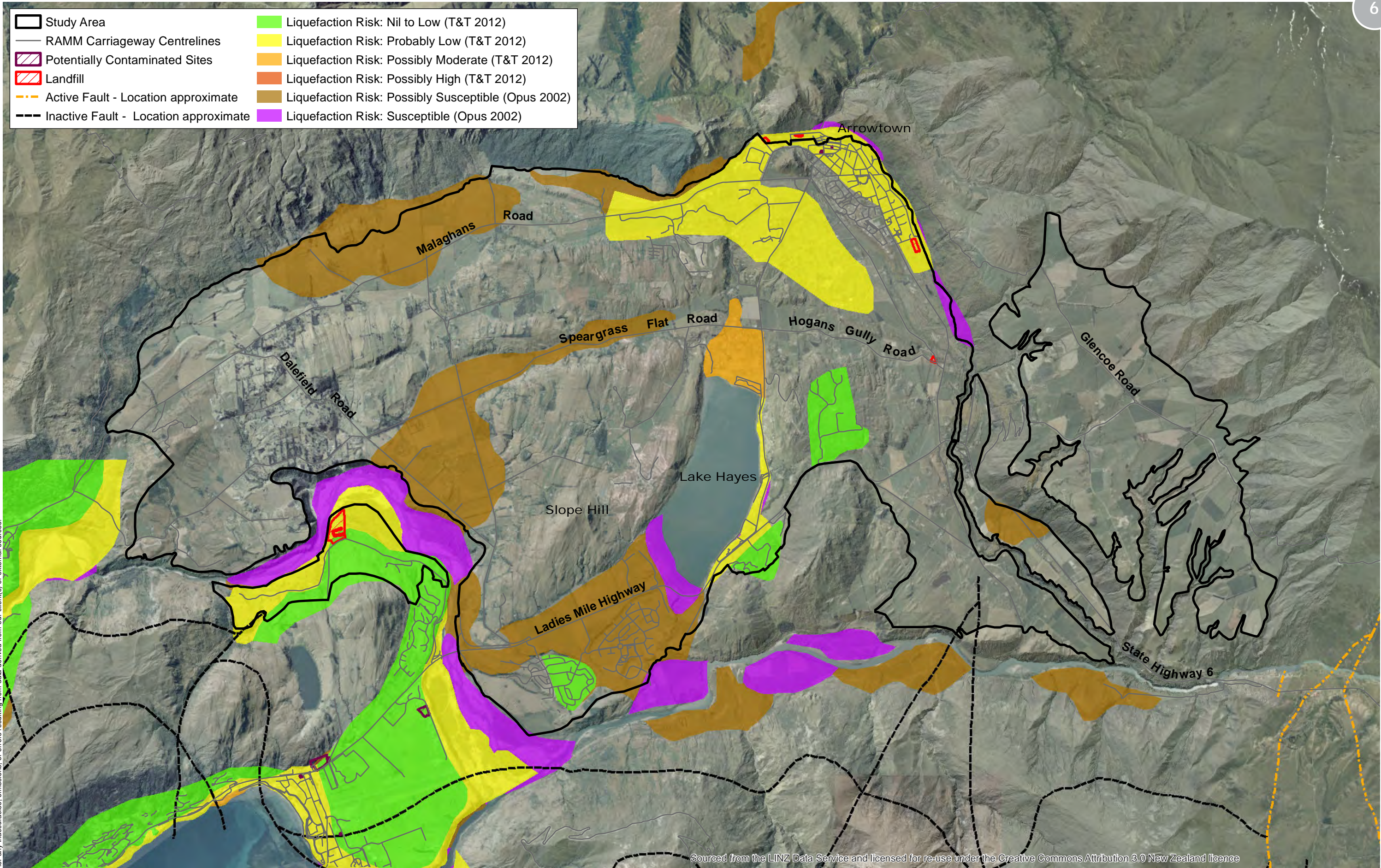
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Hazards, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Hazards_Alluvial_Landslides.mxd



Wakatipu Basin Landscape Study Hazards - Flooding, Alluvial Fans Landslides, and Erosion

Date: 17 November 2016

Study Area	Liquefaction Risk: Nil to Low (T&T 2012)
RAMM Carriageway Centrelines	Liquefaction Risk: Probably Low (T&T 2012)
Potentially Contaminated Sites	Liquefaction Risk: Possibly Moderate (T&T 2012)
Landfill	Liquefaction Risk: Possibly High (T&T 2012)
Active Fault - Location approximate	Liquefaction Risk: Possibly Susceptible (Opus 2002)
Inactive Fault - Location approximate	Liquefaction Risk: Susceptible (Opus 2002)

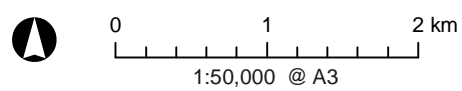


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Hazards, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Hazards_Contaminated_Sites_EQ.mxd



Wakatipu Basin Landscape Study Hazards - Earthquakes and Potentially Contaminated Sites

Date: 17 November 2016

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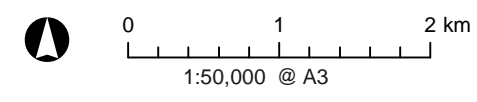


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File Ref: 2016-13_Wakatipu_Basin_Hydrology.mxd

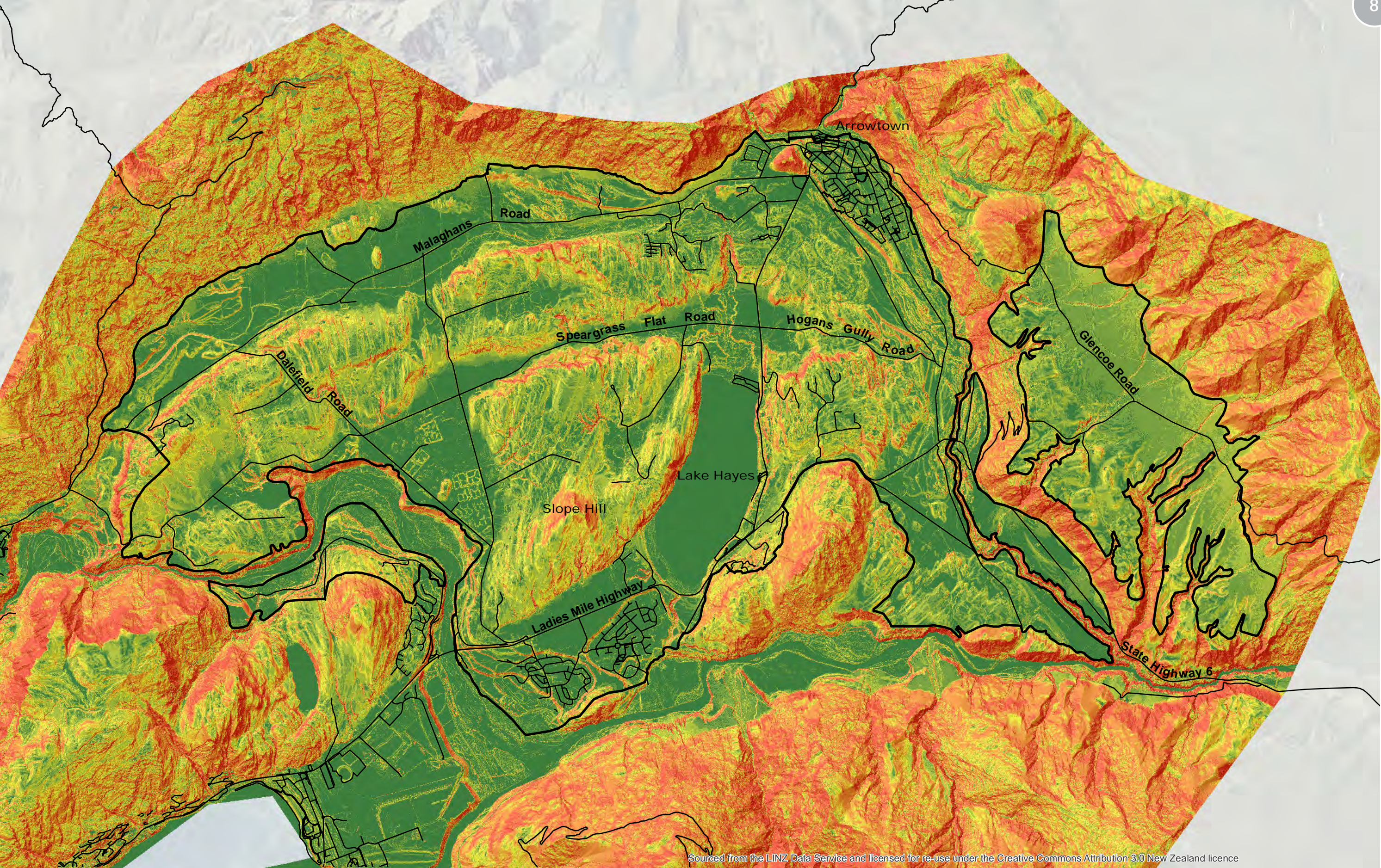
- Study Area
- RAMM Carriageway Centrelines
- ▲ Waterfall
- Water Race
- River
- River (Wide Channel)
- Lake / Pond
- Swamp



Wakatipu Basin Landscape Study Hydrology

Date: 07 November 2016

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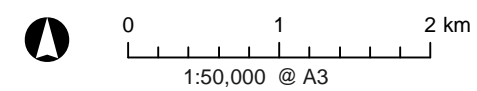


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Slope, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Slope.mxd

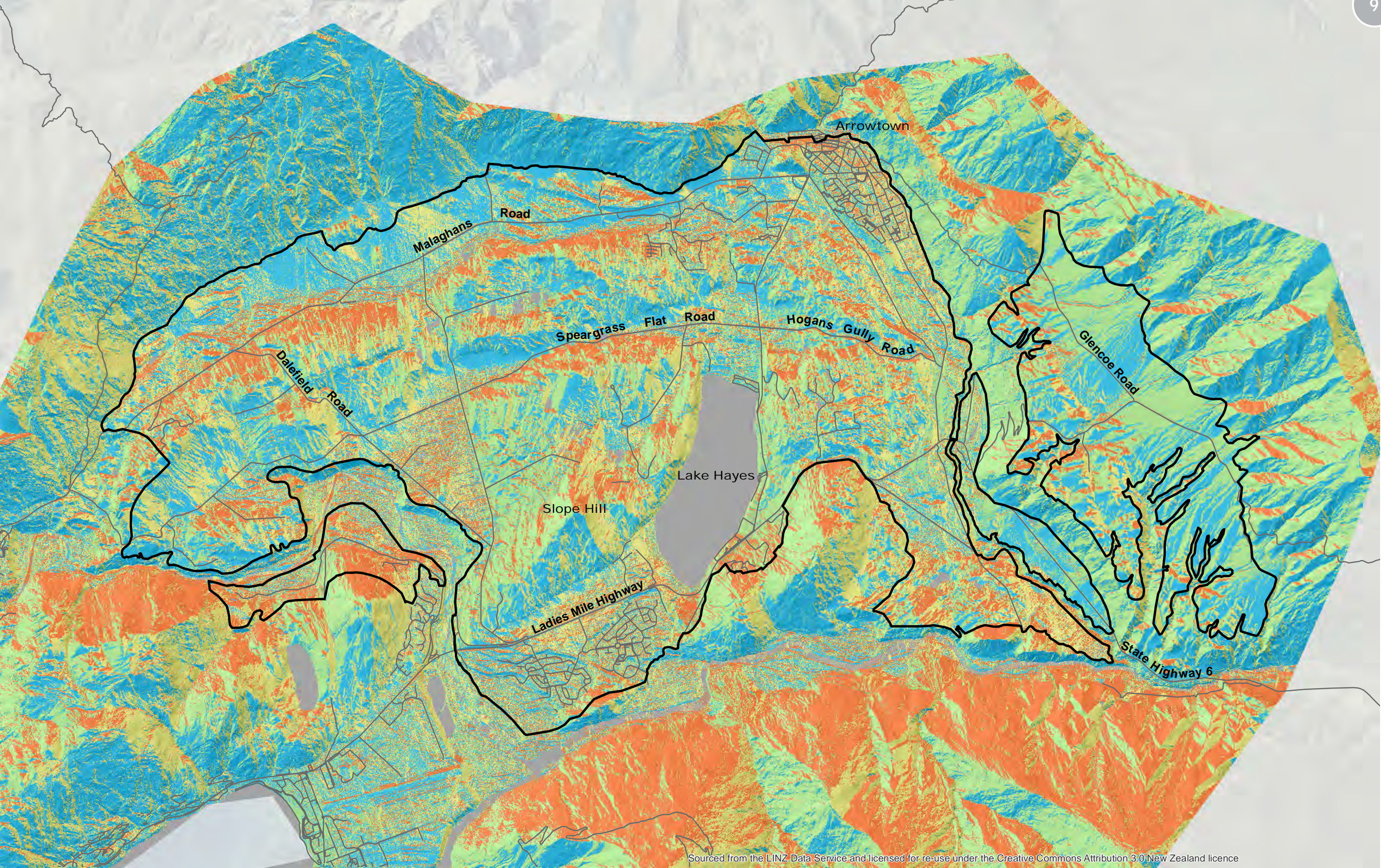
- Study Area
- RAMM Carriageway Centrelines
- Slope (Degrees)**
- 0-3 (Flat to Gently Undulating)
- 3-7 (Undulating)
- 7-15 (Rolling)
- 15-20 (Strongly Rolling)
- 20-25 (Moderately Steep)
- 20-35 (Steep)
- Over 35 (Very Steep)



Wakatipu Basin Landscape Study Slope

Date: 07 November 2016

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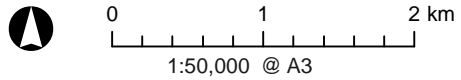


Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial),
Queenstown Lakes District Council (Aspect, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Aspect.mxd

Aspect

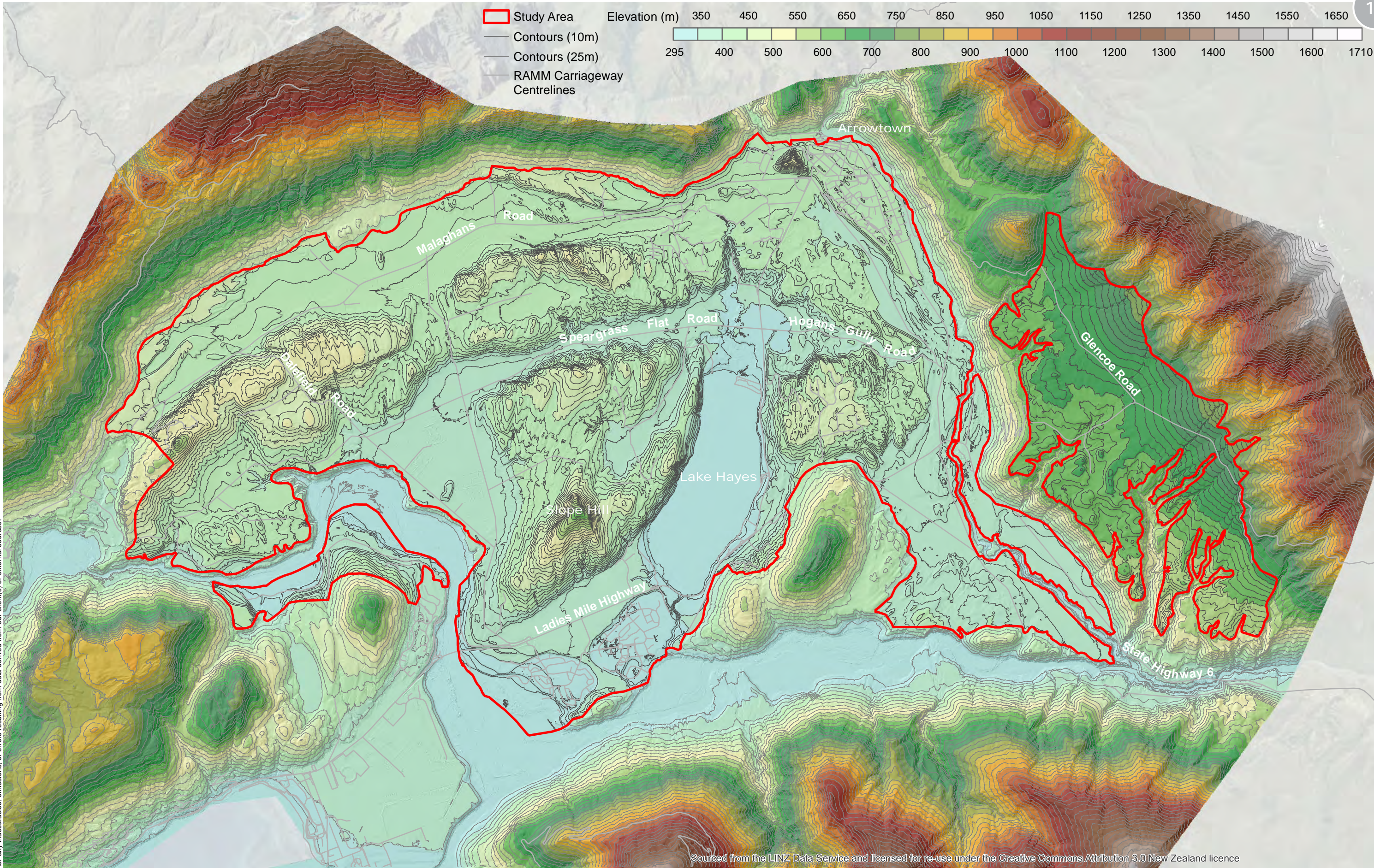
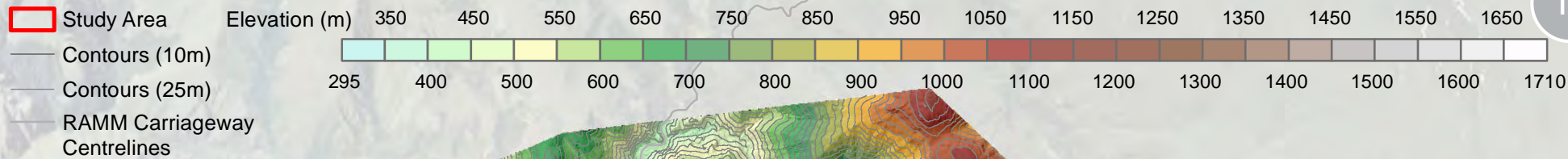
■ North	■ South	■ Flat
■ East	■ West	

Study Area RAMM Carriageway Centrelines



Wakatipu Basin Landscape Study Aspect

Date: 07 November 2016

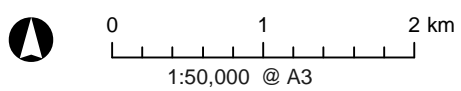


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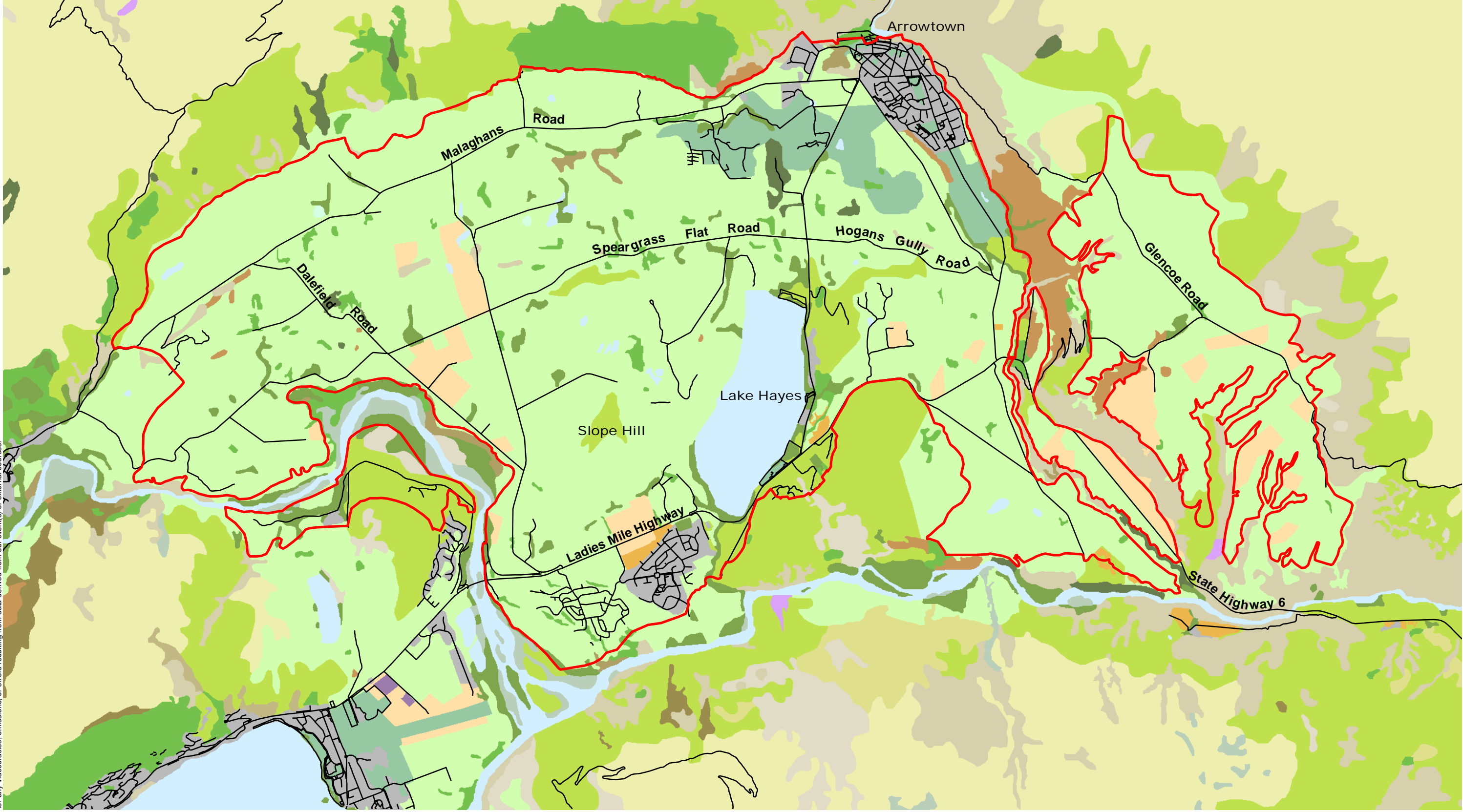
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Elevation, Contours, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Elevation_RevA.mxd



Wakatipu Basin Landscape Study Elevation

Date: 20 November 2016

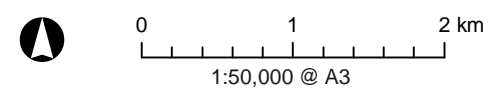
Study_Area	Surface Mines and Dumps	Water Bodies	Orchard Vineyard and Other Perennial Crops	Depleted Grassland	Manuka and/or Kanuka	Forest
RAMM Carriageway Centrelines	Urban Parkland/Open Space	Lake or Pond	Grassland, Sedge and Saltmarsh	Herbaceous Freshwater Vegetation	Broadleaved Indigenous Hardwoods	Deciduous Hardwoods
Vegetation	Bare or Lightly Vegetated Surfaces	River	High Producing Exotic Grassland	Scrub and Shrubland	Mixed Exotic Shrubland	Indigenous Forest
Artificial Surfaces	Landslide	Cropland	Low Producing Grassland	Fernland	Matagouri or Grey Scrub	Exotic Forest
Built-up Area (settlement)	Gravel and Rock	Short-rotation Cropland	Tall Tussock Grassland	Gorse and/or Broom		



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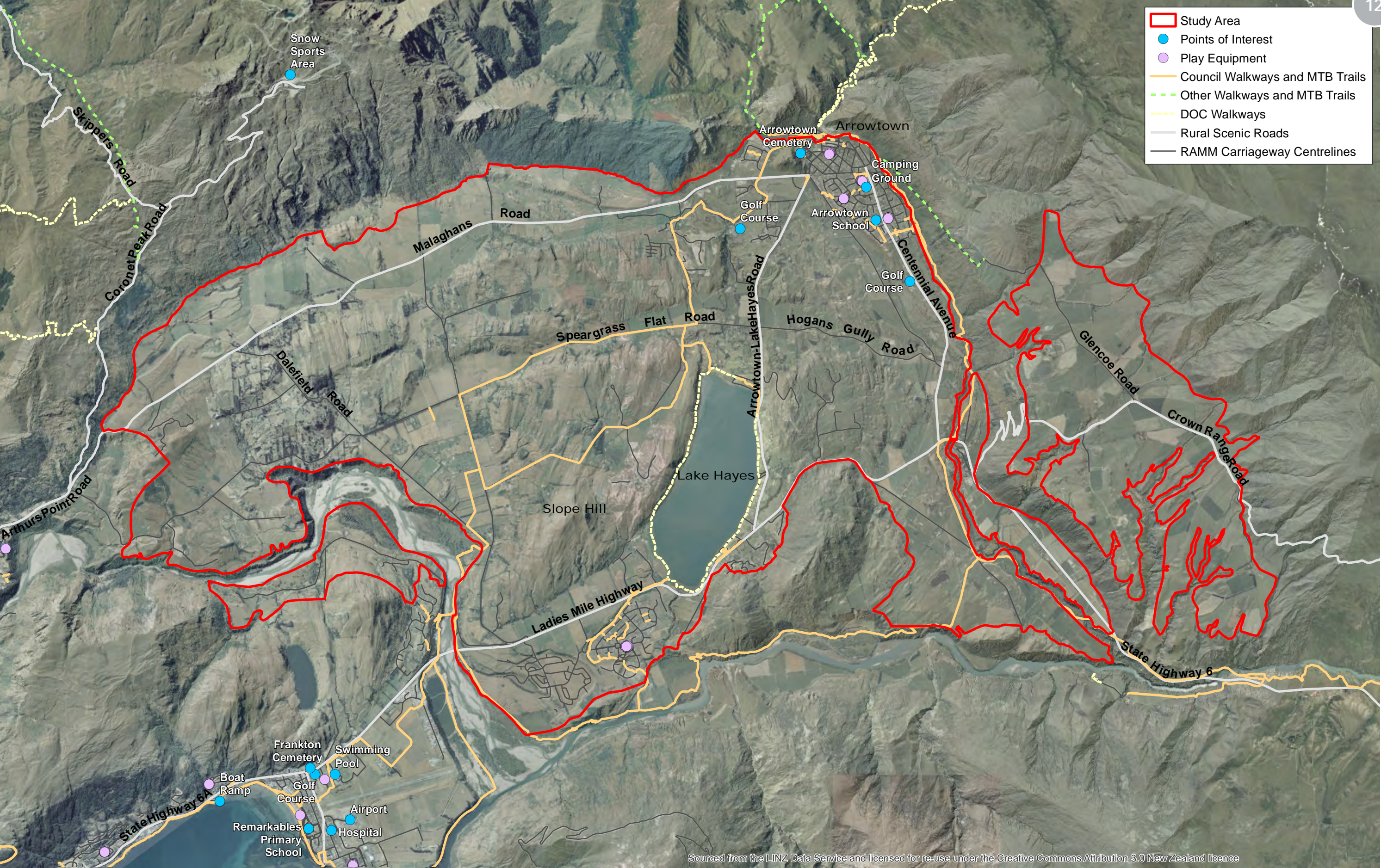
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Landcare Research (LCDB4), Queenstown Lakes District Council (Roads), Incisive Mapping
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Wakatipu Basin Landscape Study Vegetation

Date: 07 November 2016

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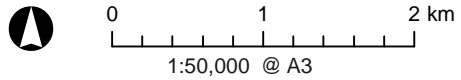


- Study Area
- Points of Interest
- Play Equipment
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
- DOC Walkways
- Rural Scenic Roads
- RAMM Carriageway Centrelines

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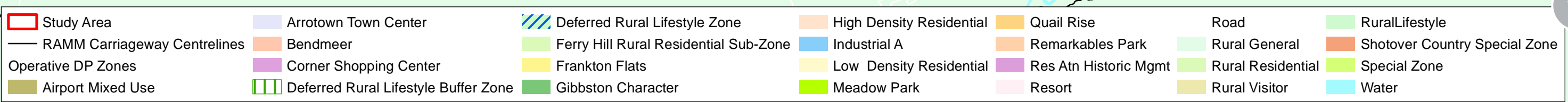


Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Recreation Points and Trails, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Recreation.mxd

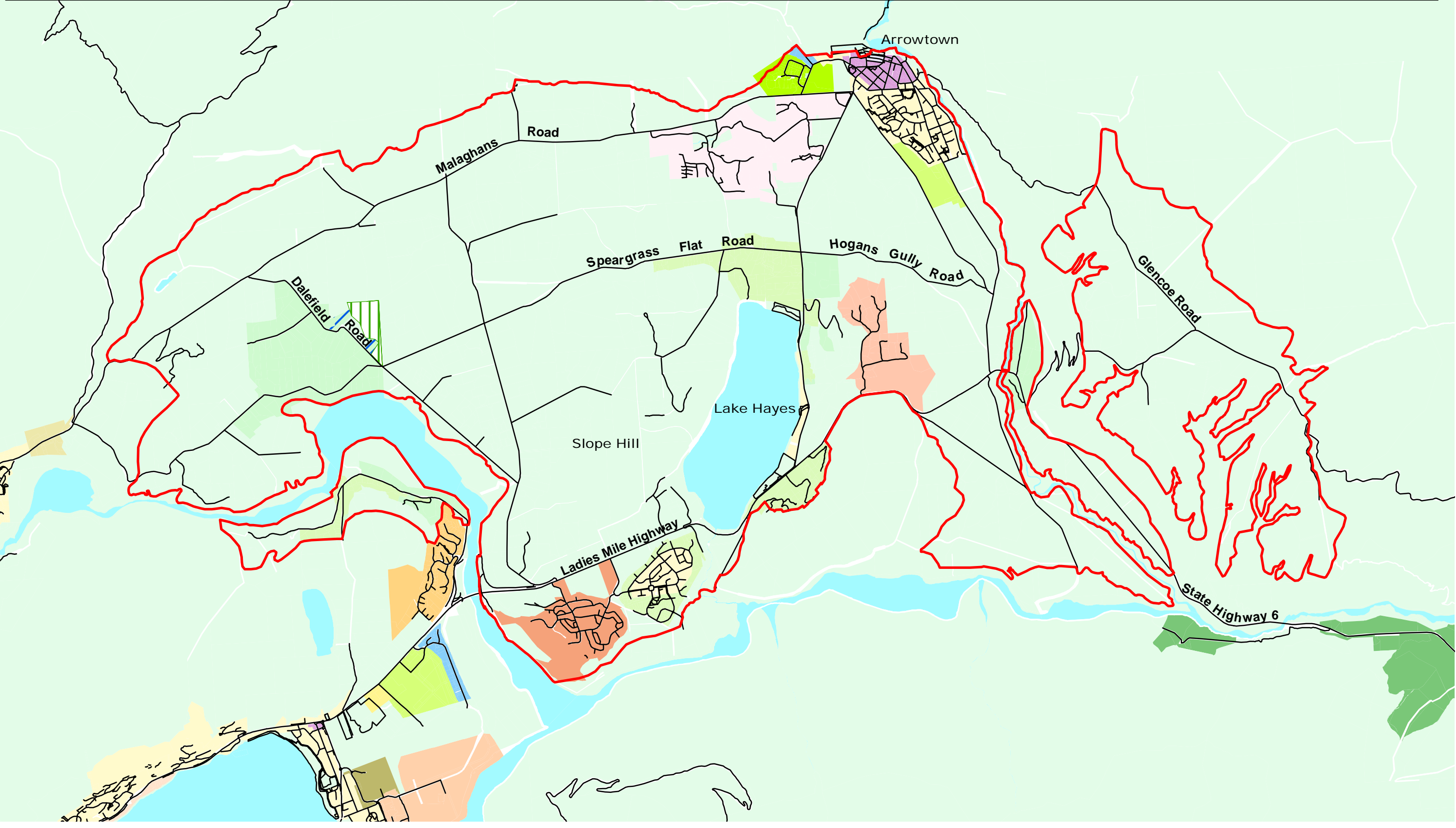


Wakatipu Basin Landscape Study Recreation

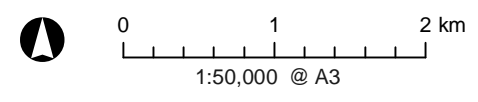
Date: 05 December 2016



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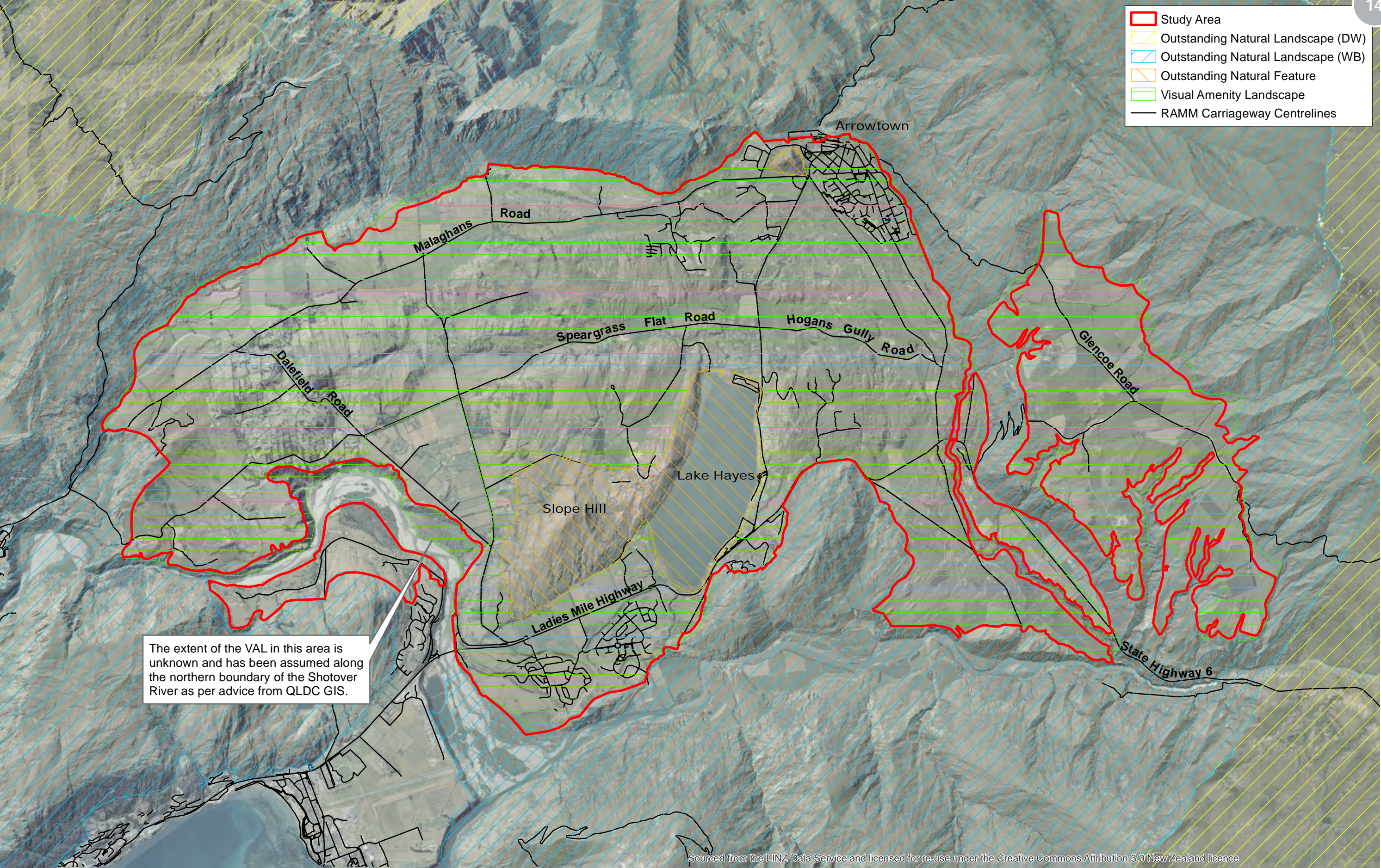
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Operative DP, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Operative_District_Plan.mxd



Wakatipu Basin Landscape Study
Operative District Plan Zones

Date: 07 November 2016

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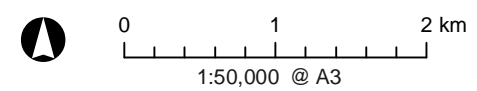
- Study Area
- Outstanding Natural Landscape (DW)
- Outstanding Natural Landscape (WB)
- Outstanding Natural Feature
- Visual Amenity Landscape
- RAMM Carriageway Centrelines

The extent of the VAL in this area is unknown and has been assumed along the northern boundary of the Shotover River as per advice from QLDC GIS.

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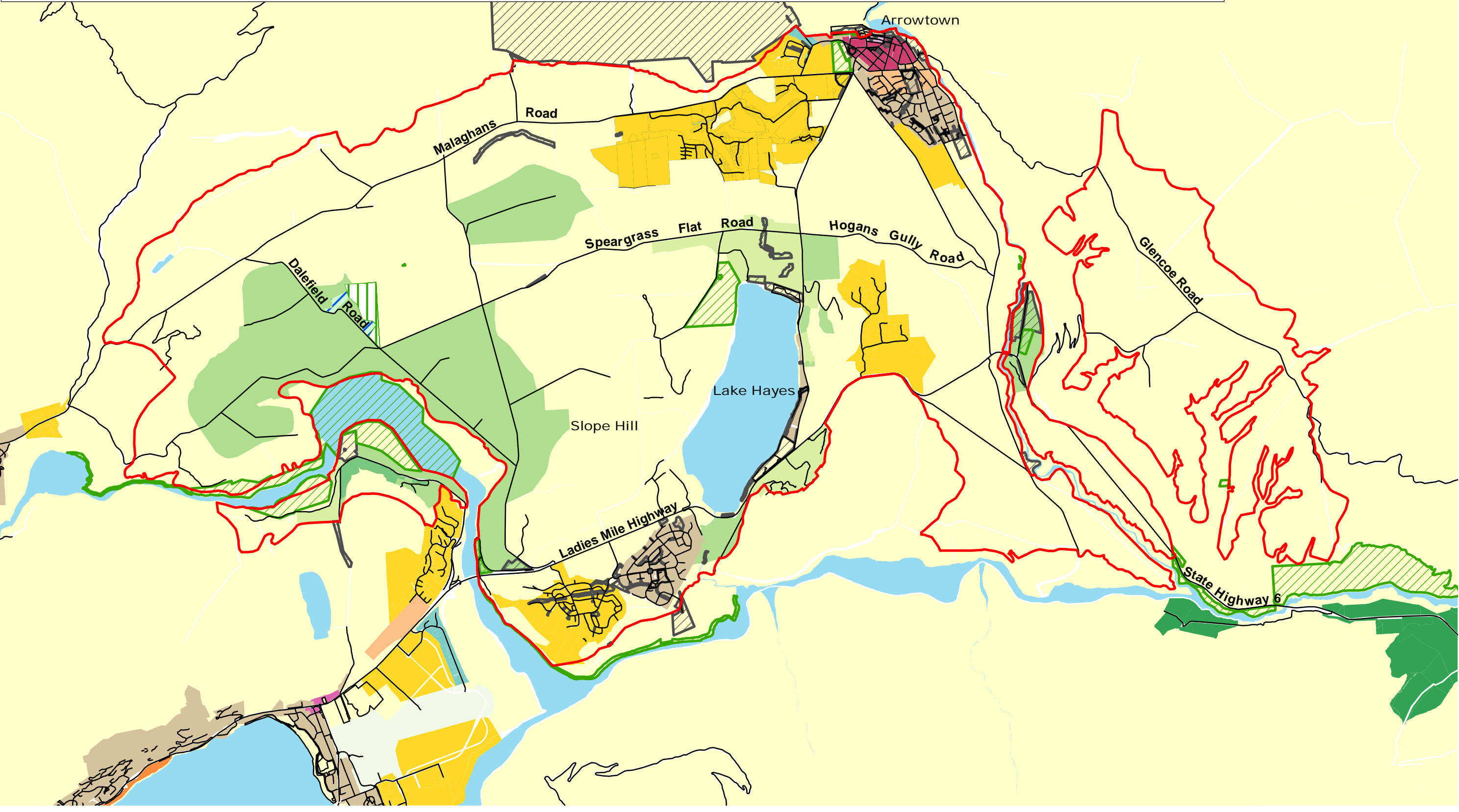
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Operative DP, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_ONL_ONF_VAL_ODP.mxd



Wakatipu Basin Landscape Study Outstanding Natural Landscapes, Features, and Visual Amenity Landscapes (ODP)

Date: 07 November 2016

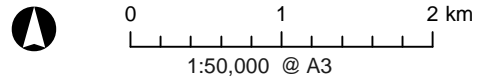
Study Area	Proposed DP Zones	Residential Arrowtown Historic	Industrial A	Rural Lifestyle	Deferred Rural Lifestyle Buffer
RAMM Carriageway Centrelines	Low Density Residential	Arrowtown Town Centre; Queenstown Town Centre; Wanaka Town Centre	Airport Mixed Use	Ferry Hill Rural Residential	Special Zones
Department of Conservation Land	Medium Density Residential	Local Shopping Centre	Rural Area	Gibbston Character	Road
Queenstown Lakes District Council Land	High Density Residential		Rural Residential	Deferred Rural Lifestyle	Water



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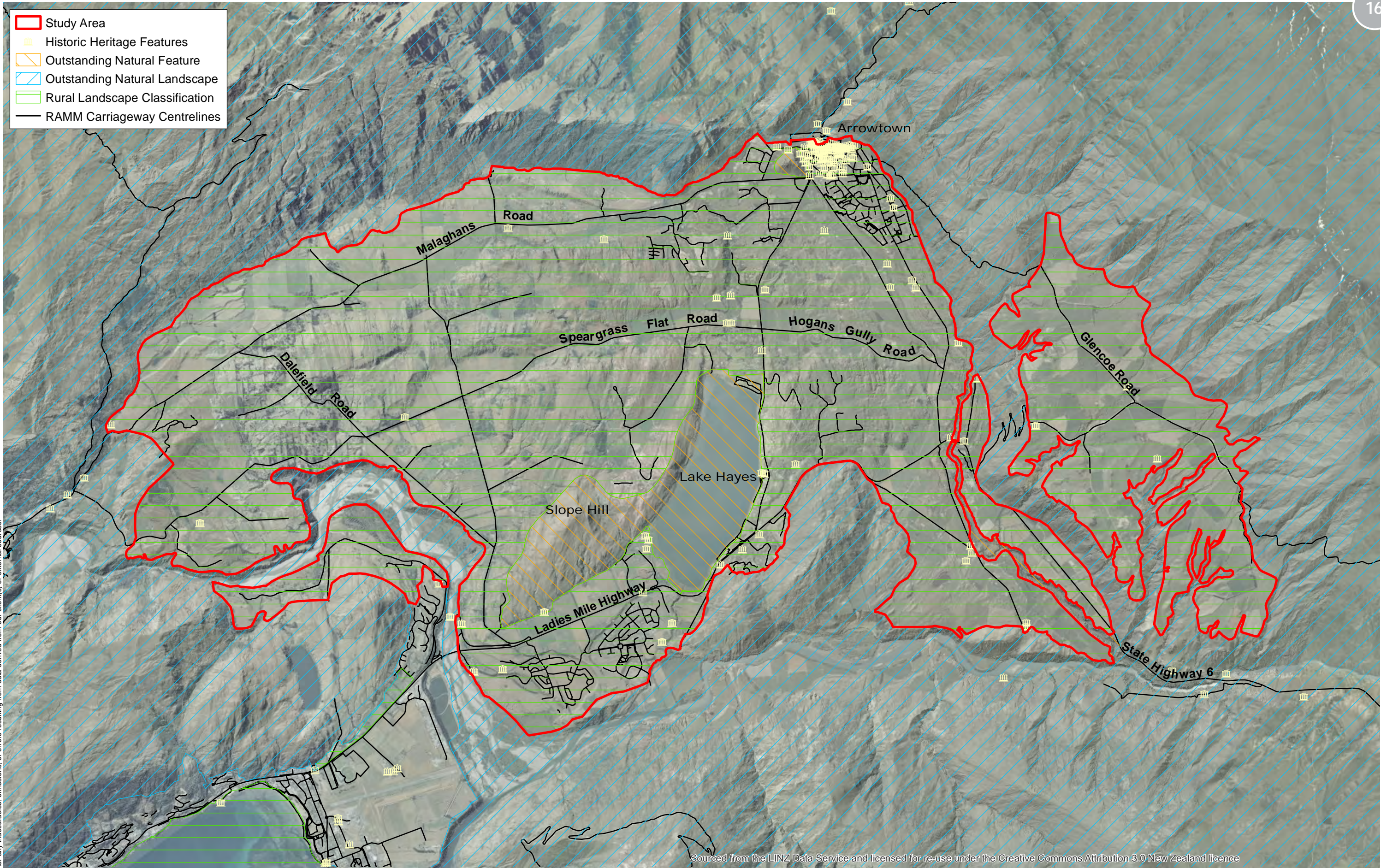
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Proposed DP, Roads, Property Ownership),
 File Ref: 2016-13_Wakatipu_Basin_Proposed_District_Plan_RevA.mxd



Wakatipu Basin Landscape Study Proposed District Plan Zones

Date: 12 December 2016

- Study Area
- Historic Heritage Features
- Outstanding Natural Feature
- Outstanding Natural Landscape
- Rural Landscape Classification
- RAMM Carriageway Centrelines

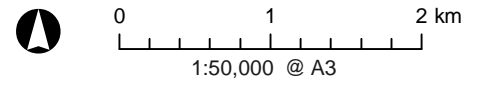


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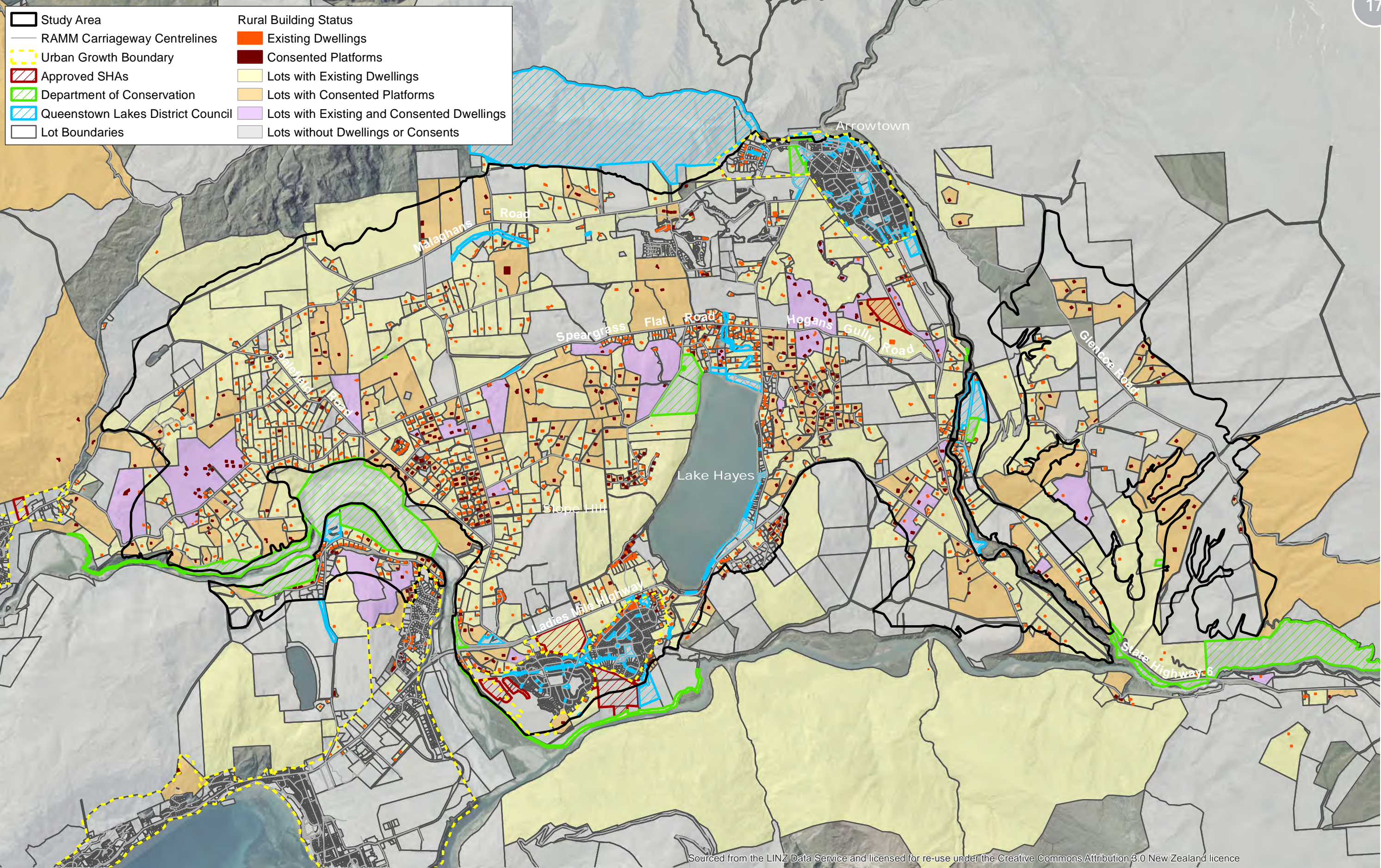
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial),
 Queenstown Lakes District Council (Proposed DP, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_ONL_ONF_RLC_HH_PDP.mxd



Wakatipu Basin Landscape Study Outstanding Natural Landscapes, Features, Rural Landscape Classification, and Historic Heritage (PDP)

Date: 07 November 2016

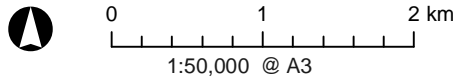
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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Buildings, Cadastre, Ownership, Urban Growth, SHAs, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Building_Cadastre_RevB.mxd



Wakatipu Basin Landscape Study Rural Buildings and Cadastral Patterns

Date: 12 December 2016

Study Area	3 Mooney Road Valley	7 Littles Stream Valley	12 Speargrass Valley	17 Crown Terrace	22 Morven Ferry
RAMM Carriageway Centrelines	4 Malaghans Ridge	8 Arthurs Point Basin	13 North Lake Hayes	18 Arrow River Margins	23 Hogans Gully and Bendemeer
Landscape Character Units	5 Dalefield Rural Residential Zone	9 Hawthorn Triangle	14 Slope Hill Valley	19 Ladies Mile	24 Arrow Junction
1 Roche moutonnee (ONF)	6 Fitzpatrick Basin	10 North Slope Hill	15 Lake Hayes Basin	20 Alec Robbins Road	25 Hawthorn Triangle Margins
2 Malaghans Valley	6a Fitzpatrick Basin Ridge	11 North Hawthorn Triangle	16 McDonnell Road Valley	21 Eastern Malaghans Valley	Null Unit

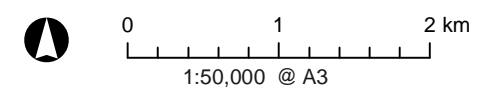


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Landscape Units, Roads),
 Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Landscape_Units.mxd



Wakatipu Basin Landscape Study Read Report 2014 Landscape Character Units

Date: 09 February 2017



4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	25/7/16	Draft
Mark	Date	Description
Sheet Scale 1:2000@A3		
Issue/Revision Issue Final		
Project ID 265		
CAD File Name 265-2H.vwx		
Drawn By SR		
Checked By PB		
Consultant Foley Group Architects		
Client ALRV Joint Venture		
Project Title Arrowtown Lifestyle Retirement Village		
Sheet Title Master Plan		
Drawing No. L01 of 6		

BLAKELY WALLACE ASSOCIATES
 Landscape Architecture and Planning
 PO Box 121, Arrowtown
 Tel : 03 442 0303 Fax : 03 442 0307
 Email : office@blakelywallace.co.nz

Access easement fenced (within hedge)

Lot 2
RM090439
0.75 ha

Themed feature garden

Vege Garden /Glasshouse
Rose garden + herbaceous garden + scented garden

Childrens Play (climbing structures, swing, slide)
Chessboard

Internal courtyard and fountain

Lot 1
RM090439
0.82 ha

Existing Plantation (to be gradually removed)

Lot 3 - Balance Allotment
6.35ha

Service vehicle turnaround
Drop off/Pick up and turning area

Staff parking (23 space total)

Vege Garden /Glasshouse

2m wide passing bay and 1m high retaining wall



4
663

Small deciduous tree avenue (eg. crabapple)

Gate

Access to Monk subdivision

Themed feature garden

Main village entrance

Pt Section Blk VII Shot

Vege Garden /Glasshouse

Village Green/ Multipurpose space

Outdoor courtyard, Outdoor fire, BBQ, Seating

Outdoor fire/BBQ

Water feature

Vege Garden /Glasshouse

Internal lawn and sculpture

3 x Disabled carparks outside CC

Pt Lot 1
DP 12644

Themed feature garden

Vege Garden /Glasshouse

Turning circle for larger vehicles

Maintenance Shed with parking for 2 vehicles

Service entrance (10m queuing setback)

Native Shrubland on bank

Pump Station

Loading and turning area

Gas bottle enclosure

McDonnell Road

Legal Road

Service lane

Orchard

SO 371510 Sect 9

Pt Lot 1
DP 26714

4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	25/7/16	Draft
Mark	Date	Description
Sheet Scale: 1:500@A3		
Issue/Revision: Issue Final		
Project ID: 265		
CAD File Name: 265-2H.vwx		
Drawn By: SR		
Checked By: PB		
Consultant: Foley Group Architects		
Client: ALRV Joint Venture		
Project Title: Arrowtown Lifestyle Retirement Village		
Sheet Title: Landscape Concept Plan Stage 1		
Drawing No: L02 of 6		
 <p>BLAKELY WALLACE ASSOCIATES Landscape Architecture and Planning PO Box 121, Arrowtown Tel : 03 442 0303 Fax : 03 442 0307 Email : office@blakelywallace.co.nz</p>		



Legend

	Deciduous Street & Parkland Tree (Specimen grade)
	Occasionally mown grass
	Permeable paving (eg. Gobi Block)
	Formed vehicle access (seal)
	Perimeter hedge
	Amenity Planting
	Compacted Gravel footpaths
	Exposed aggregate concrete
	1.2m traditional stacked schist wall with capping
	Local stone rumble strip (flush with pavement)

Intersection threshold Exposed aggregate concrete

Intersection threshold Traditional schist stonewall

1.8m wide gravel footpath to bridal trail and McDonnell Rd



Mark	Date	Description
4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	25/7/16	Draft
Sheet Scale: 1:2000@A3		
Issue/Revision: Issue Final		
Project ID: 265		
CAD File Name: 265-2H.vwx		
Drawn By: SR		
Checked By: PB		
Consultant: Foley Group Architects		
Client: ALRV Joint Venture		
Project Title: Arrowtown Lifestyle Retirement Village		
Sheet Title: Staging Plan		
Drawing No. L04 of 6		

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 Landscape Architecture and Planning
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4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	25/7/16	Draft

Mark	Date	Description
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Issue/Revision: Issue Final		
Project ID: 265		
CAD File Name: 265-2H.vwx		
Drawn By: SR		
Checked By: PB		

Consultant: Foley Group Architects

Client: ALRV Joint Venture

Project Title: Arrowtown Lifestyle Retirement Village

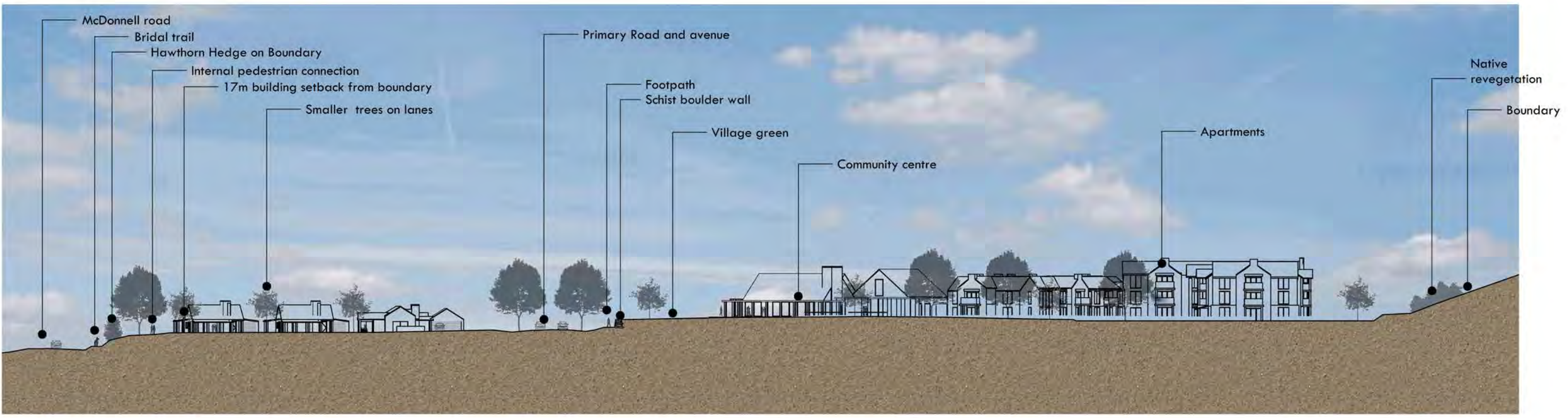
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Drawing No. L05 of 6



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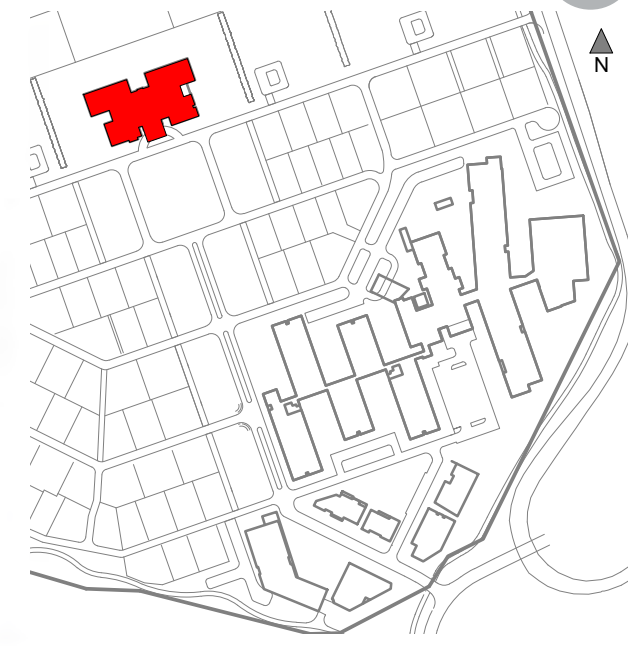
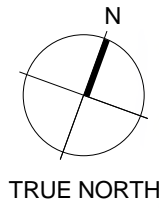
1 Section A
 Scale: 1:750

4. Master Plan



- ① Village entrance - One of two main entrances to the Northern Site, via Howards Drive.
- ② Rural setback paddocks - Paddocks to provide rural amenity space along the SH frontage.
- ③ Bowling green - A feature bowling green adjoining the Clubhouse.
- ④ Clubhouse - A key community facility and focal point at the northern end of the boulevard.
- ⑤ Car parking areas - Care facility car parking is integrated throughout the care site.
- ⑥ Care Facility - This includes a hospital, aged care, dementia care and apartments.
- ⑦ Staff Accommodation - Standalone and Duplex housing for retirement village staff.
- ⑧ Commercial Hub - To include retail, cafe, medical centre, child care centre and gym/pool.
- ⑨ Terrace Setback - Buffer planting setback between the site and adjoining properties.
- ⑩ Gully Track / Connecting Track - Pedestrian / cycle track (connects to existing tracks).
- ⑪ Boatshed Cafe - Cafe adjoining natural pond and a feature at the southern end of the boulevard.
- ⑫ Orchard - Orchard tree planting, including fruit trees.
- ⑬ Orchard villas - Orchard tree planting around villas in order to integrate buildings into Inlandscape.
- ⑭ Individual Lots - Subdivision of a number of lots within the Lake Hayes Estate.
- ⑮ Lookout Point - Viewing areas of the wider landscape from the knoll and ONL.
- ⑯ ONL - Outstanding Natural Landscape area - to be retained and not developed.

Master Plan



LOCATION PLAN NTS

INDICATIVE FLOOR PLAN

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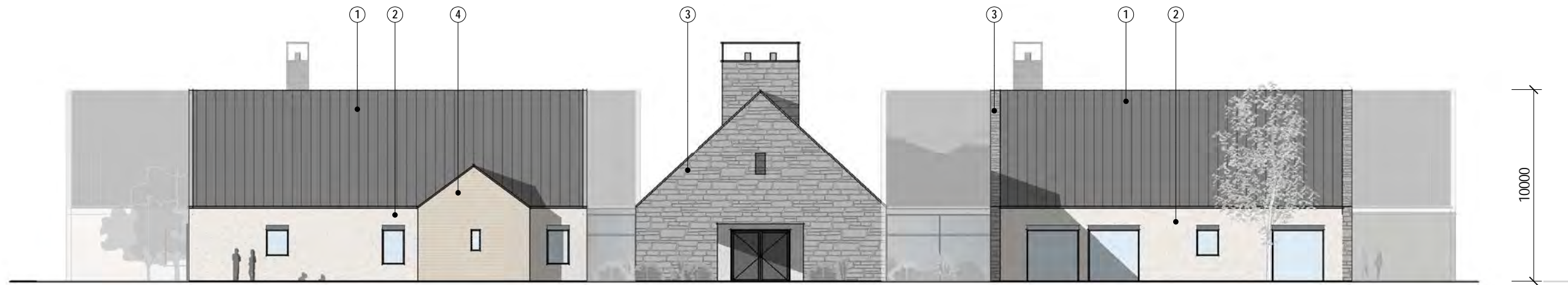
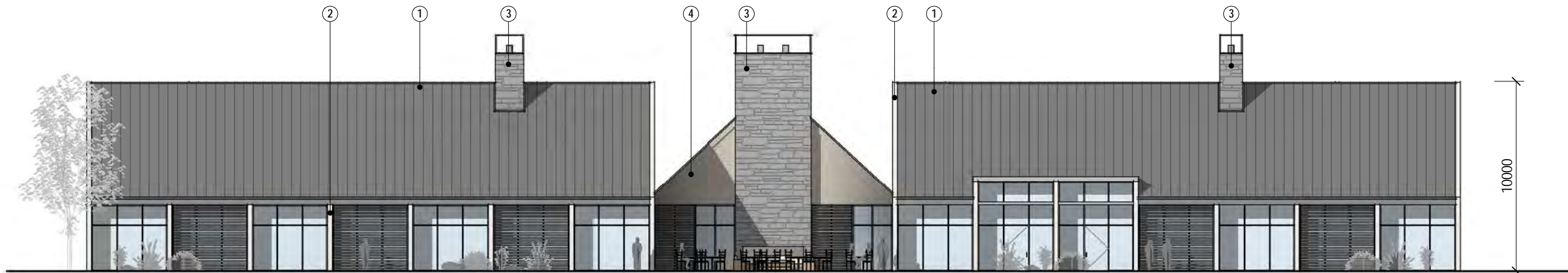
Drawing Status
RESOURCE CONSENT

Drawing Details

Scale	1:250 @ A3
Date	23/08/2016
Job No	7672
Drawn	LC
Checked	BH

Drawing No **Revision**

RC.01 (A)



MATERIALS LEGEND

- 1. METAL TRAY ROOF
- 2. PLASTER RENDER
- 3. BAGGED SCHIST
- 4. CEDAR WEATHERBOARD



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Drawing Status

RESOURCE CONSENT

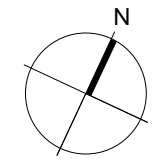
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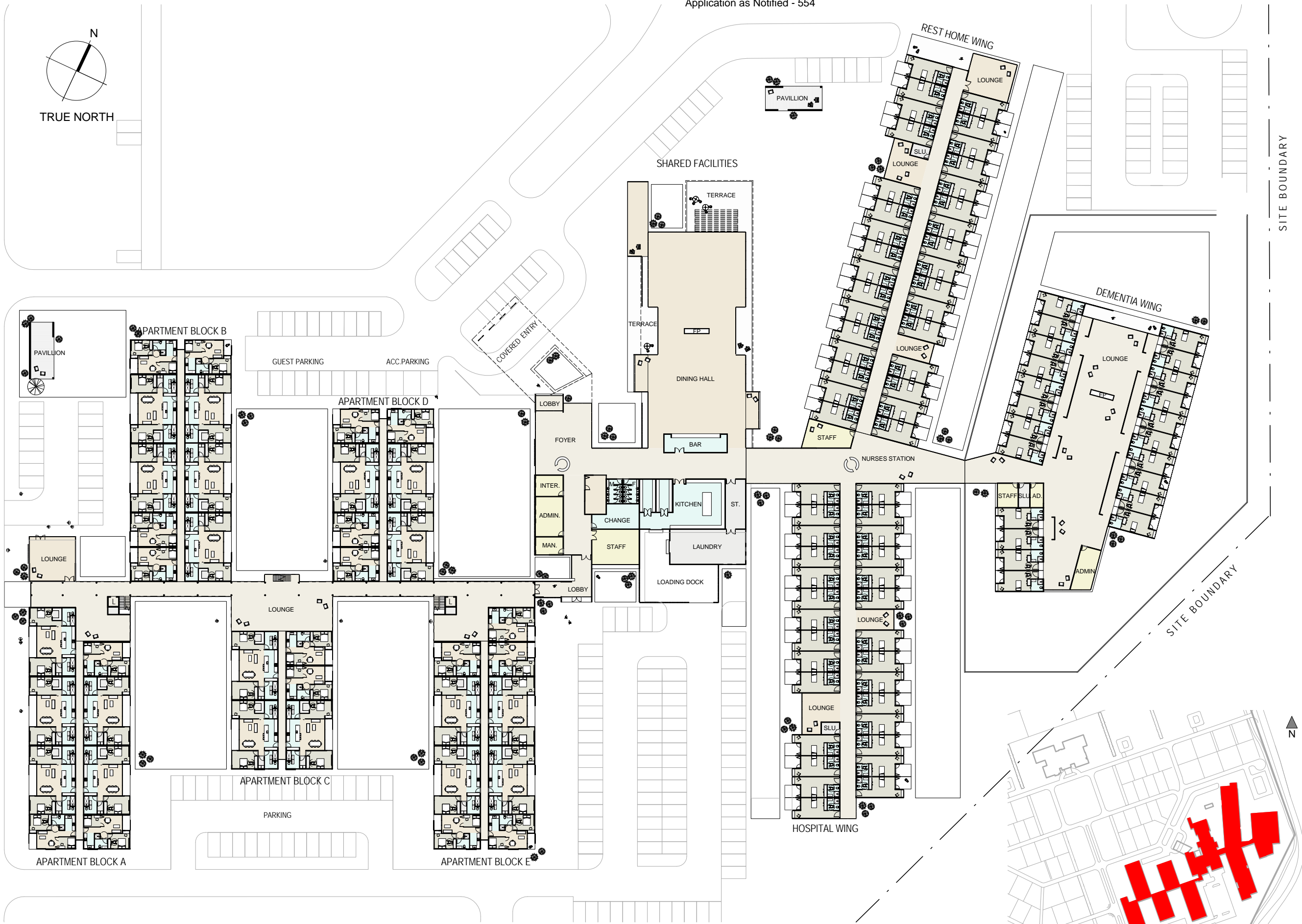
Drawing No **Revision**

RC.02

(A)



TRUE NORTH



INDICATIVE GROUND FLOOR PLAN



LOCATION PLAN : NTS

QUEENSTOWN COUNTRY CLUB
APARTMENTS & CARE FACILITIES

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Drawing Status
RESOURCE CONSENT

Drawing Details	
Scale	1:750 @ A3
Date	23/08/2016
Job No	7672
Drawn	LC
Checked	BH

Drawing No	Revision
RC.07	(A)



NORTH ELEVATION

MATERIALS LEGEND

1. CEDAR WEATHERBOARDS



2. METAL TRAY ROOFING



3. TIMBER FINIS



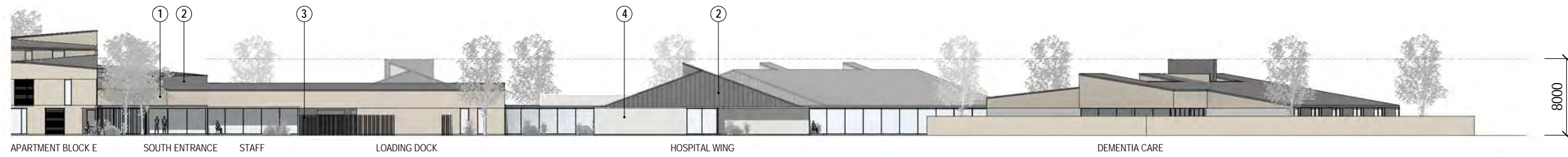
4. WHITE BAGGED BRICK VENEER



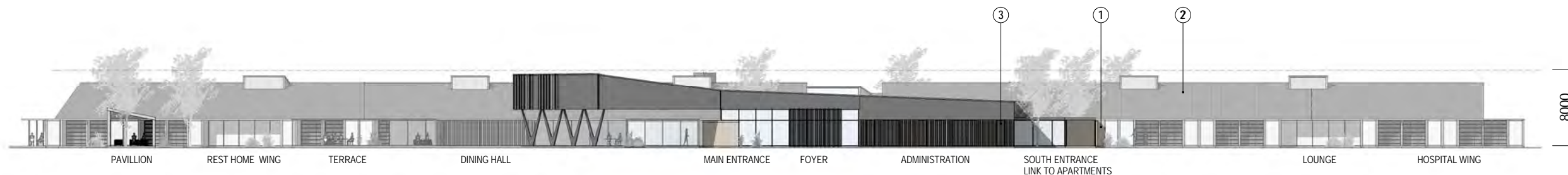
5. TIMBER SHUTTERS



EAST ELEVATION



SOUTH ELEVATION



WEST SECTION

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Drawing Status

RESOURCE CONSENT

Drawing Details

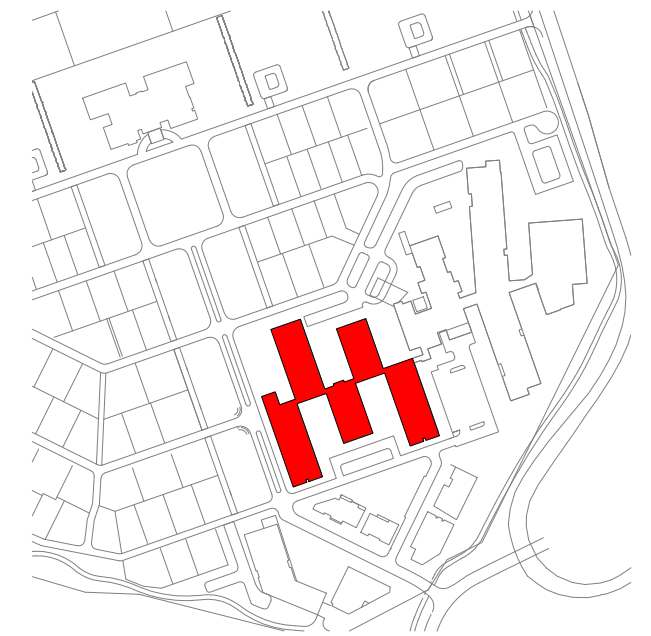
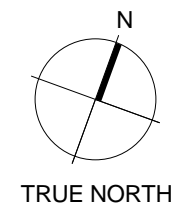
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Date	23/08/2016
Job No	7672
Drawn	LC
Checked	BH

Drawing No	Revision
RC.10	A



INDICATIVE GROUND FLOOR PLAN

REFER TO RC1.01 CARE FACILITY



LOCATION PLAN : NTS

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Drawing Details

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Date	23/08/2016
Job No	7672
Drawn	LC
Checked	BH

Drawing No **Revision**

RC.11 (A)



NORTH ELEVATION



WEST ELEVATION



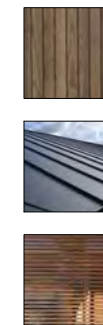
SOUTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND

- 1. CEDAR WEATHERBOARDS
- 2. METAL TRAY ROOFING
- 3. TIMBER SHUTTERS



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Drawing Status

RESOURCE CONSENT

Drawing Details

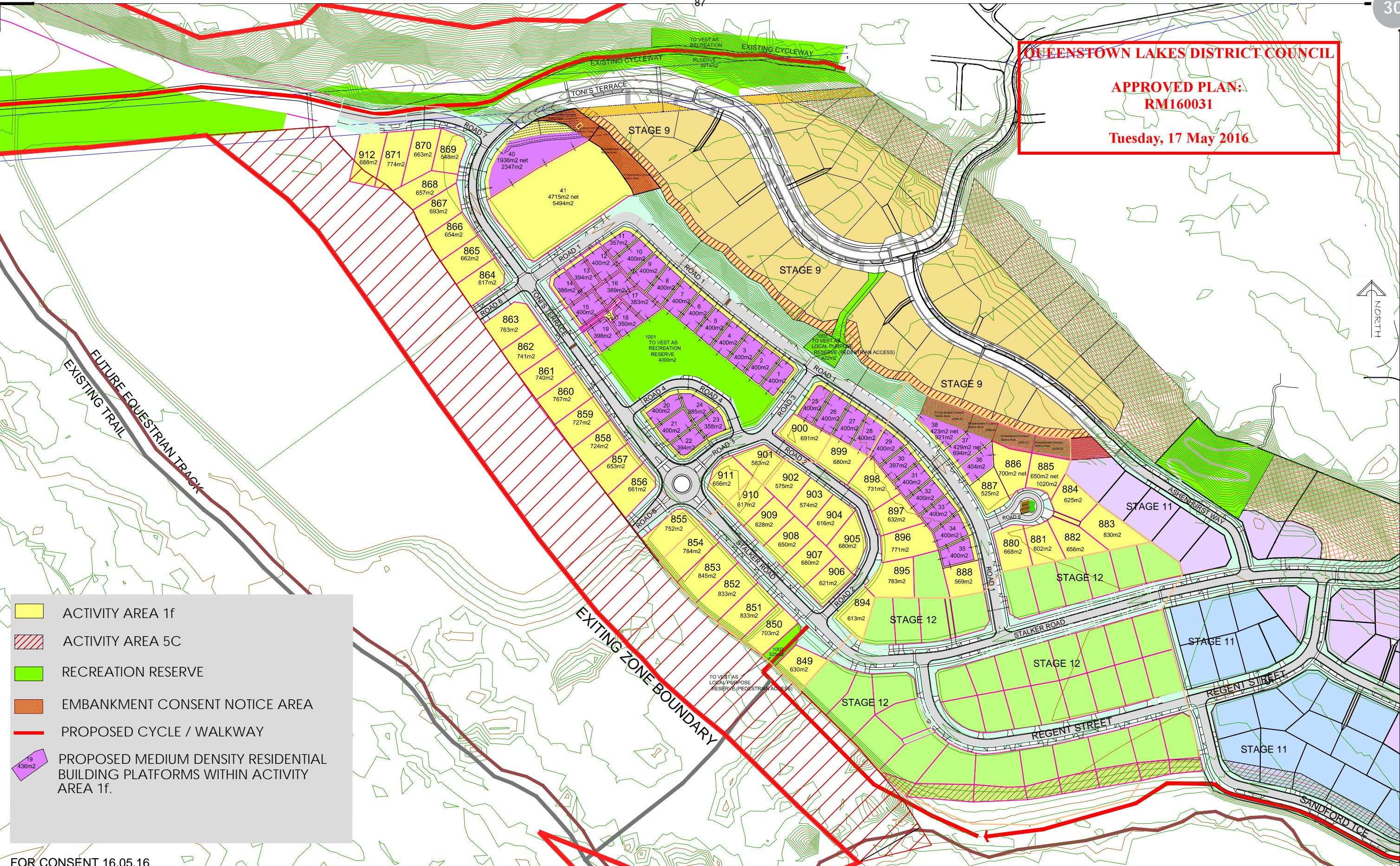
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Date	23/08/2016
Job No	7672
Drawn	LC
Checked	BH

Drawing No **Revision**

RC.14

(A)

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM160031
Tuesday, 17 May 2016



Legend:

- ACTIVITY AREA 1f
- ACTIVITY AREA 5C
- RECREATION RESERVE
- EMBANKMENT CONSENT NOTICE AREA
- PROPOSED CYCLE / WALKWAY
- PROPOSED MEDIUM DENSITY RESIDENTIAL BUILDING PLATFORMS WITHIN ACTIVITY AREA 1f.

FOR CONSENT 16.05.16

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O.Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

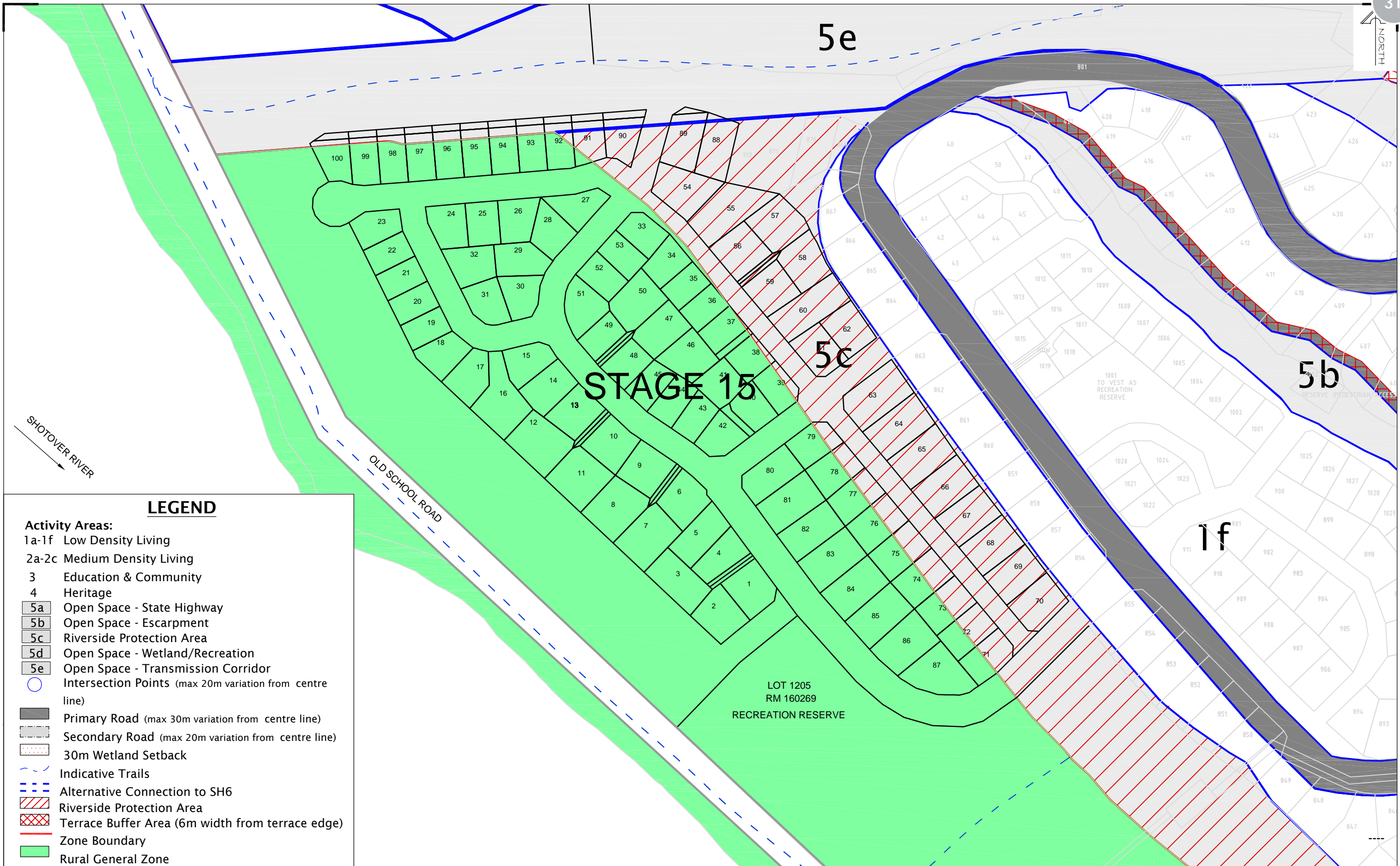
Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	22.12.15	AMEND LOT LAYOUT	NM
B	16.05.16	AMEND LOT LAYOUT REMOVE LOTS 39,42-49	NM

OUTLINE DEVELOPMENT PLAN
ACTIVITY AREA Part 1f

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHOTOVER COUNTRY LTD	-	-	-	12161	01
	Drawn	Signed	Date	Scale	1:1250 @ A1 1:2500 @ A3
	Designed	Signed	Date	Datum & Level	Rev.
	ntm	-	22.12.15	Mt Nic 2000 & MSL	-

Notes:
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 - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
 - Ensuring the information is the most recent issue.
 - Copyright on this drawing is reserved.



LEGEND

- Activity Areas:**
 1a-1f Low Density Living
 2a-2c Medium Density Living
 3 Education & Community
 4 Heritage
 5a Open Space - State Highway
 5b Open Space - Escarpment
 5c Riverside Protection Area
 5d Open Space - Wetland/Recreation
 5e Open Space - Transmission Corridor
 Intersection Points (max 20m variation from centre line)
 Primary Road (max 30m variation from centre line)
 Secondary Road (max 20m variation from centre line)
 30m Wetland Setback
 Indicative Trails
 Alternative Connection to SH6
 Riverside Protection Area
 Terrace Buffer Area (6m width from terrace edge)
 Zone Boundary
 Rural General Zone

Shotover Design Limited trading as
Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
 Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Shotover Country Stage 15 Activity Area's & Zone Plan

Client	Shotover Country	Surveyed	Signed	Date	Job No.	Drawing No.
				x.x.16	12508	03
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Drawn	EM	Signed		Date	Scale	
				20.07.16	1:1000 @ A1	
Designed		Signed		Date	Datum & Level	
				x.x.16	Mt Nic 2000 & MSL	



Walkway Links

Existing dwelling to be retained

Queenstown Trail

Playground

Red Cottage Cafe

Native Riparian Planting

Existing mature trees to be retained

No Build Zones

Bridesdale Farm Gardens

Hayes Creek

Lake Hayes Estate

Market Square

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

ROAD H

Judge and Jury Drive

Mixed native planting in naturalistic grouping

Informal Play Area

Existing permanent wetland / Stormwater treatment pond

Existing permanent wetland

Garden allotments for production and horticultural purposes

Grass mounds

Tree planting

6m wide gravel road

Public access to Kawarau River via gravel road and carpark

LOT TOTALS

- BRIDESDALE FARM HOME LOTS - 115
- DESIGN YOUR OWN HOME LOTS - 21
- GARDEN ALLOTMENTS - 134
- Commercial Lot (Red Cottage Cafe) - 1



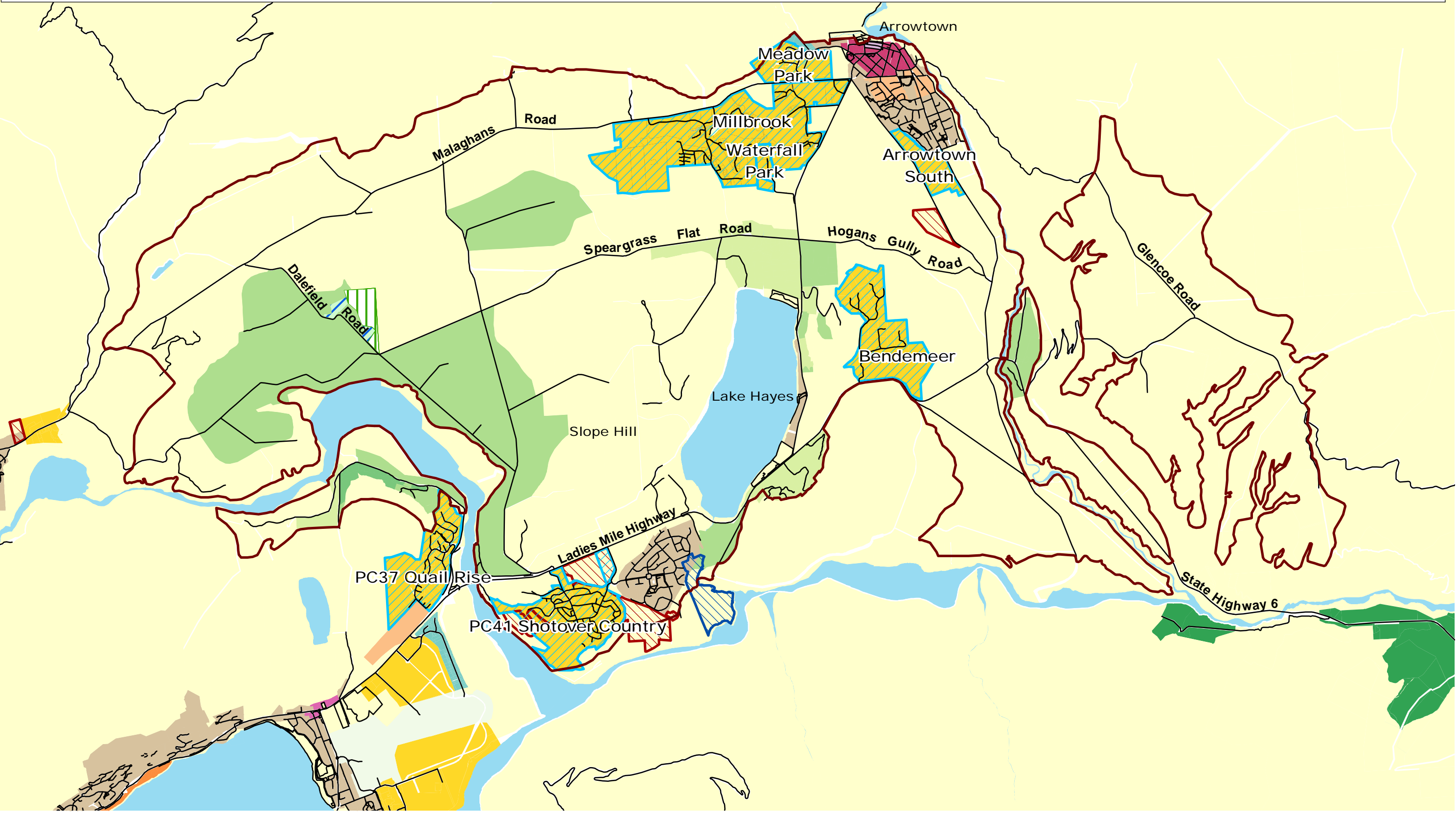
Bridesdale Farm

MASTERPLAN

REFERENCE:2459-SK274 - SCALE 1:1500 AT A1 - 1:3000 AT A3 - 04 Mar 2016



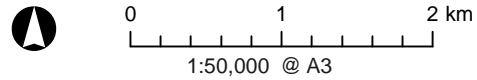
daxter design group



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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Structure Plans, Proposed DP, Roads),
 Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Structure_Plans.mxd



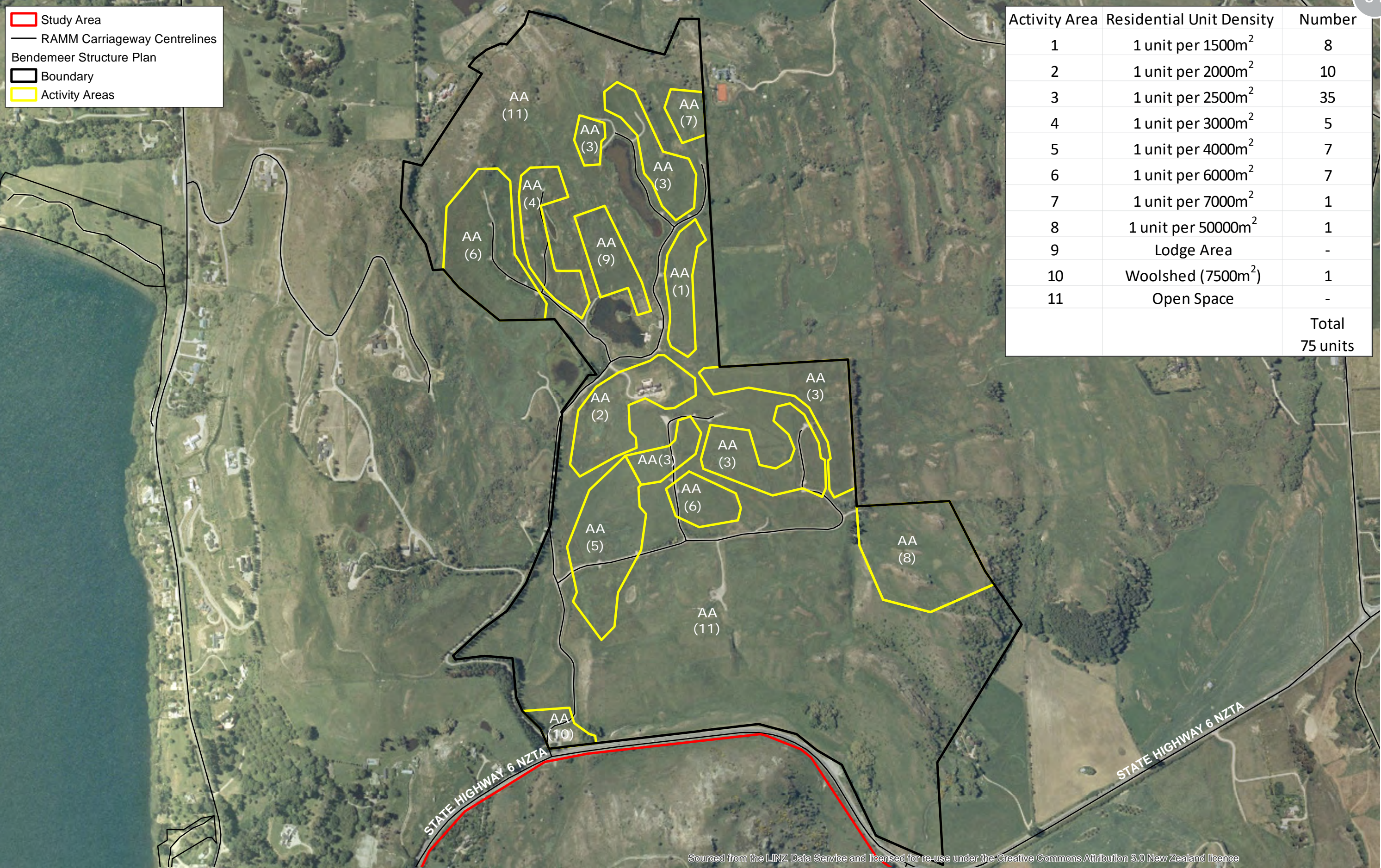
Wakatipu Basin Landscape Study Structure Plans

Date: 22 November 2016

Study Area
 RAMM Carriageway Centrelines
 Bendemeer Structure Plan
 Boundary
 Activity Areas

Activity Area	Residential Unit Density	Number
1	1 unit per 1500m ²	8
2	1 unit per 2000m ²	10
3	1 unit per 2500m ²	35
4	1 unit per 3000m ²	5
5	1 unit per 4000m ²	7
6	1 unit per 6000m ²	7
7	1 unit per 7000m ²	1
8	1 unit per 50000m ²	1
9	Lodge Area	-
10	Woolshed (7500m ²)	1
11	Open Space	-
		Total
		75 units

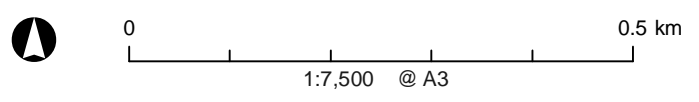
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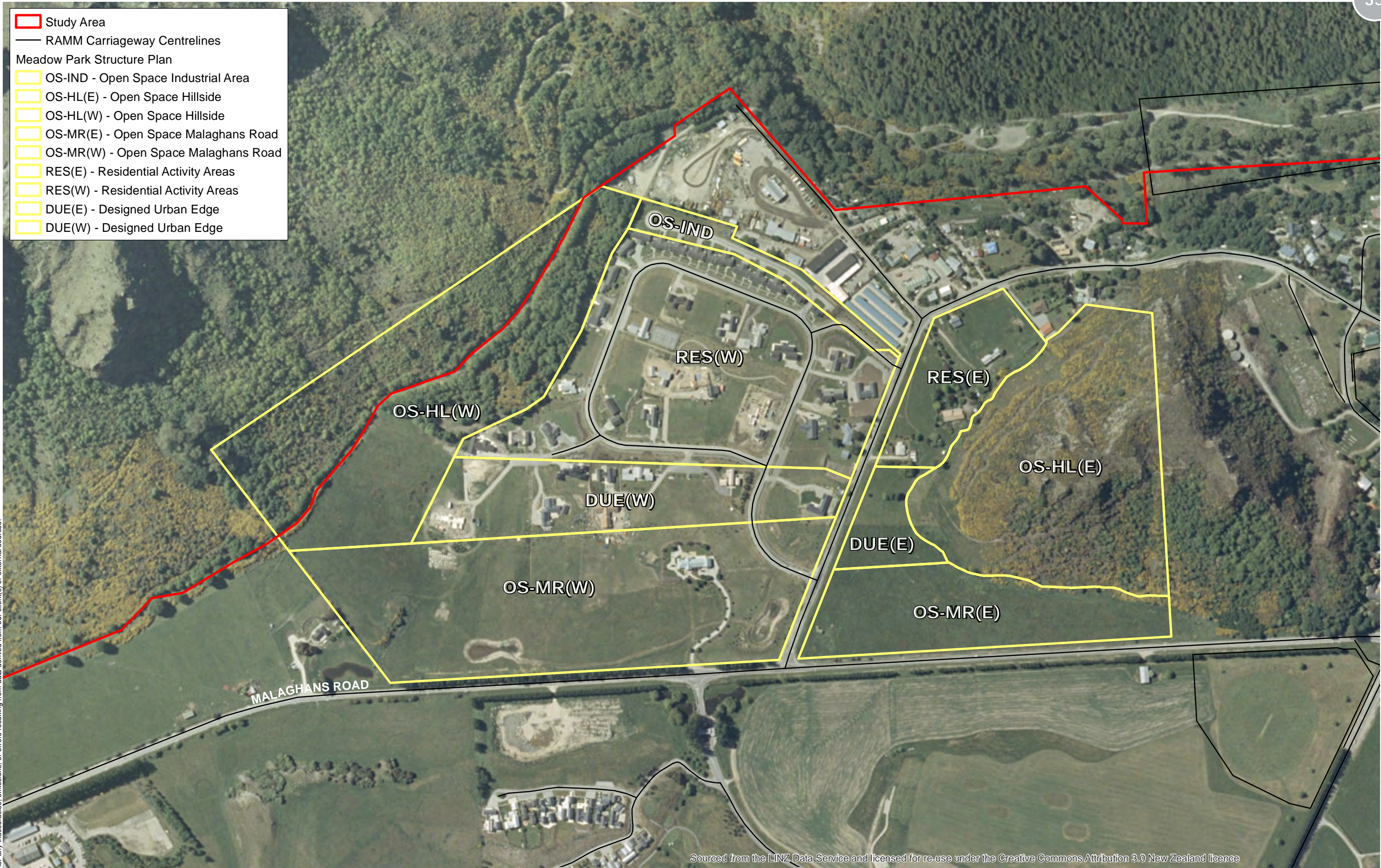
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Structure Plans, Roads),
 Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Bendemeer_Structure_Plan.mxd



Wakatipu Basin Landscape Study Bendemeer Structure Plan

Date: 22 November 2016

- Study Area
- RAMM Carriageway Centrelines
- Meadow Park Structure Plan**
- OS-IND - Open Space Industrial Area
- OS-HL(E) - Open Space Hillside
- OS-HL(W) - Open Space Hillside
- OS-MR(E) - Open Space Malaghans Road
- OS-MR(W) - Open Space Malaghans Road
- RES(E) - Residential Activity Areas
- RES(W) - Residential Activity Areas
- DUE(E) - Designed Urban Edge
- DUE(W) - Designed Urban Edge

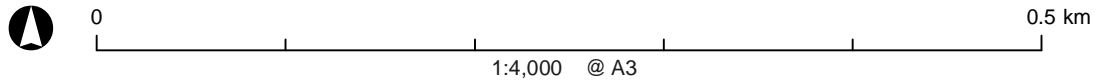


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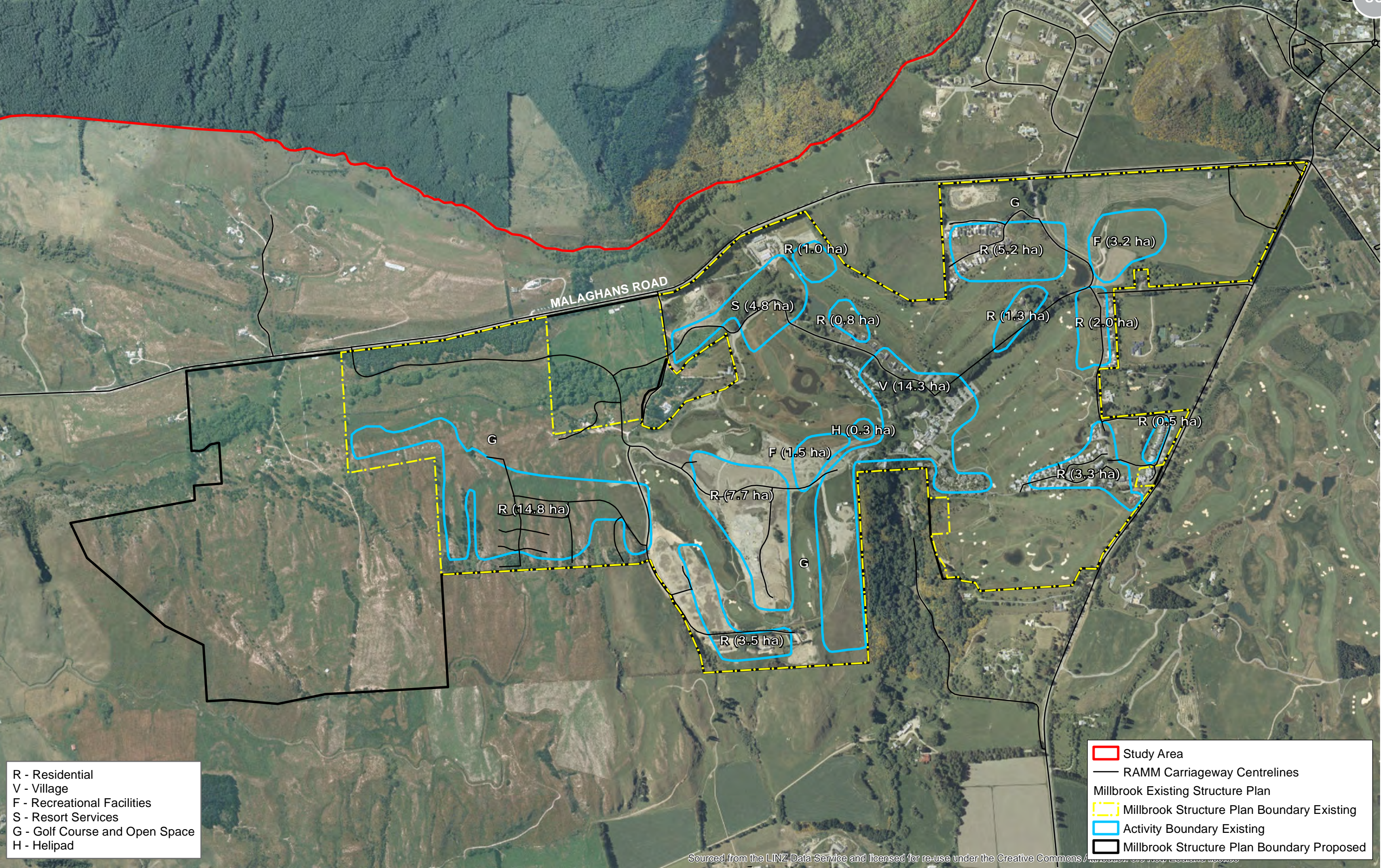
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Structure Plans, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Meadow_Park_Structure_Plan.mxd



Wakatipu Basin Landscape Study
 Meadow Park Structure Plan

Date: 22 November 2016

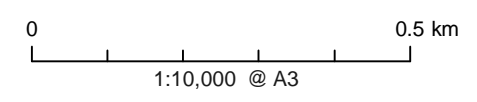
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- R - Residential
- V - Village
- F - Recreational Facilities
- S - Resort Services
- G - Golf Course and Open Space
- H - Helipad

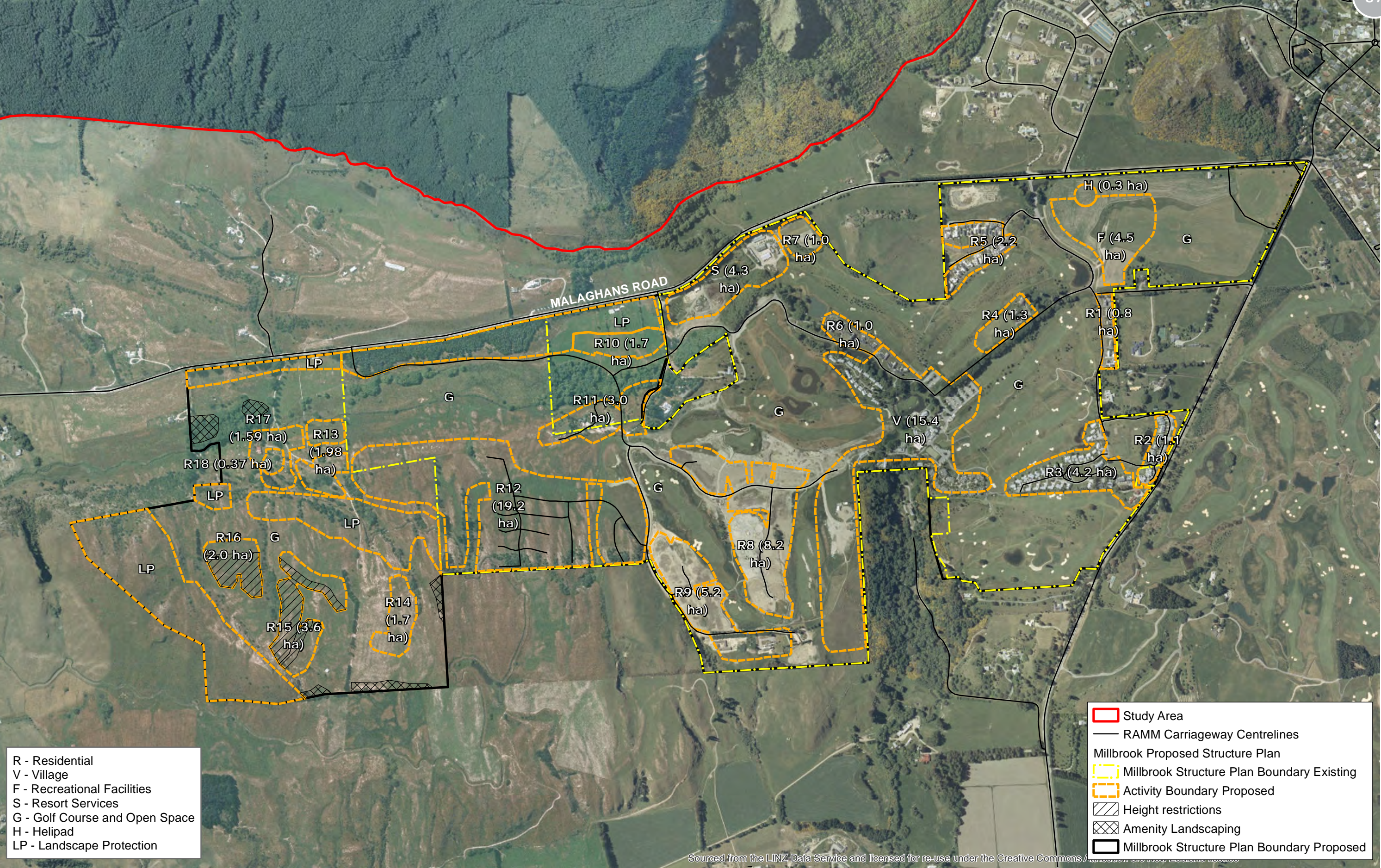
- Study Area
- RAMM Carriageway Centrelines
- Millbrook Existing Structure Plan
- Millbrook Structure Plan Boundary Existing
- Activity Boundary Existing
- Millbrook Structure Plan Boundary Proposed

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Wakatipu Basin Landscape Study Millbrook Existing Structure Plan

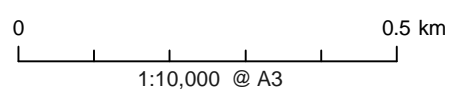
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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: Queenstown Lakes District Council (Structure Plans, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Millbrook_Proposed_Structure_Plan.mxd



Wakatipu Basin Landscape Study Millbrook Proposed Structure Plan

Date: 22 November 2016

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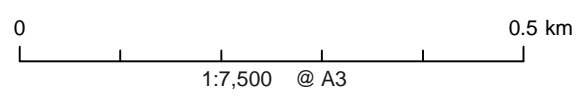
Study Area	2c - Medium Density Living
RAMM Carriageway Centrelines	3 - Education & Community
Alternative Connection to SH6	4 - Heritage
Indicative Trails	5a - Open Space - State Highway
Zone Boundary	5b - Open Space - Escarpment
1a - Low Density Living	5c - Riverside Protection
1b - Low Density Living	5d - Open Space - Wetlands/Recreation
1c - Low Density Living	5e - Open Space - Transmission Corridor
1d - Low Density Living	Primary Road (max 30m variation from centreline)
1e - Low Density Living	Secondary Road (max 20m variation from centreline)
1f - Low Density Living	Terrace Buffer Area (6m width from terrace edge)
2a - Medium Density Living	30m Wetland Setback
2b - Medium Density Living	



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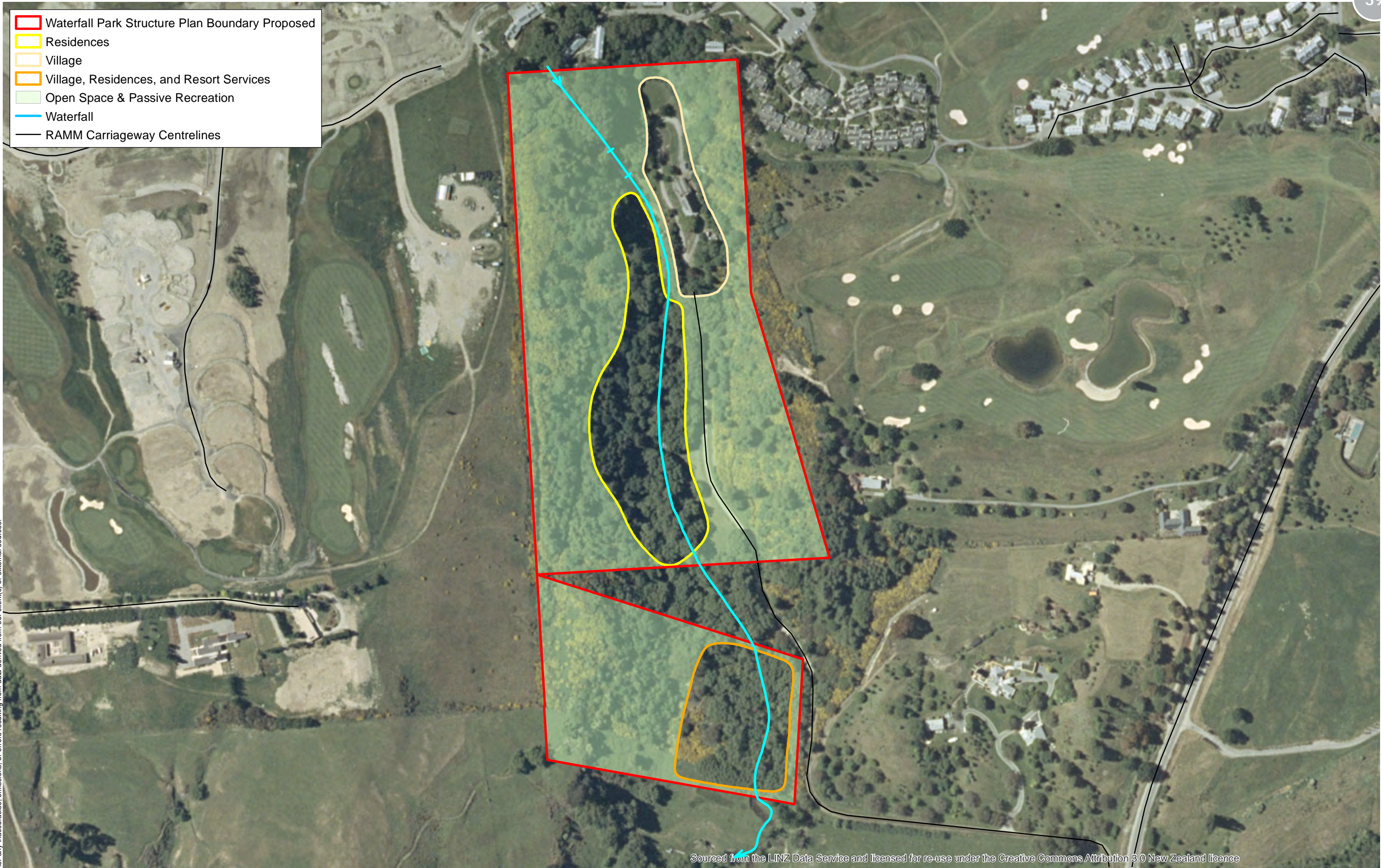
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Structure Plans, Roads), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_PC41_Shotover_Country_Structure_Plan.mxd



Wakatipu Basin Landscape Study PC41 Shotover Country Structure Plan

Date: 22 November 2016

- Waterfall Park Structure Plan Boundary Proposed
- Residences
- Village
- Village, Residences, and Resort Services
- Open Space & Passive Recreation
- Waterfall
- RAMM Carriageway Centrelines

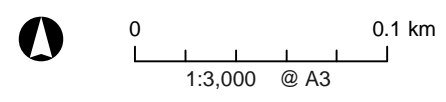


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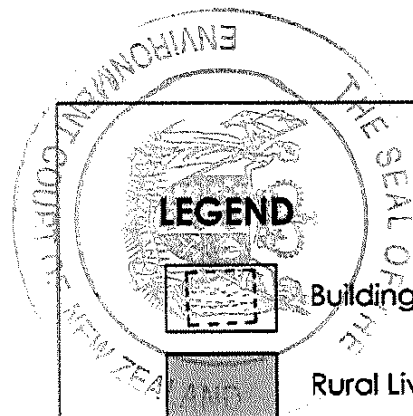


Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: Queenstown Lakes District Council (Structure Plans, Roads),
 Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Waterfall_Park_Structure_Plan.mxd






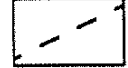

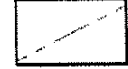


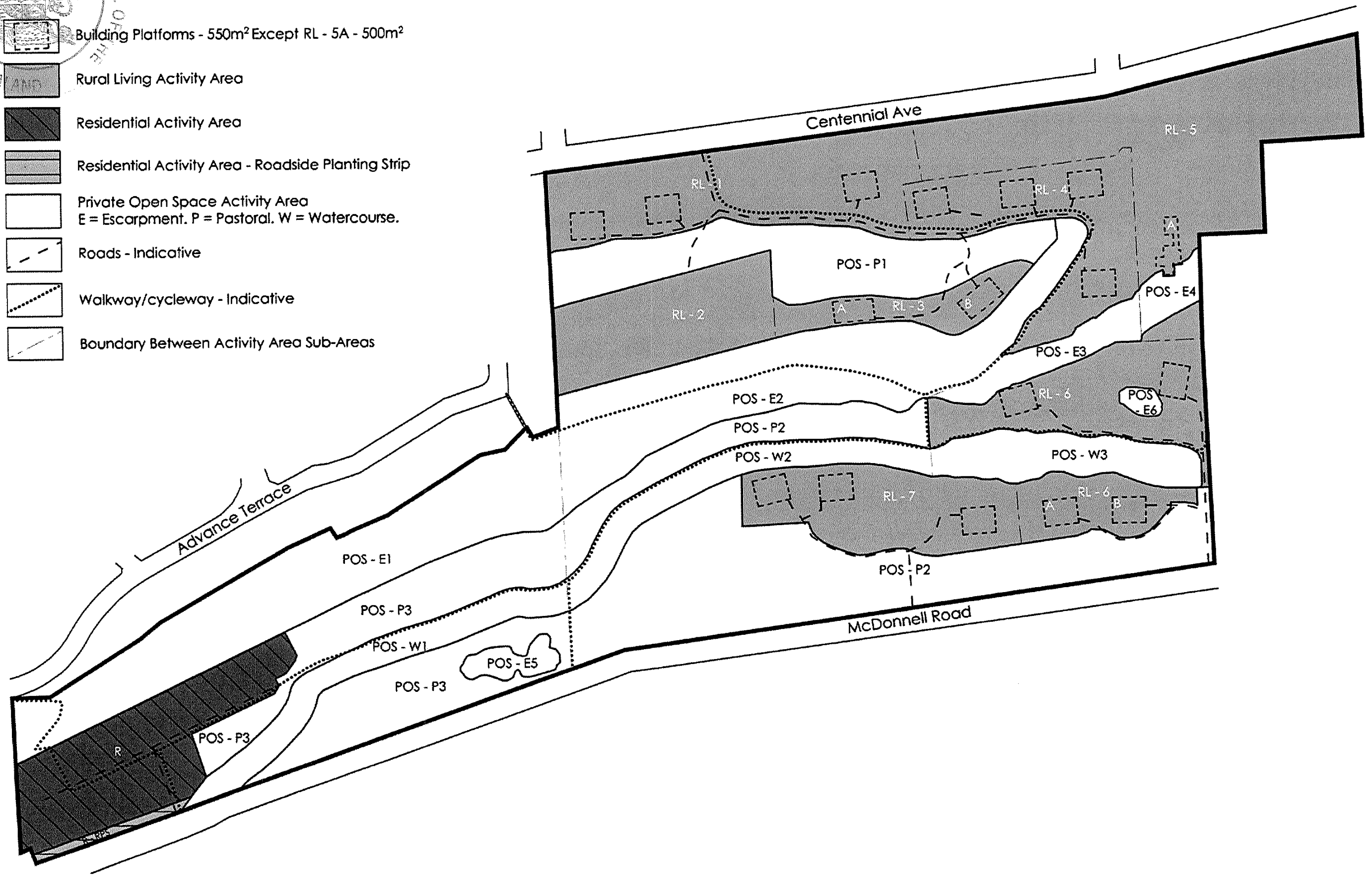
Wakatipu Basin Landscape Study Waterfall Park Structure Plan

Date: 22 November 2016



LEGEND

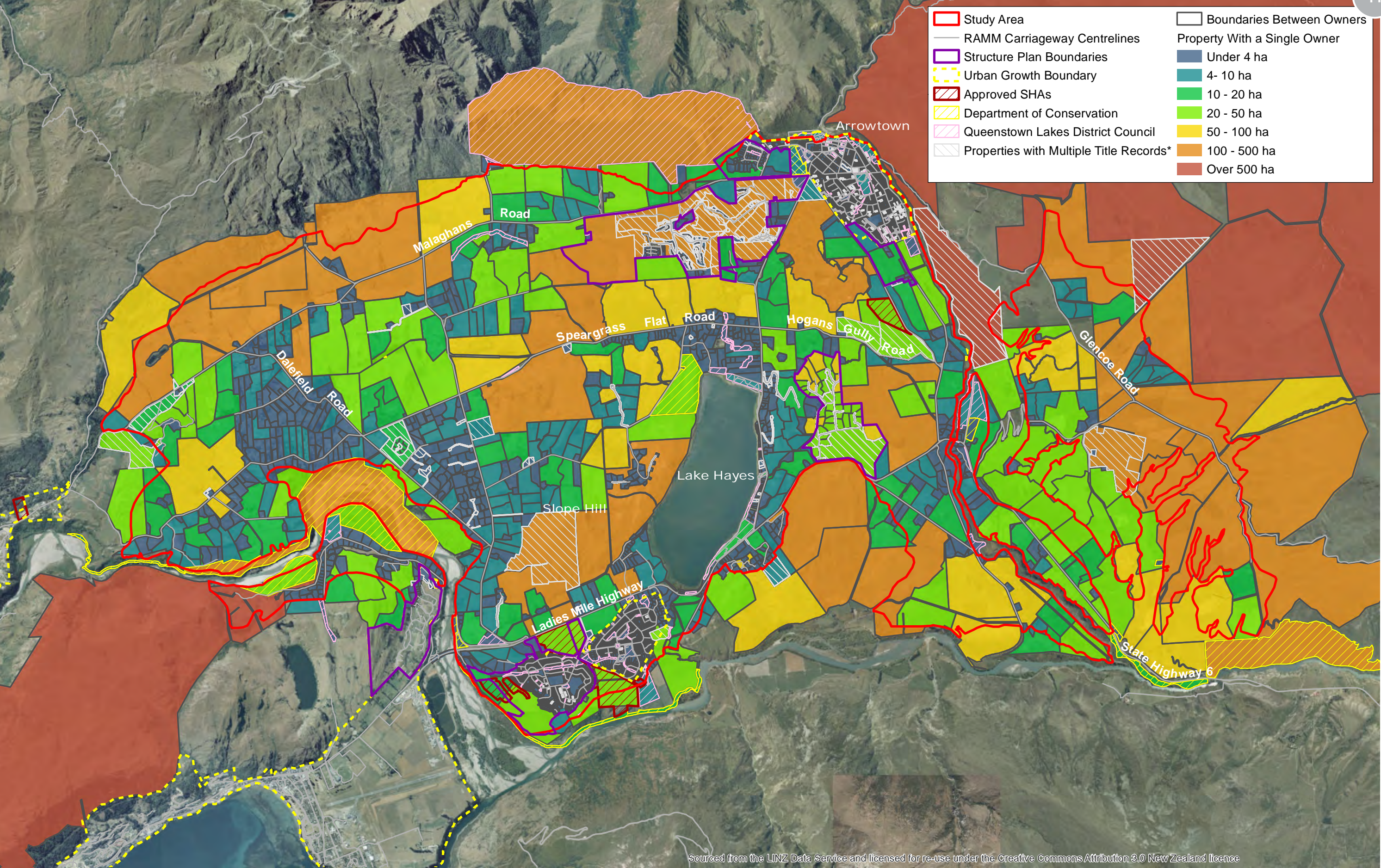
-  Building Platforms - 550m² Except RL - 5A - 500m²
-  Rural Living Activity Area
-  Residential Activity Area
-  Residential Activity Area - Roadside Planting Strip
-  Private Open Space Activity Area
E = Escarpment. P = Pastoral. W = Watercourse.
-  Roads - Indicative
-  Walkway/cycleway - Indicative
-  Boundary Between Activity Area Sub-Areas



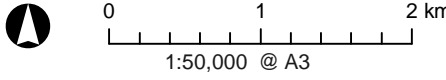
ARROWSOUTH - STRUCTURE PLAN

Date: 20 February 2015
Scale: 1:3000 @ A3

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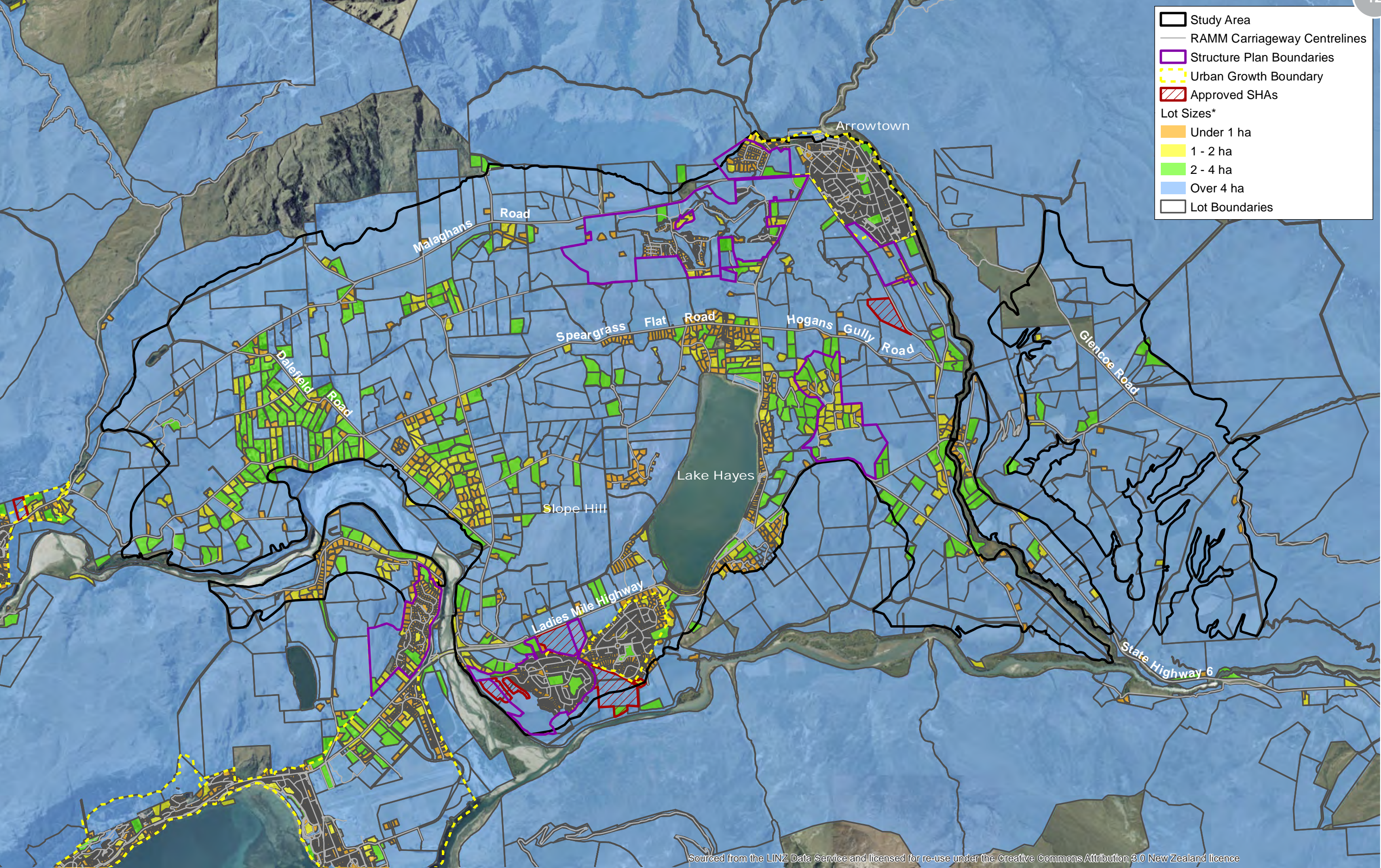


Wakatipu Basin Landscape Study Properties With Single Ownership

Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Ownership, Cadastre, Urban Growth, SHAs, Structure Plans, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Ownership_Area_RevA.mxd

*Multiple title records are only identified for parcels that are within the study area. In addition, multiple title records refers to areas where multiple records exist within the GIS property dataset and may or may not actually correspond to multiple legal titles.

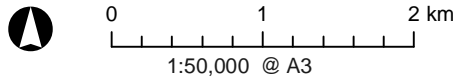
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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Buildings, Ownership, Cadastre, Urban Growth, SHAs, Structure Plans, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Lot_Sizes_CT_Boundaries.mxd

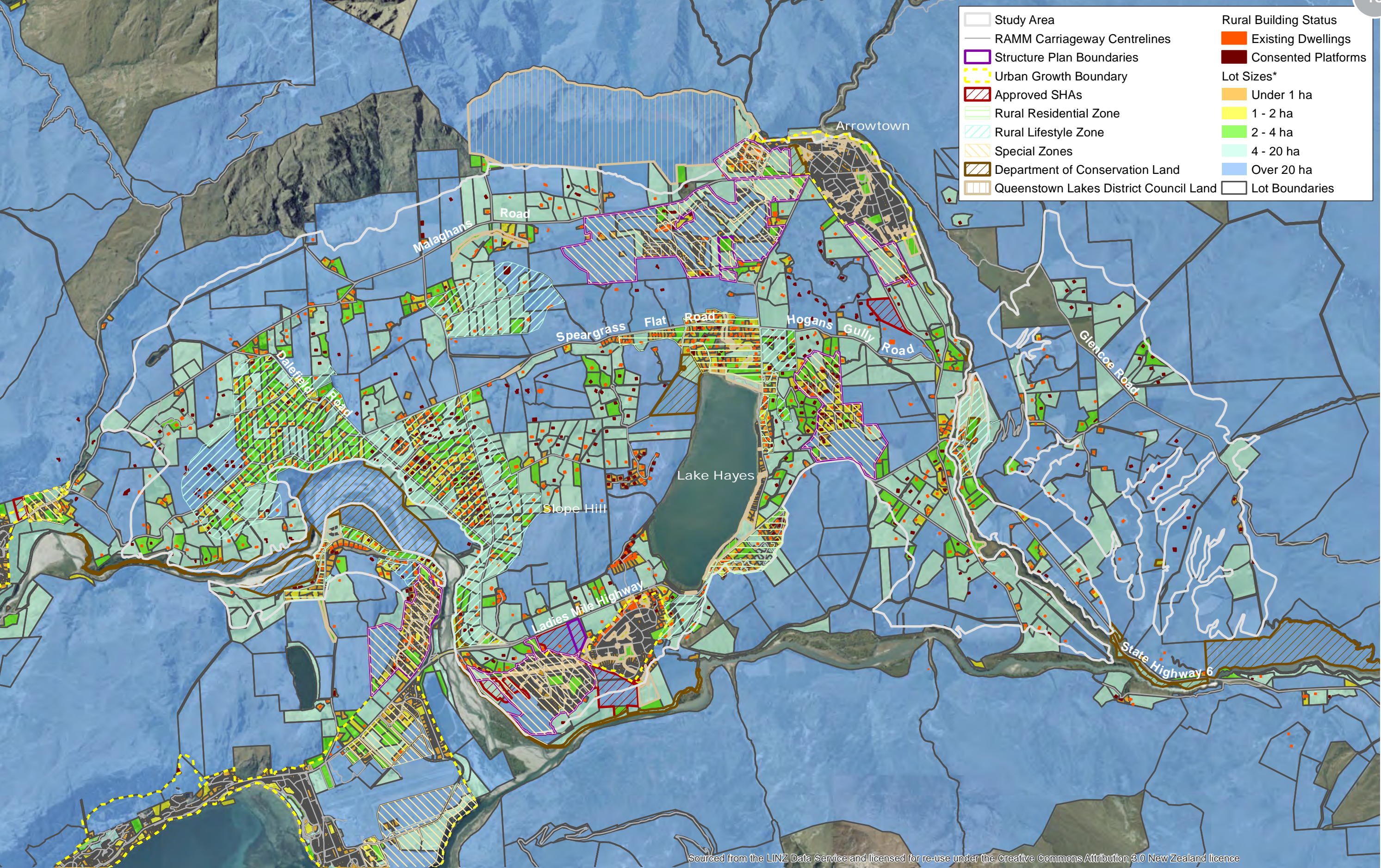


Wakatipu Basin Landscape Study Lot Sizes Based on Certificate of Title With Lot Boundaries

*A single lot is based on the QLDC T1 Property dataset where the owner, legal description, and certificate of title match.

Date: 09 December 2016

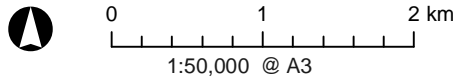
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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Buildings, Ownership, Zones, Cadastre, Urban Growth, SHAs, Structure Plans, Roads), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Lot_Sizes_CT_Boundaries_Buildings_RevA.mxd

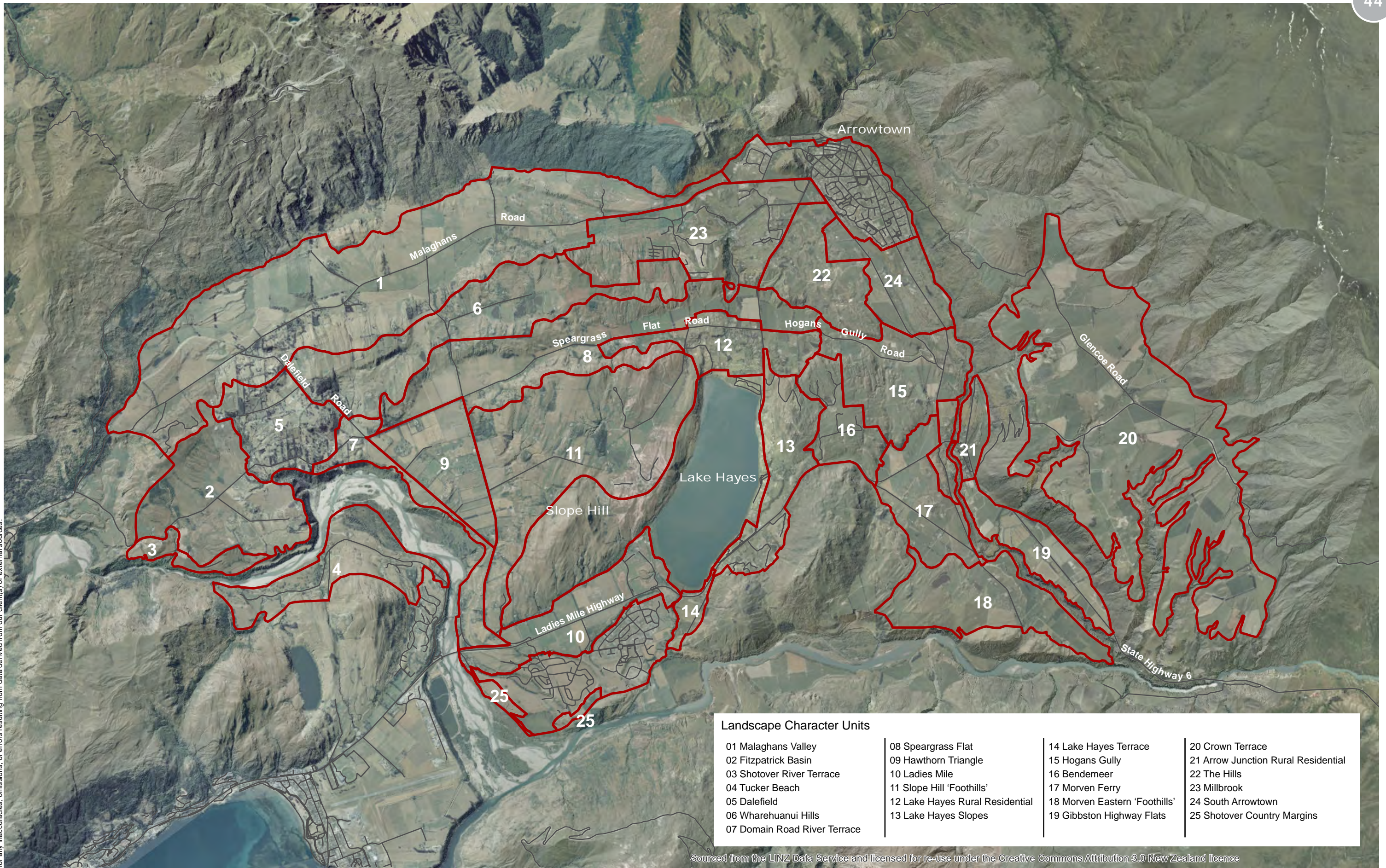


Wakatipu Basin Landscape Study Lot Sizes Based on Certificate of Title With Lot Boundaries and Building Status

Date: 12 December 2016

*A single lot is based on the QLDC T1 Property dataset where the owner, legal description, and certificate of title match.

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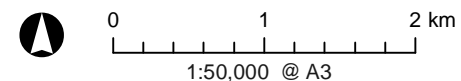


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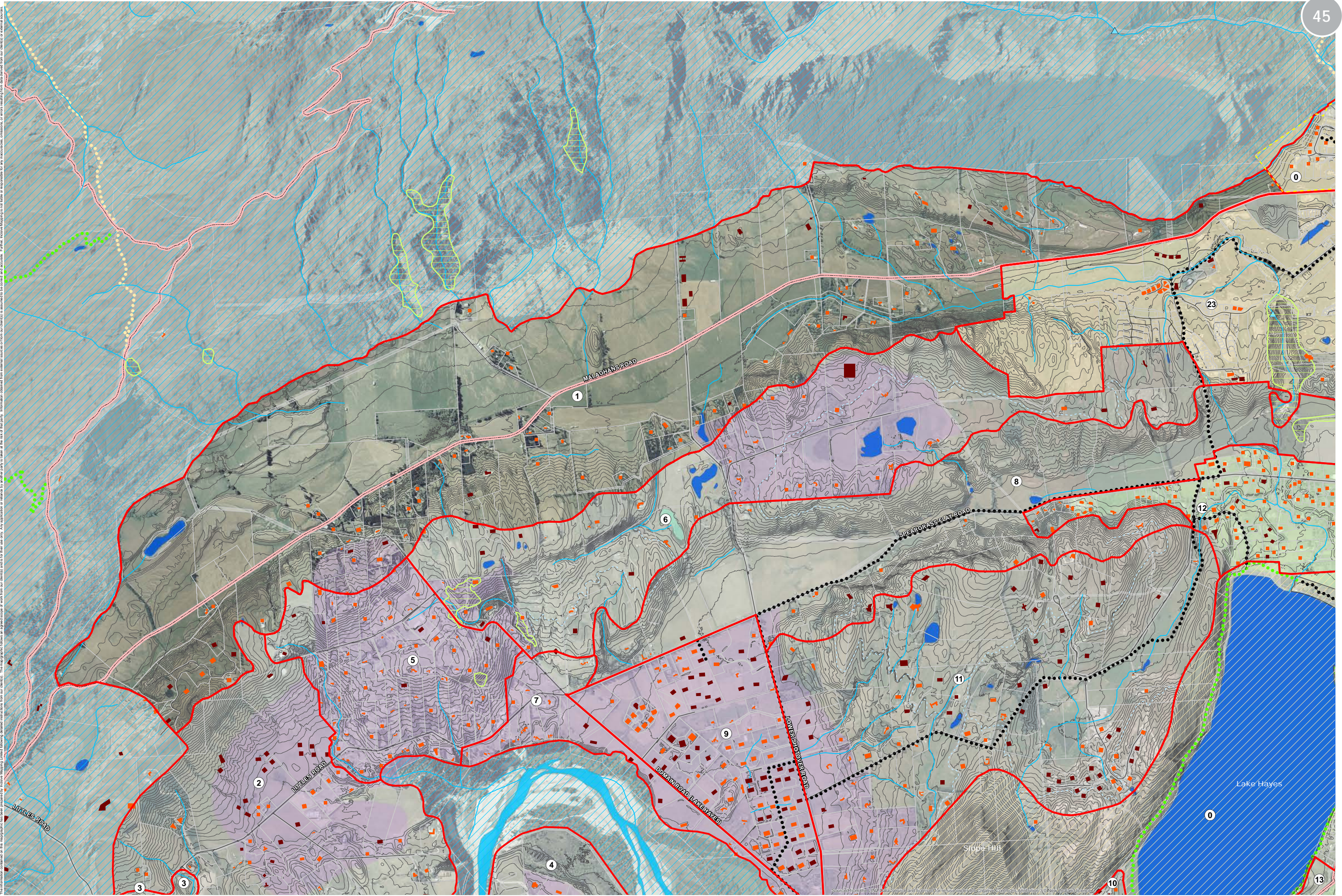
Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Roads), Bridget Gilbert, Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_RevA.mxd

Landscape Character Units
 RAMM Carriageway Centrelines

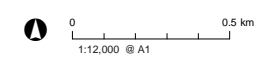


Wakatipu Basin Landscape Study Landscape Character Units

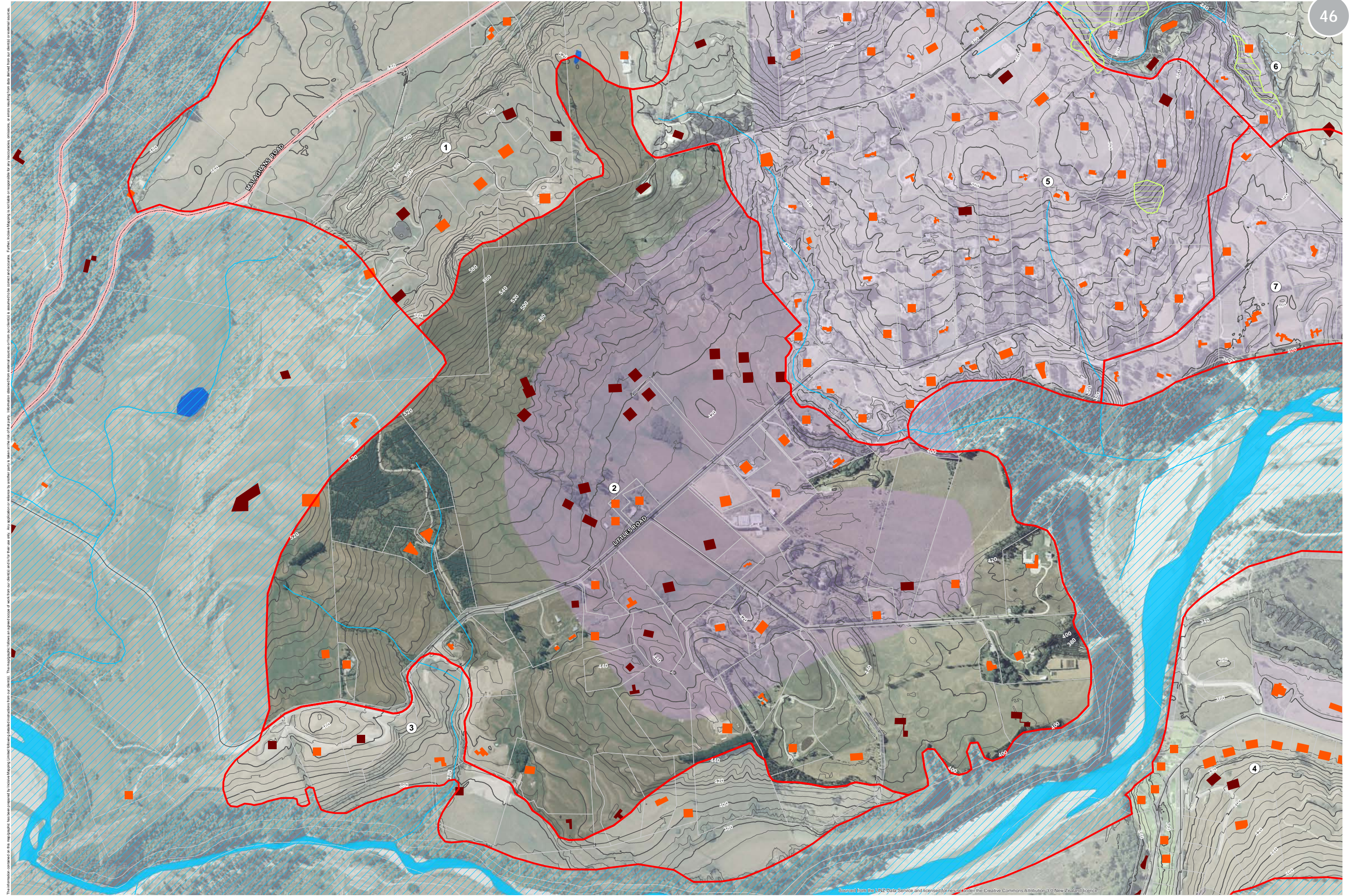
Date: 09 February 2017



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 Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), LINZ (NZTopo) Database, Crown Copyright (Reserved),
 Landcare Research (LCDB4), Queenstown Lakes District Council (Buildings, SHAs, Landscape
 Units, Zones, ONL/ONF, Combars, Recreation, Lots, Roads), Bridget Gilbert, Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevB.mxd



- ▬ Landscape Character Units (2016)
- ▬ Contours (5m)
- ▬ RAMM Carriageway Centrelines
- ▬ Rural Scenic Roads
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
- DOC Walkways
- ▭ Lot Boundaries
- ▭ Special Zones
- ▭ Rural Lifestyle
- ▭ Rural Residential
- ▭ Road Zones
- ▭ Approved SHAs
- ▭ Approved SHAs & Resource Consent Issued
- ▭ Rural Building Status
- ▭ Existing Dwellings
- ▭ Consented Platforms
- ▭ Urban Growth Boundary
- ▬ Waterfall
- ▬ Water Race
- ▬ River
- ▬ River (Wide Channel)
- ▭ Lake / Pond
- ▭ Swamp
- ▭ Indigenous Forest
- ▭ Outstanding Natural Feature
- ▭ Outstanding Natural Landscape



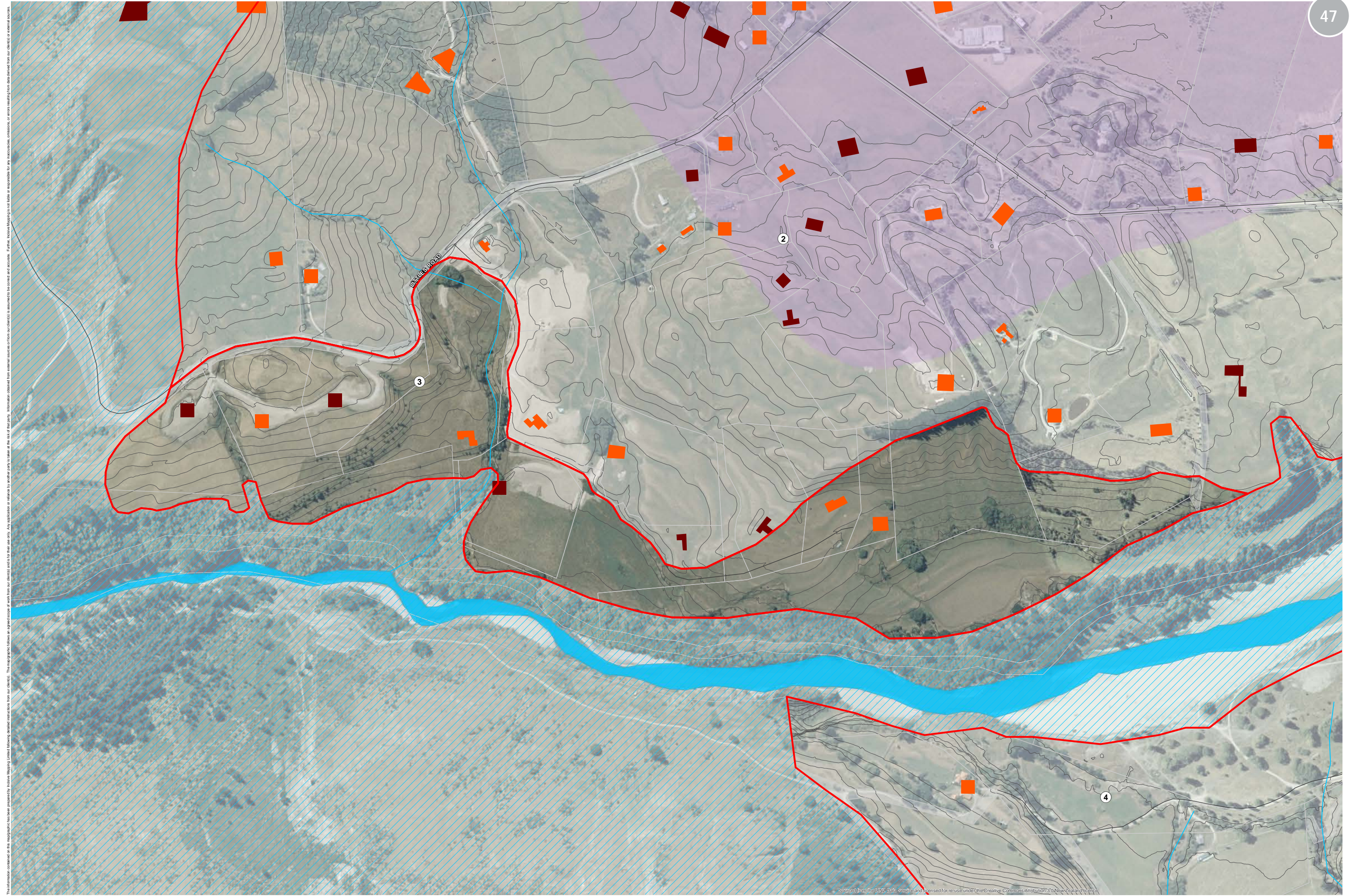
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 Author: Matt Daniels (matt.daniels@incisvemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ Eagle (Aerial), LINZ (NZTopo) Database, Crown Copyright (Reserved), Landcare Research (LCDB4), Queenstown Lakes District Council (Buildings, SHAs, Landscape Units, Zones, ONL/ONF, Contours, Recreation, Lots, Roads), Bridget Gilbert, Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevC.mxd



- Landscape Character Units (2016)
- Contours (5m)
- Contours (20m)
- RAMM Carriageway Centrelines
- Rural Scenic Roads
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
- DOC Walkways
- Lot Boundaries
- Special Zones
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- Existing Dwellings
- Consented Platforms
- Urban Growth Boundary
- ▲ Waterfall
- Water Race
- River
- River (Wide Channel)
- Lake / Pond
- Swamp
- Indigenous Forest
- Outstanding Natural Feature
- Outstanding Natural Landscape

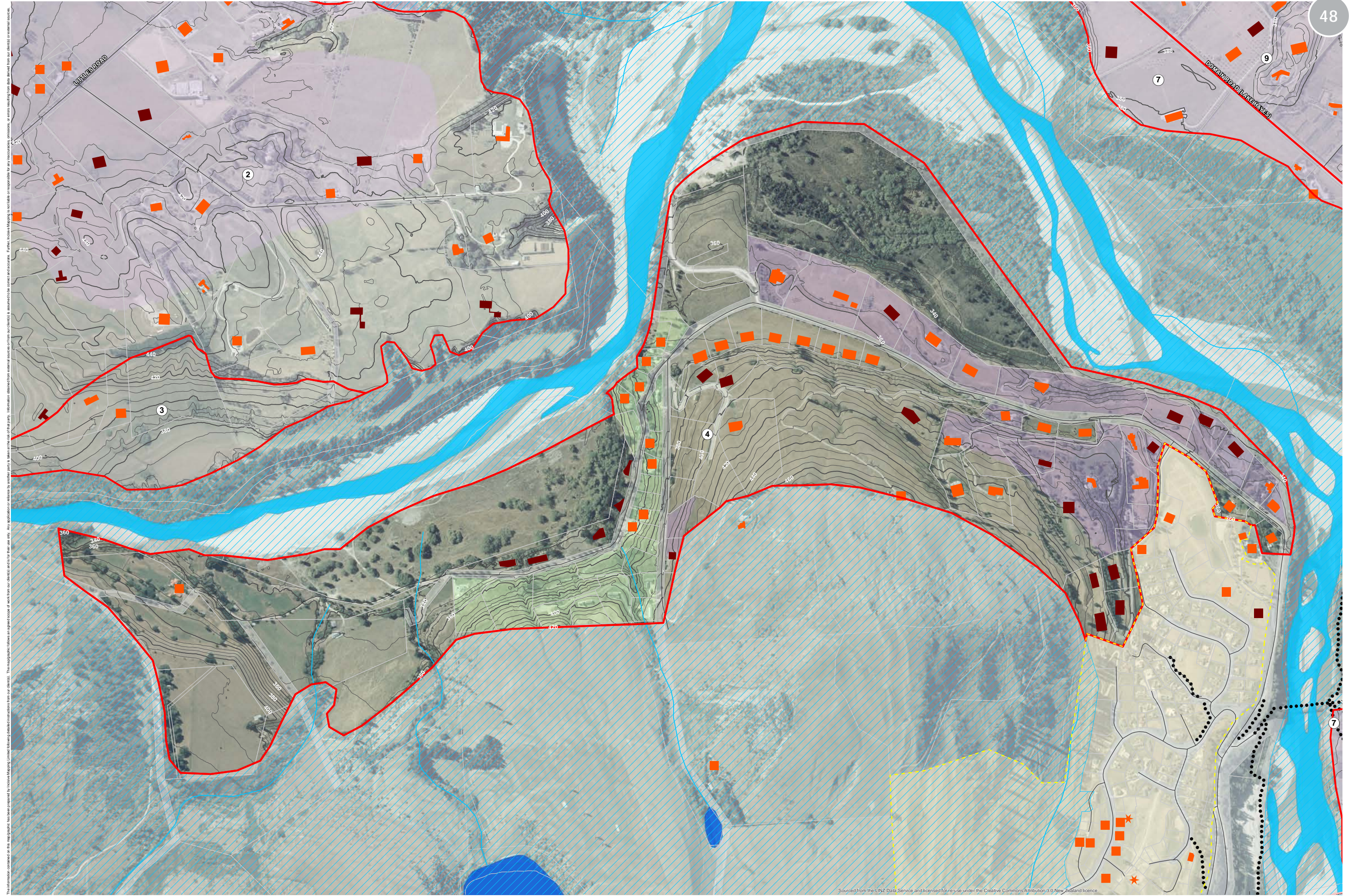
Wakatipu Basin Landscape Study
 Landscape Character Unit (2016)
 2 Fitzpatrick Basin
 Date: 24 January 2016



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- | | | | | | |
|--|---|---|--|--|---|
| Landscape Character Units (2016) | ● Council Walkways and MTB Trails | Lot Boundaries | Approved SHAs | Urban Growth Boundary | Lake / Pond |
| Contours (5m) | ● Other Walkways and MTB Trails | Special Zones | Approved SHAs & Resource Consent Issued | ▲ Waterfall | Swamp |
| RAMM Carriageway Centrelines | ● DOC Walkways | Rural Lifestyle | Water Race | — River | Indigenous Forest |
| Rural Scenic Roads | | Rural Residential | ■ Existing Dwellings | River (Wide Channel) | Outstanding Natural Landscape |
| | | Road Zones | Consented Platforms | | |

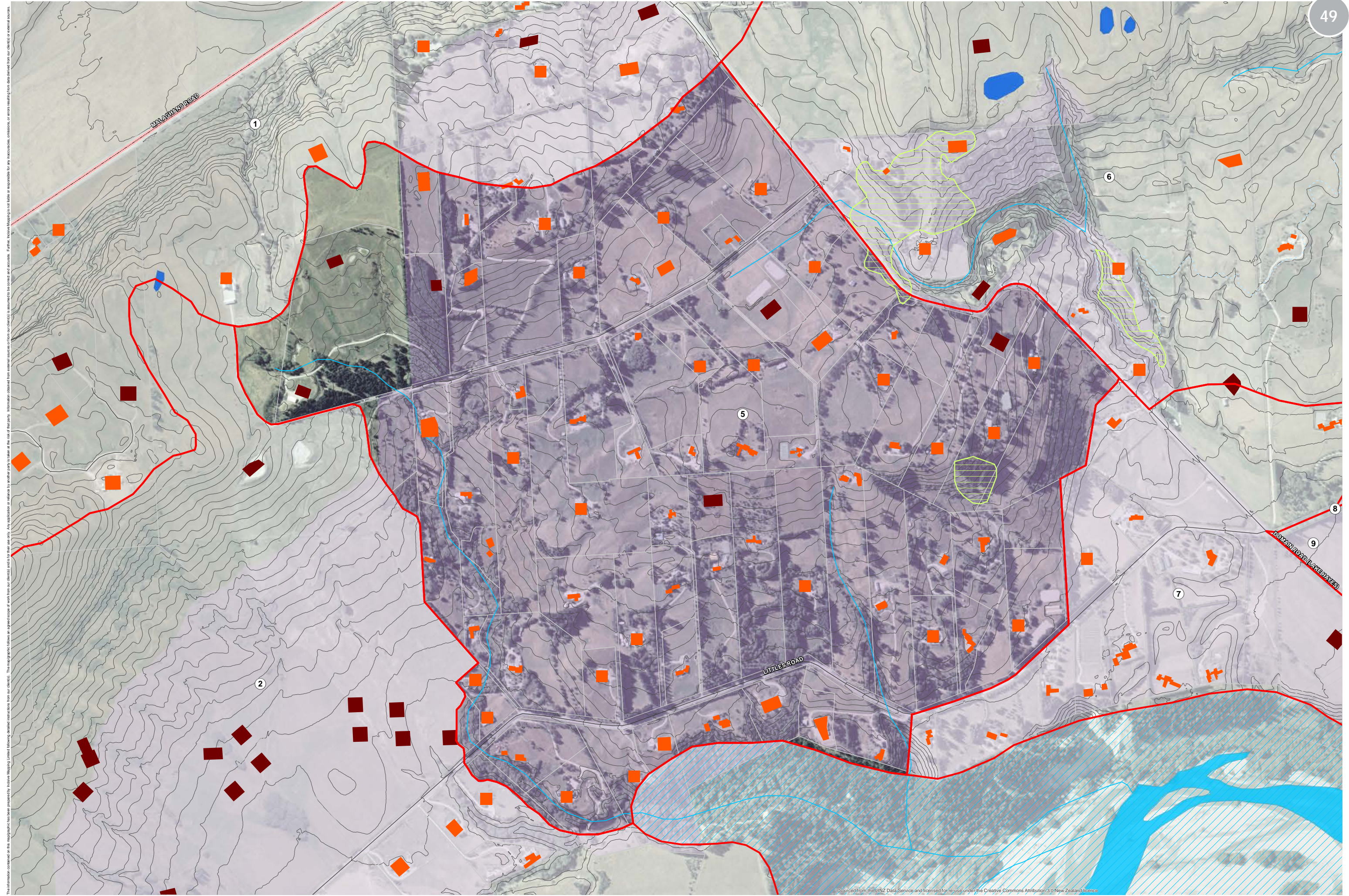


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INCISIVE MAPPING
 Author: Matt Daniels (matt.daniels@incisvemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), LINZ (NZTopo Database, Crown Copyright Reserved),
 Landcare Research (LCDB4), Queenstown Lakes District Council (Buildings, SHAs, Landscape
 Units, Zones, ONL/ONF, Contours, Recreation, Lots, Roads), Bridget Gilbert, Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevC.mxd



- | | | | | | |
|----------------------------------|---------------------------------|--------------------|---|-----------------------------|-------------------------------|
| Landscape Character Units (2016) | Council Walkways and MTB Trails | Lot Boundaries | Approved SHAs | Urban Growth Boundary | Lake / Pond |
| Contours (5m) | Other Walkways and MTB Trails | Special Zones | Approved SHAs & Resource Consent Issued | Waterfall | Swamp |
| Contours (20m) | DOC Walkways | Rural Lifestyle | Water Race | River | Indigenous Forest |
| RAMM Carriageway Centrelines | Rural Residential | Road Zones | River (Wide Channel) | Outstanding Natural Feature | Outstanding Natural Landscape |
| Rural Scenic Roads | Consented Platforms | Existing Dwellings | | | |

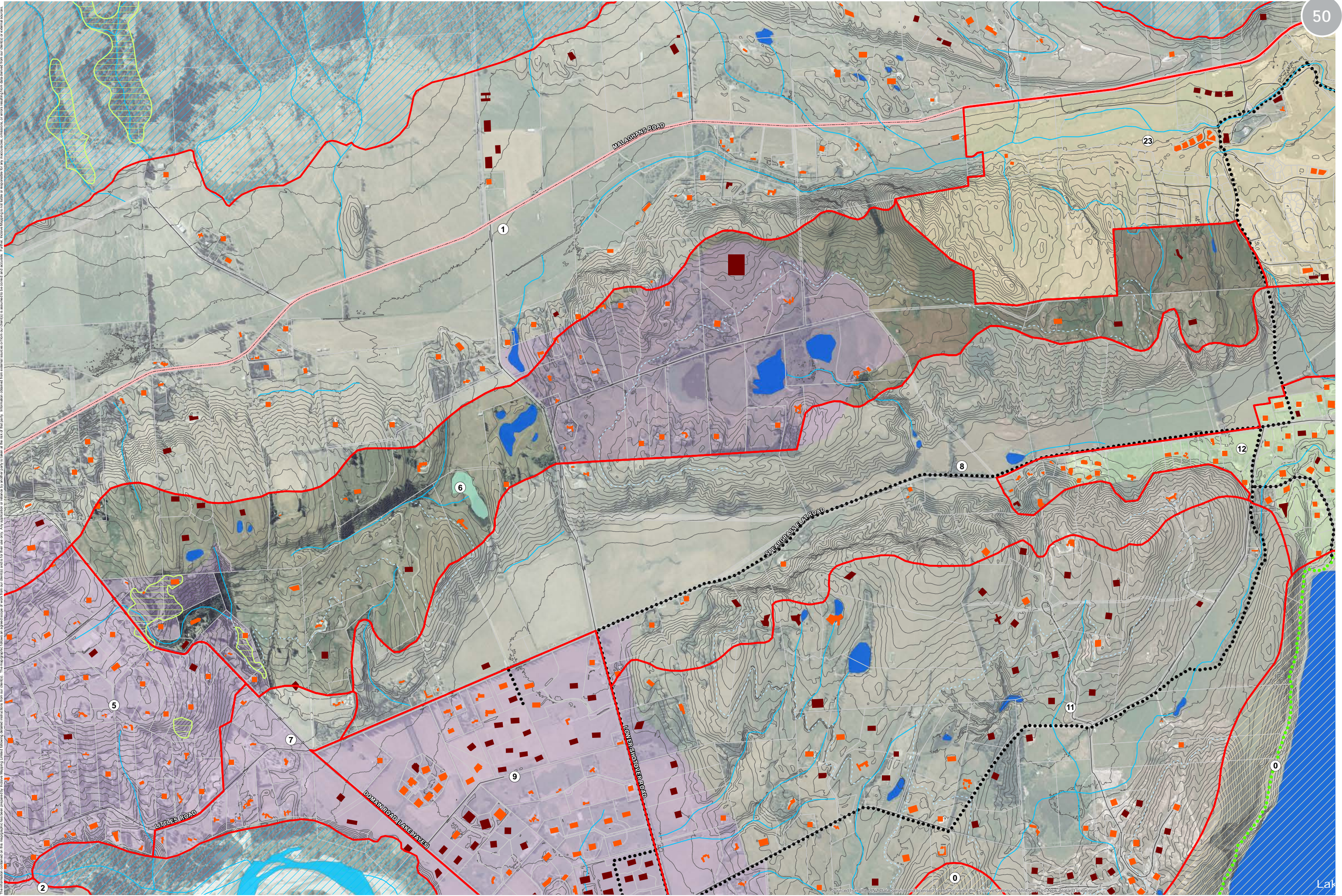


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 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_Rev11.mxd



- | | | | | | |
|----------------------------------|---------------------------------|---------------------|---|-------------------------------|-----------------------------|
| Landscape Character Units (2016) | Council Walkways and MTB Trails | Lot Boundaries | Approved SHAs | Urban Growth Boundary | Lake / Pond |
| Contours (5m) | Other Walkways and MTB Trails | Special Zones | Approved SHAs & Resource Consent Issued | Waterfall | Swamp |
| RAMM Carriageway Centrelines | DOC Walkways | Rural Lifestyle | Water Race | River | Indigenous Forest |
| Rural Scenic Roads | | Rural Residential | River (Wide Channel) | Outstanding Natural Landscape | Outstanding Natural Feature |
| | | Road Zones | | | |
| | | Existing Dwellings | | | |
| | | Consented Platforms | | | |

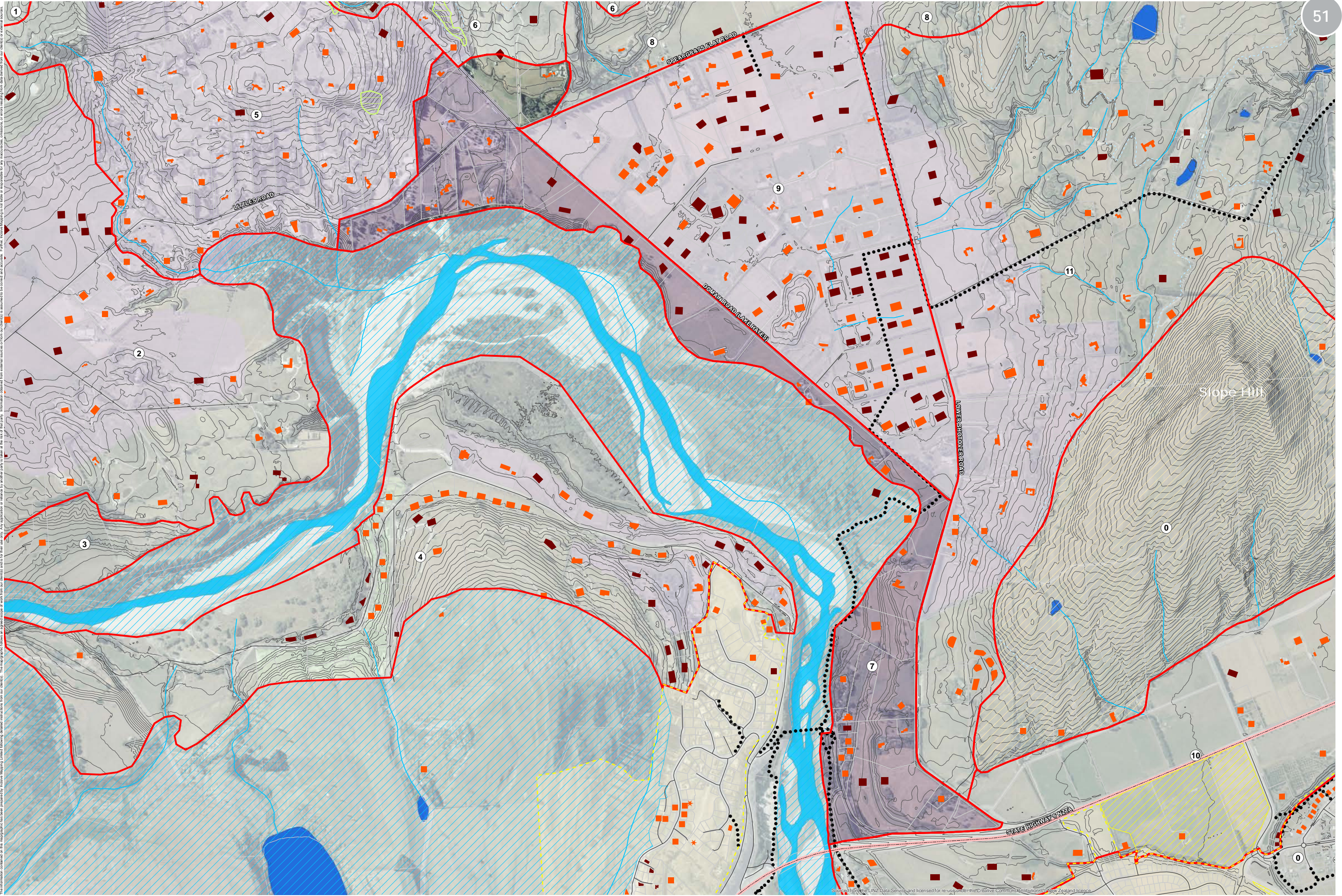


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 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevB.mxd

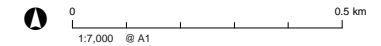


- ▬ Landscape Character Units (2016)
- ▬ Contours (5m)
- ▬ RAMM Carriageway Centrelines
- ▬ Rural Scenic Roads
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
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- ▭ Swamp
- ▭ Indigenous Forest
- ▭ Outstanding Natural Feature
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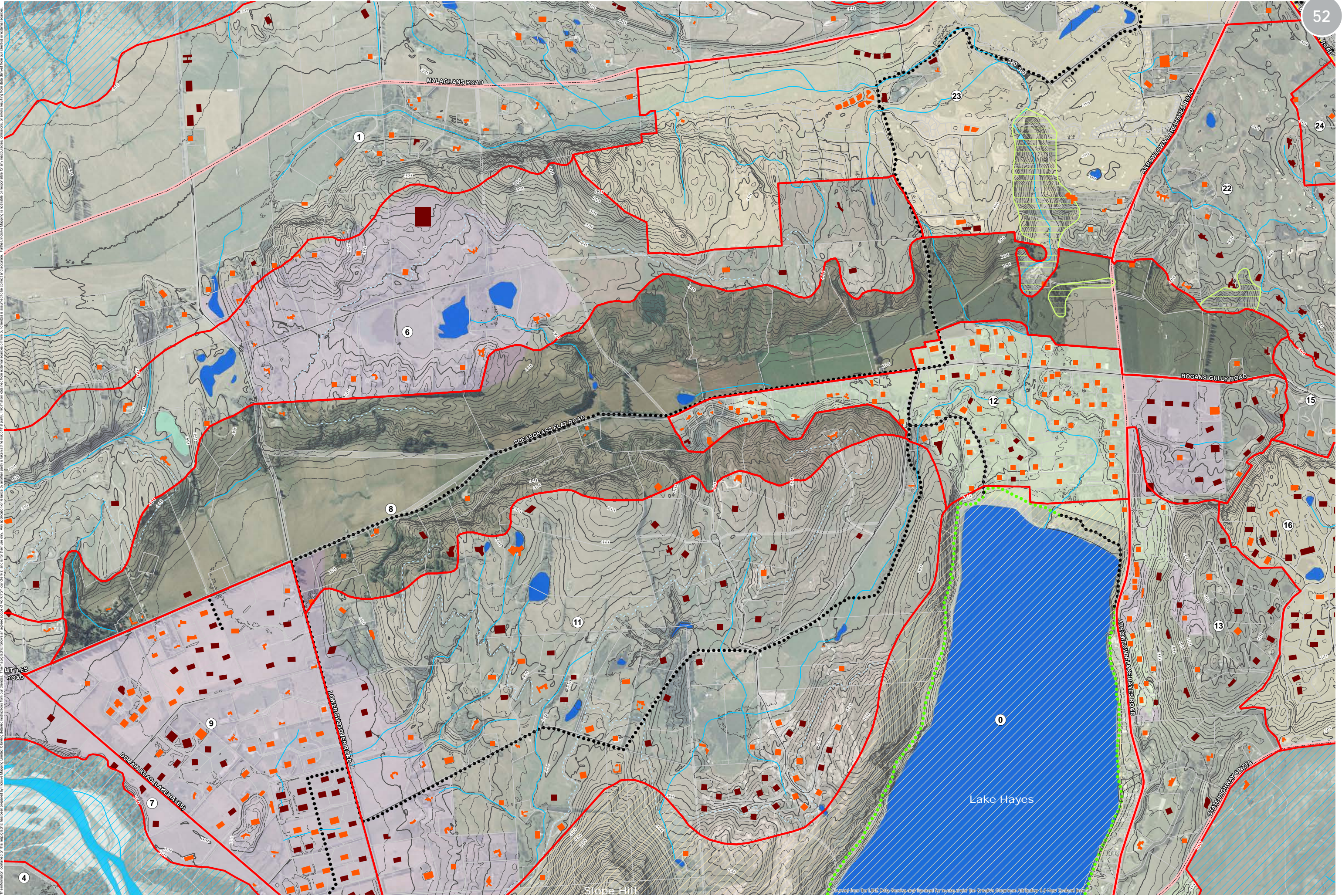


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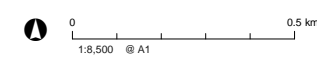
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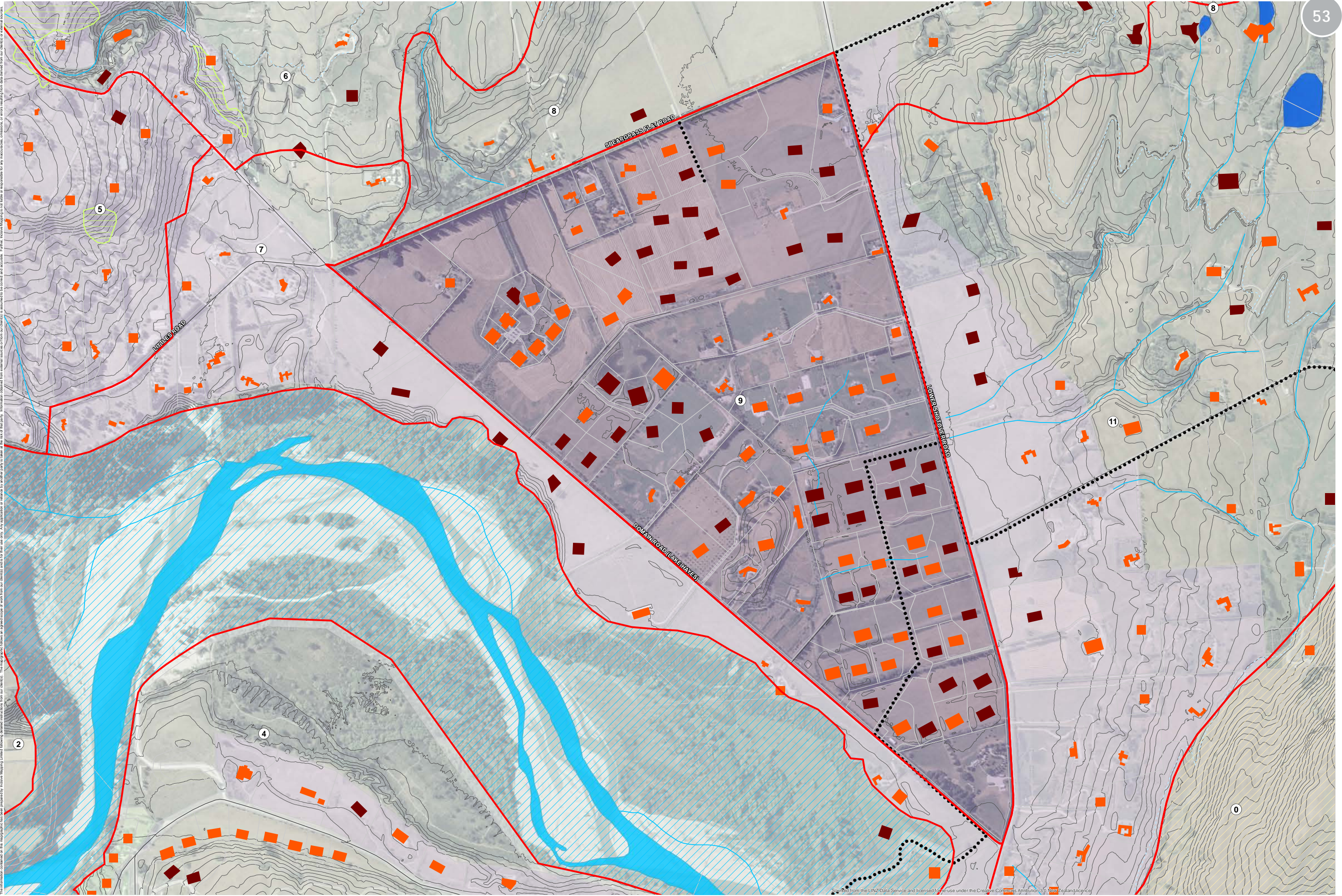
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| Contours (5m) | Other Walkways and MTB Trails | Special Zones | Approved SHAs & Resource Consent Issued | Waterfall | Swamp |
| RAMM Carriageway Centrelines | DOC Walkways | Rural Lifestyle | Water Race | River | Indigenous Forest |
| Rural Scenic Roads | | Rural Residential | River (Wide Channel) | Outstanding Natural Landscape | |
| | | Road Zones | Existing Dwellings | | |
| | | | Consented Platforms | | |



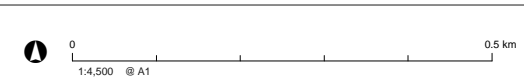
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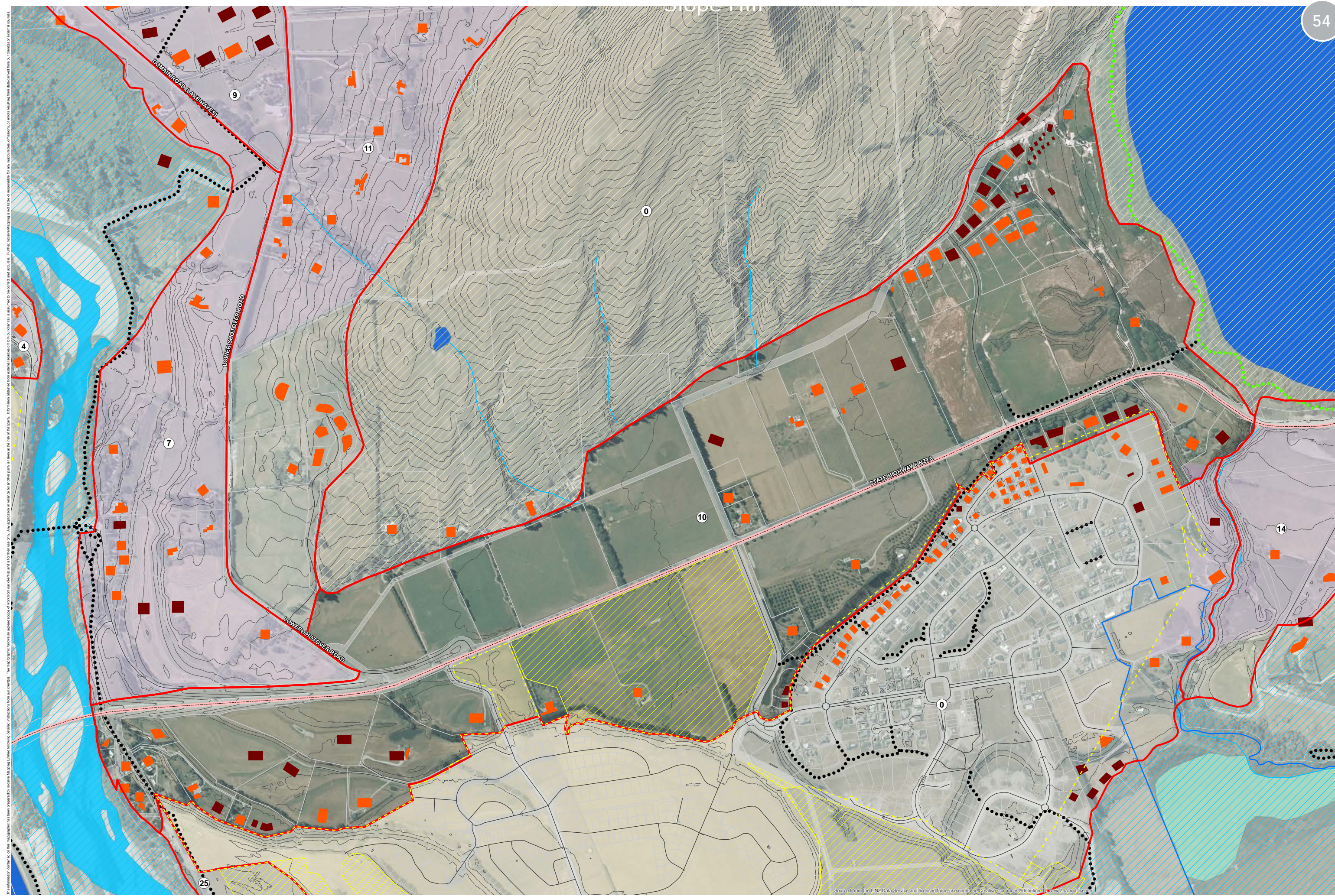
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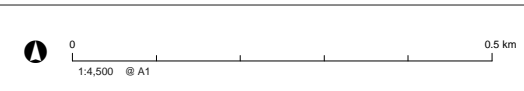


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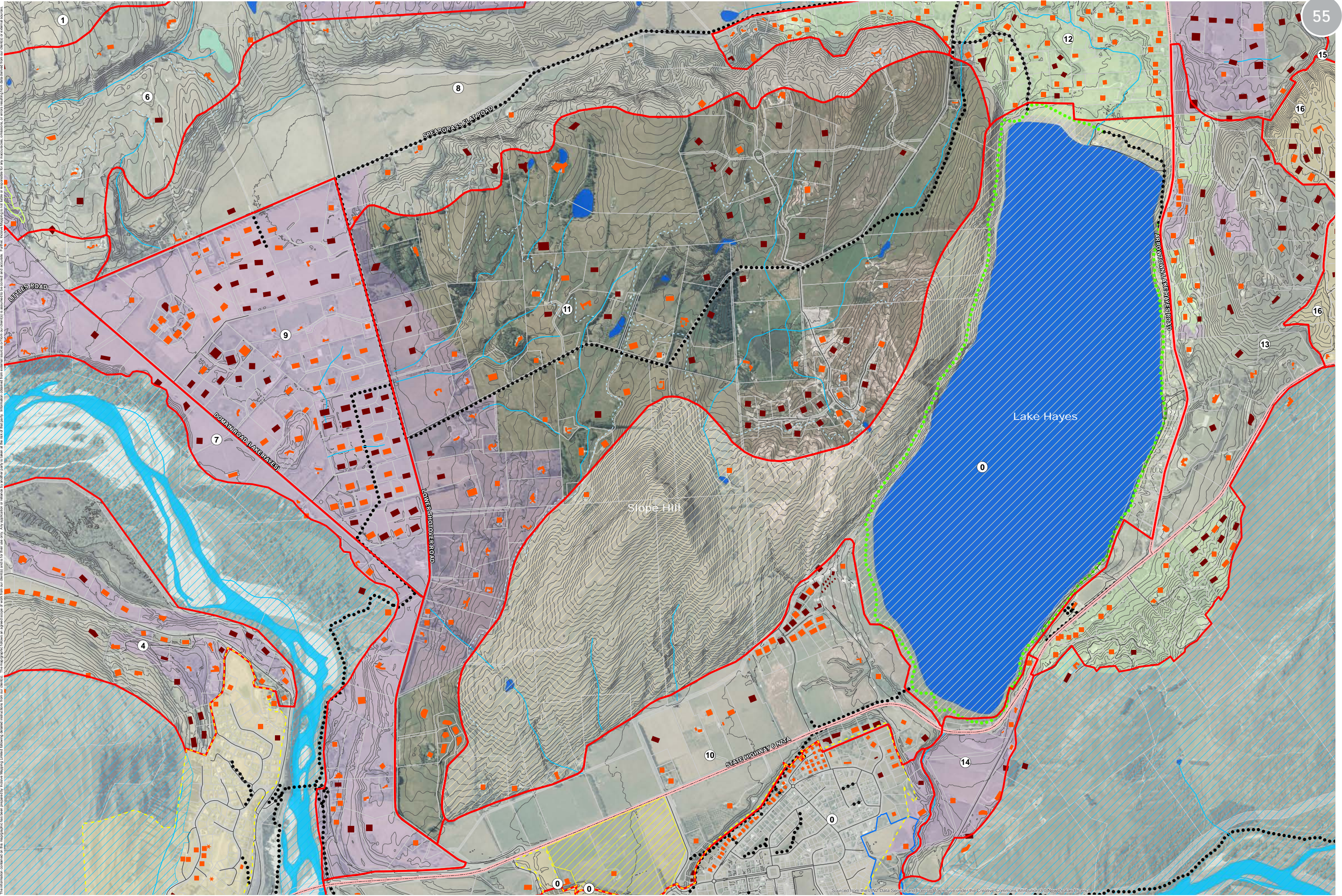


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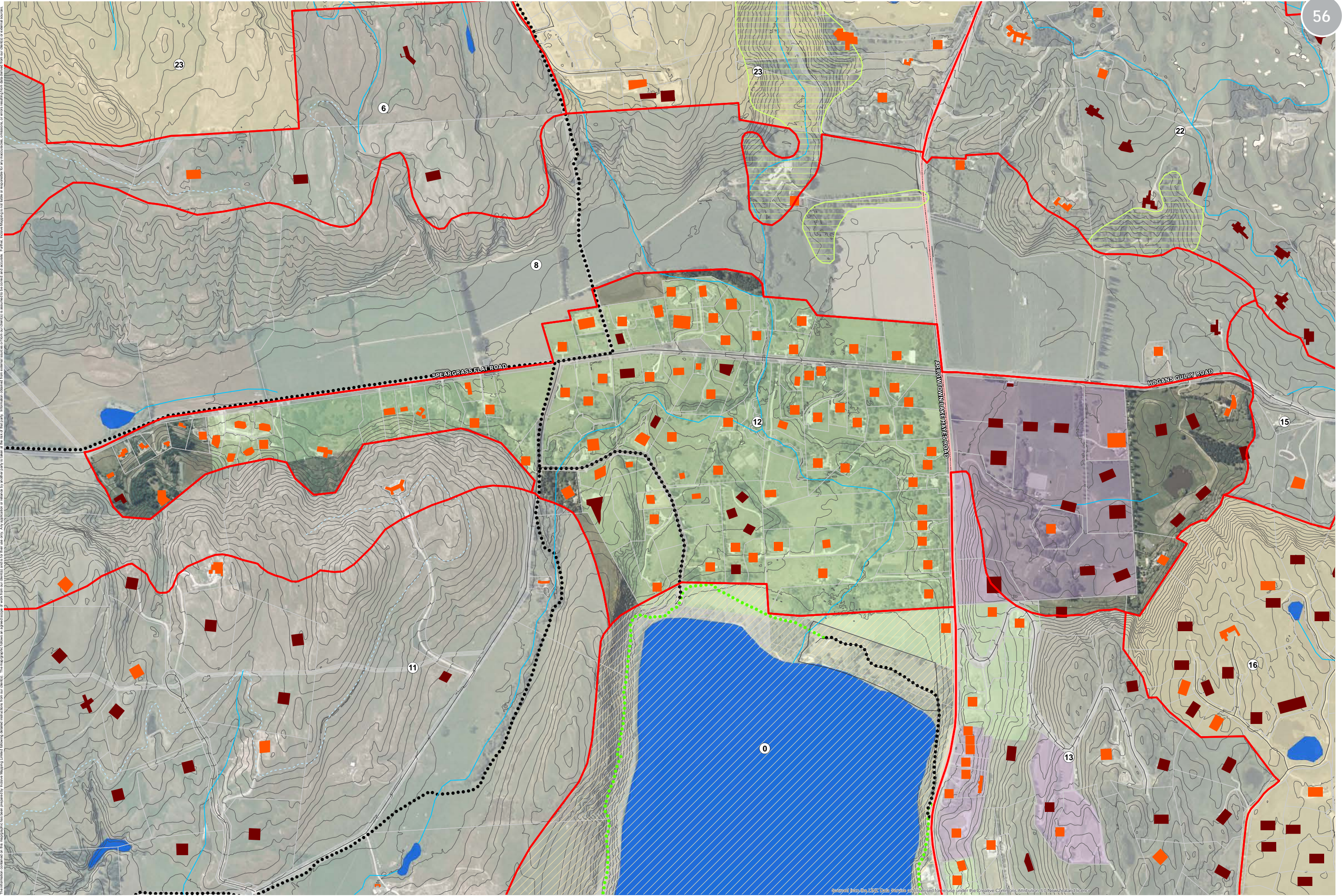


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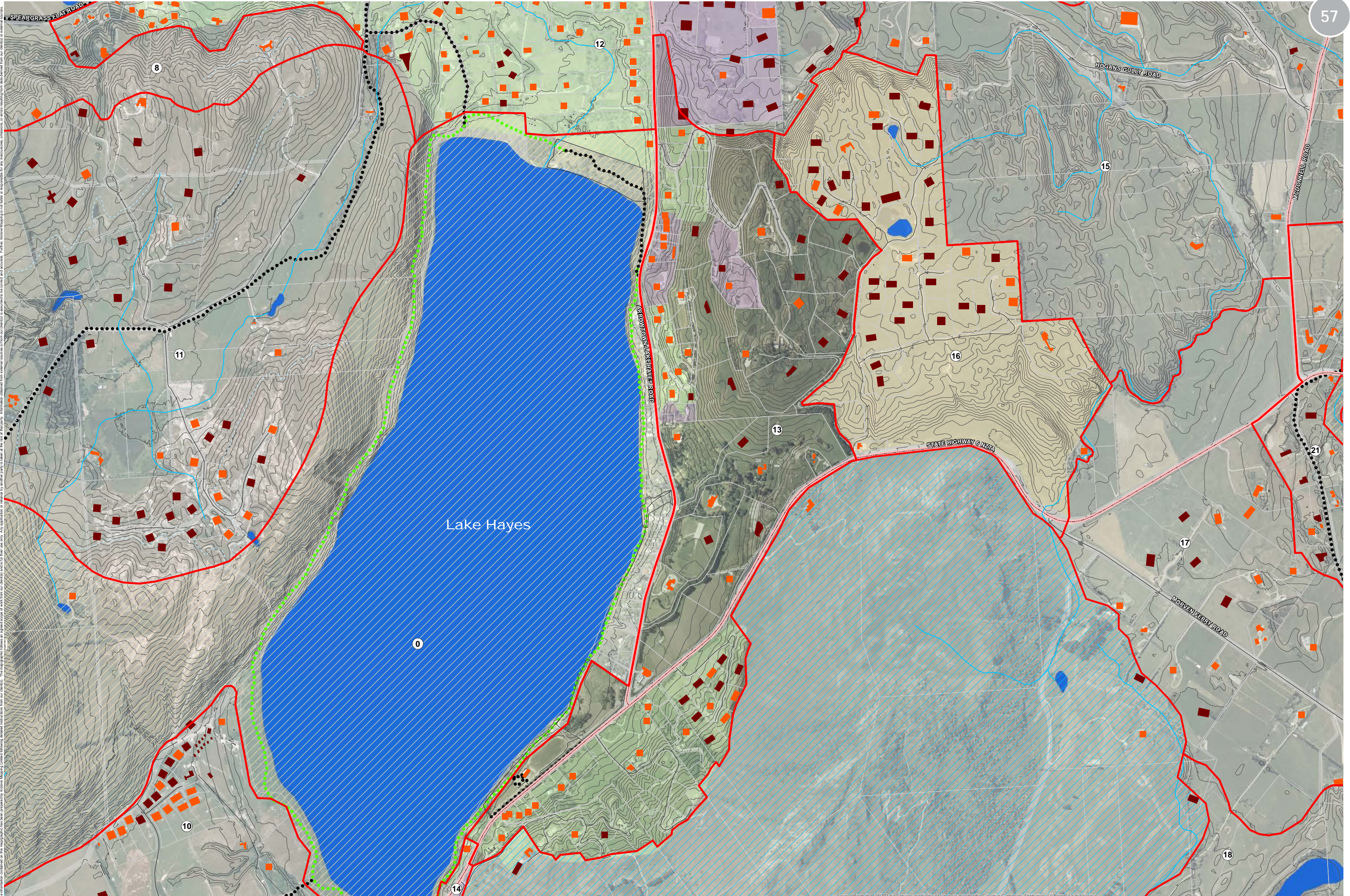


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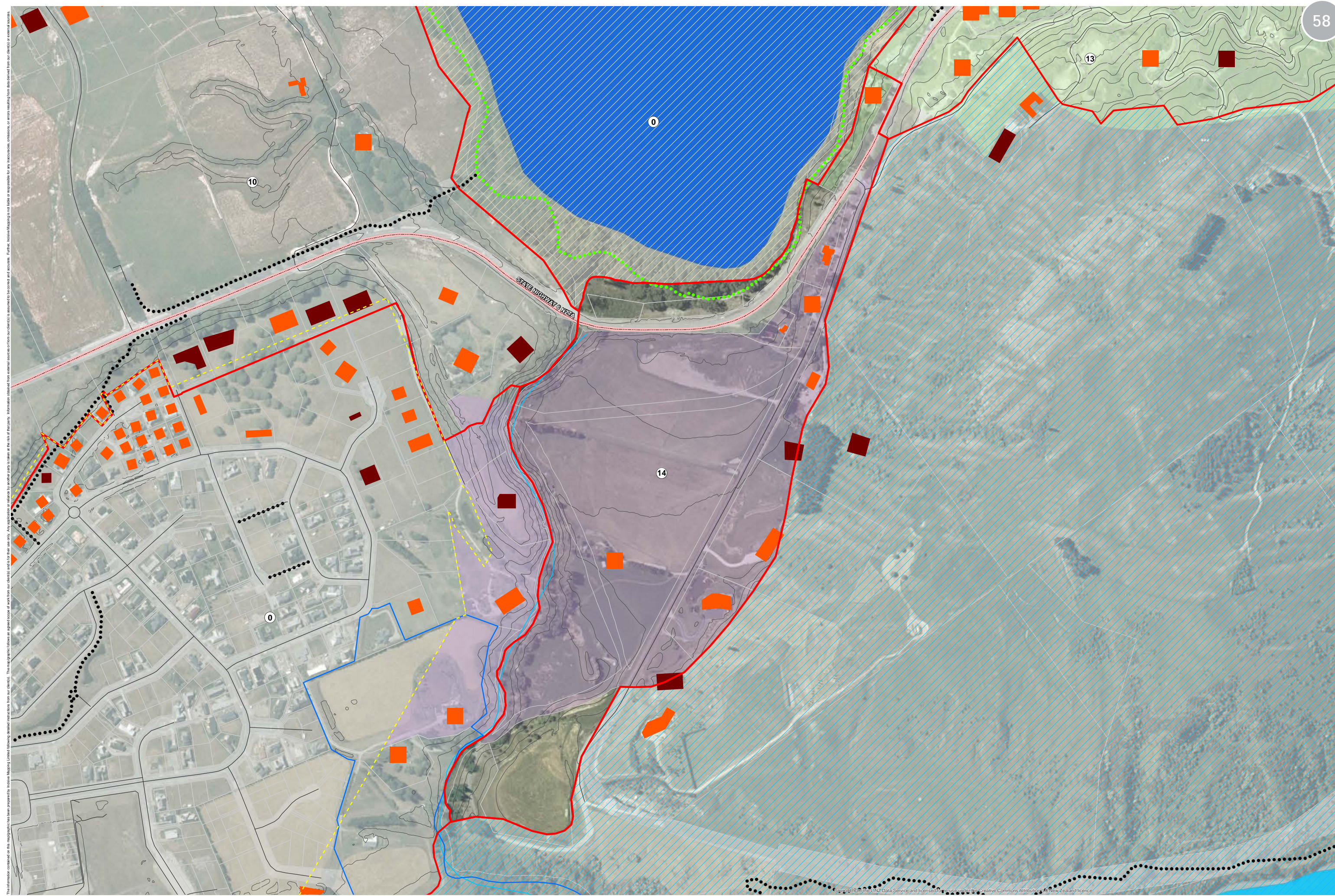


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- ▬ Landscape Character Units (2016)
- ▬ Contours (5m)
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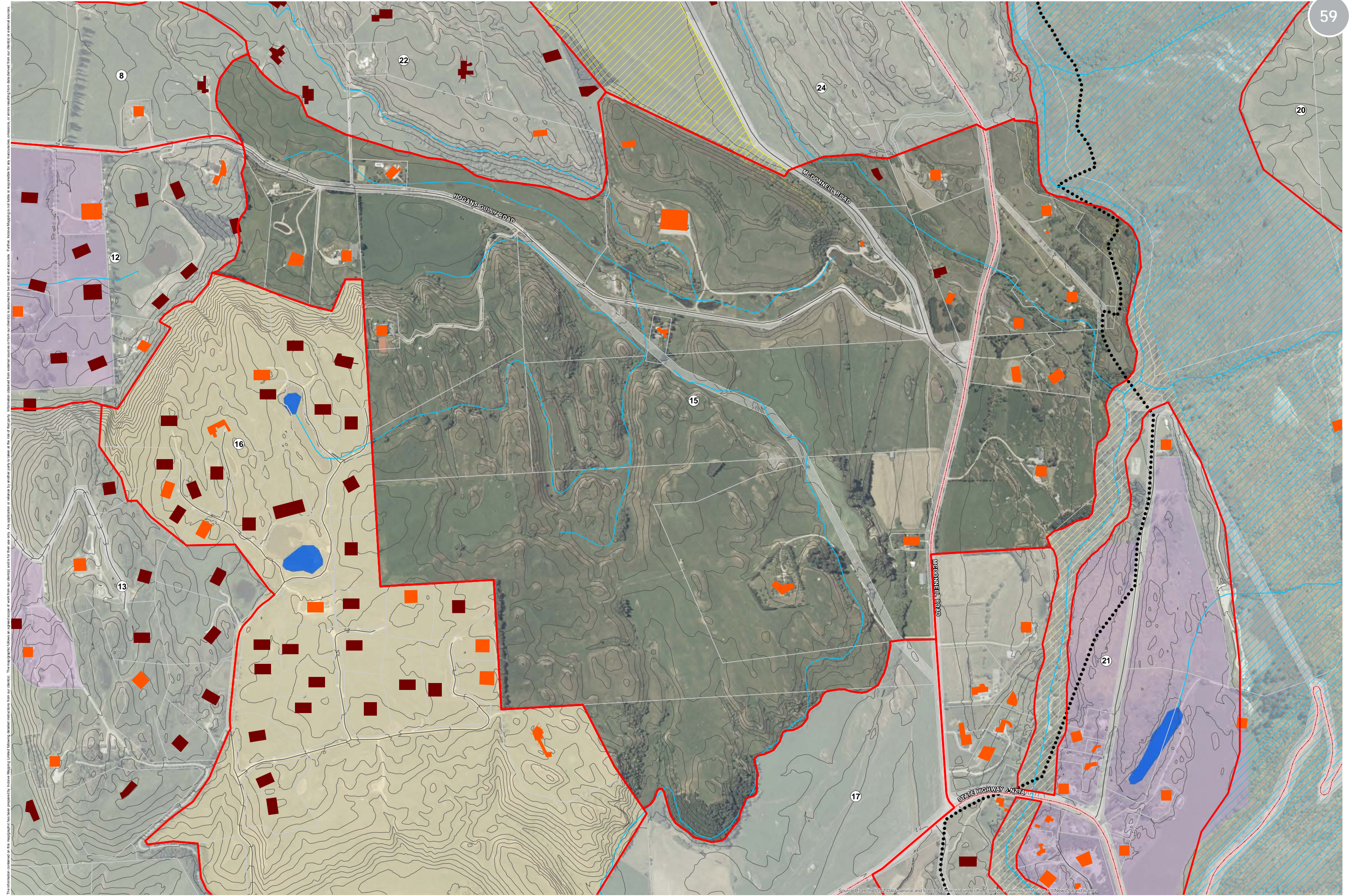


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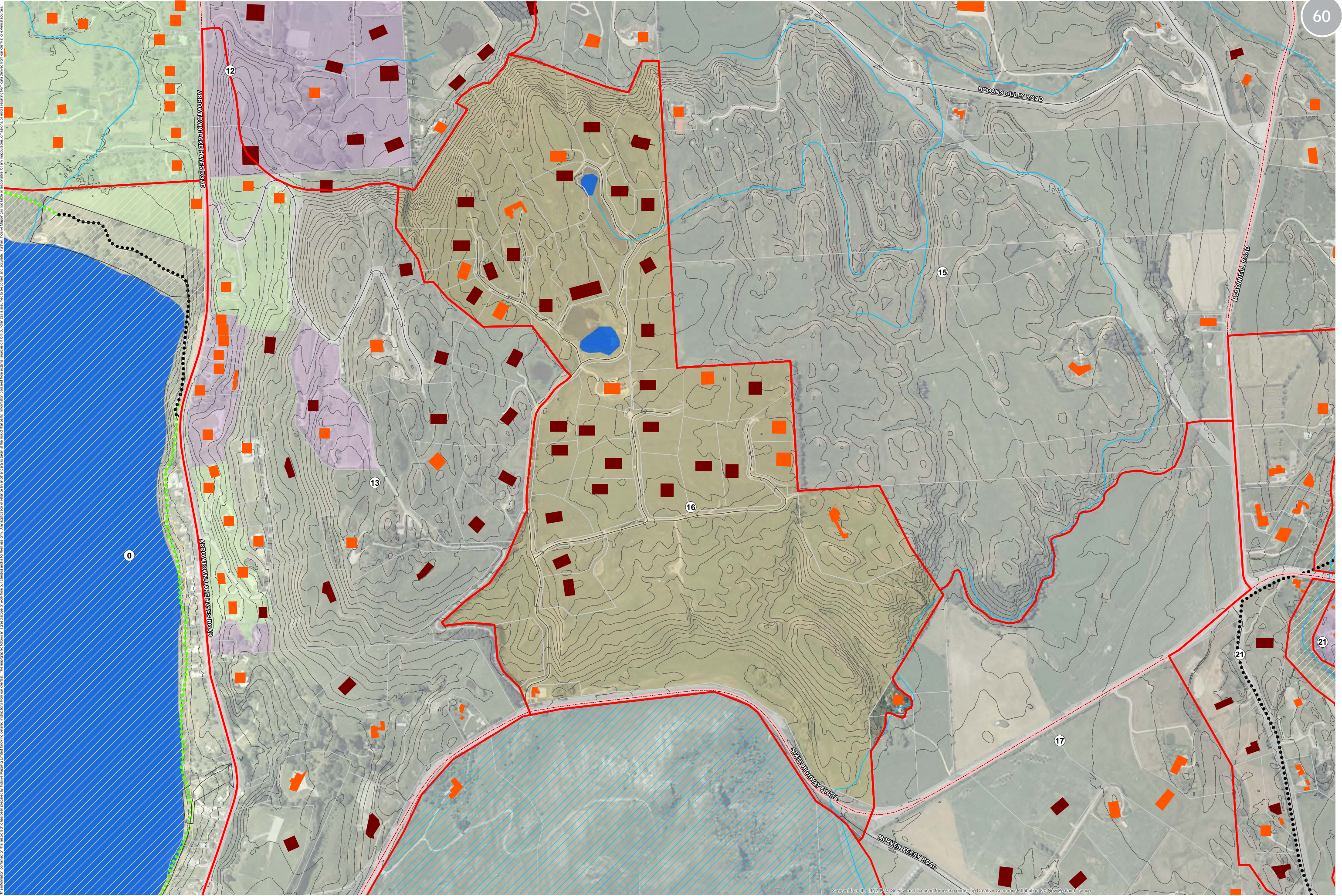


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- RAMM Carriageway Centrelines
- Rural Scenic Roads
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
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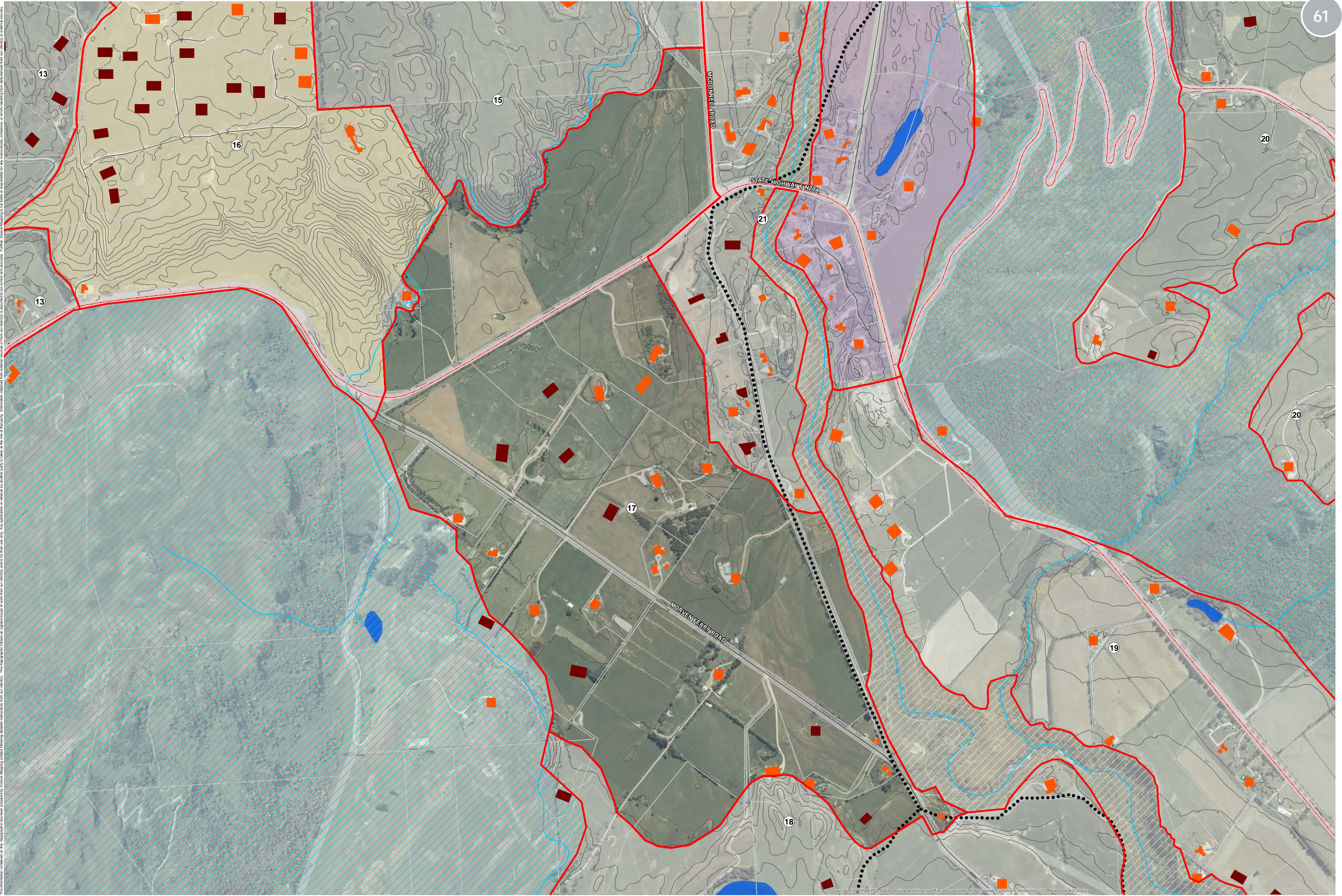


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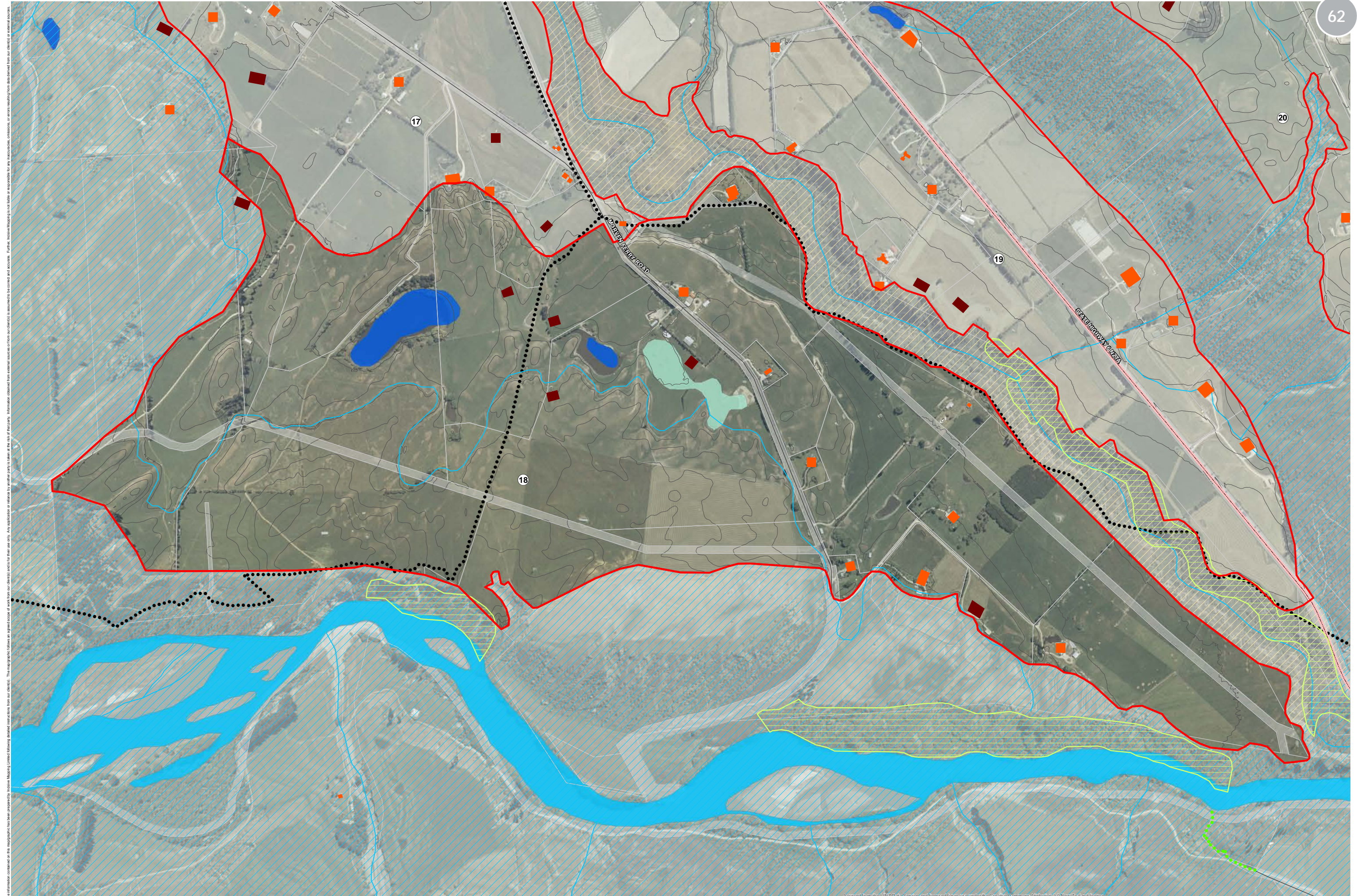


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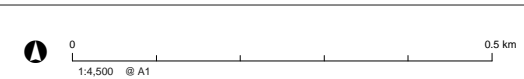


- ▭ Landscape Character Units (2016)
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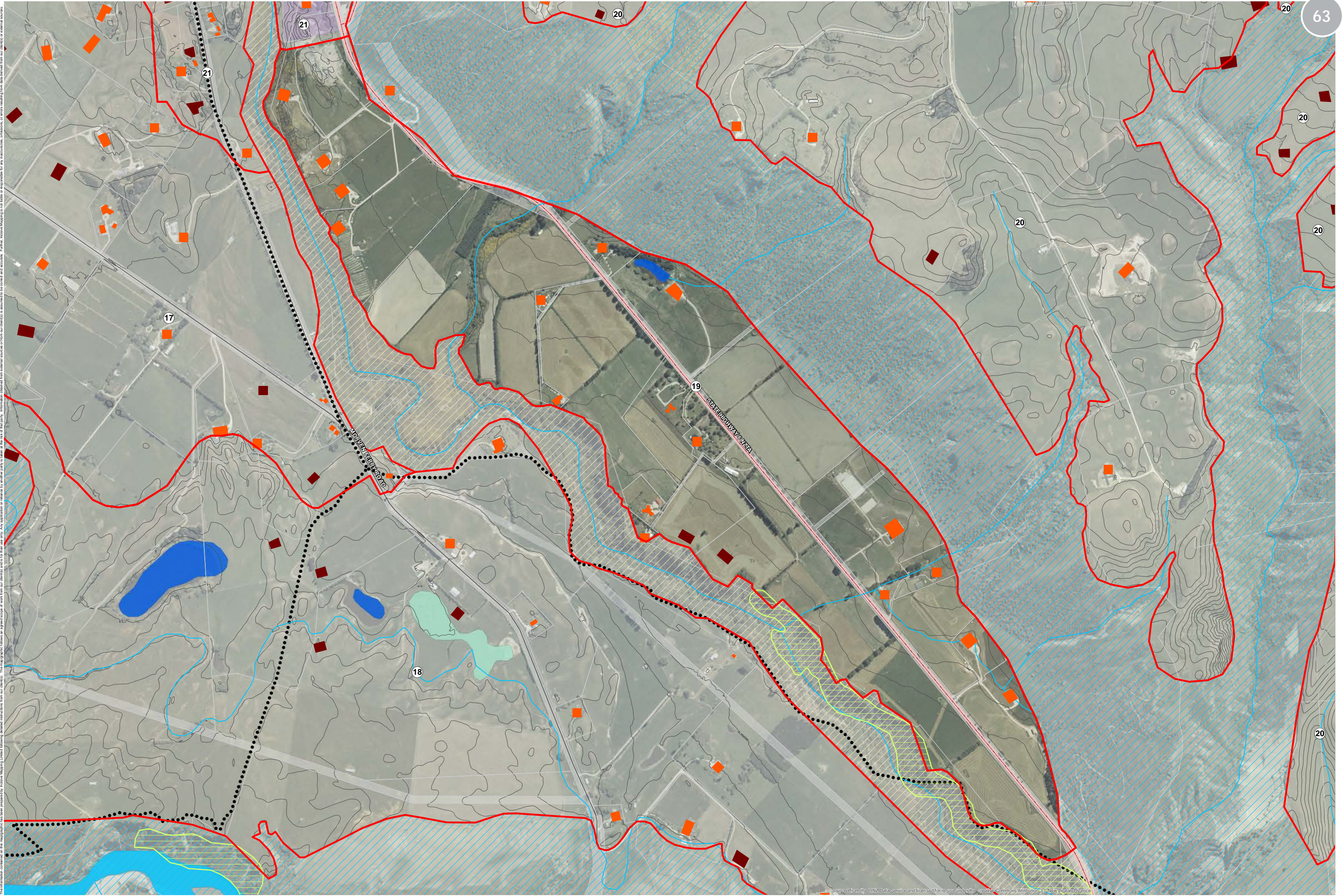


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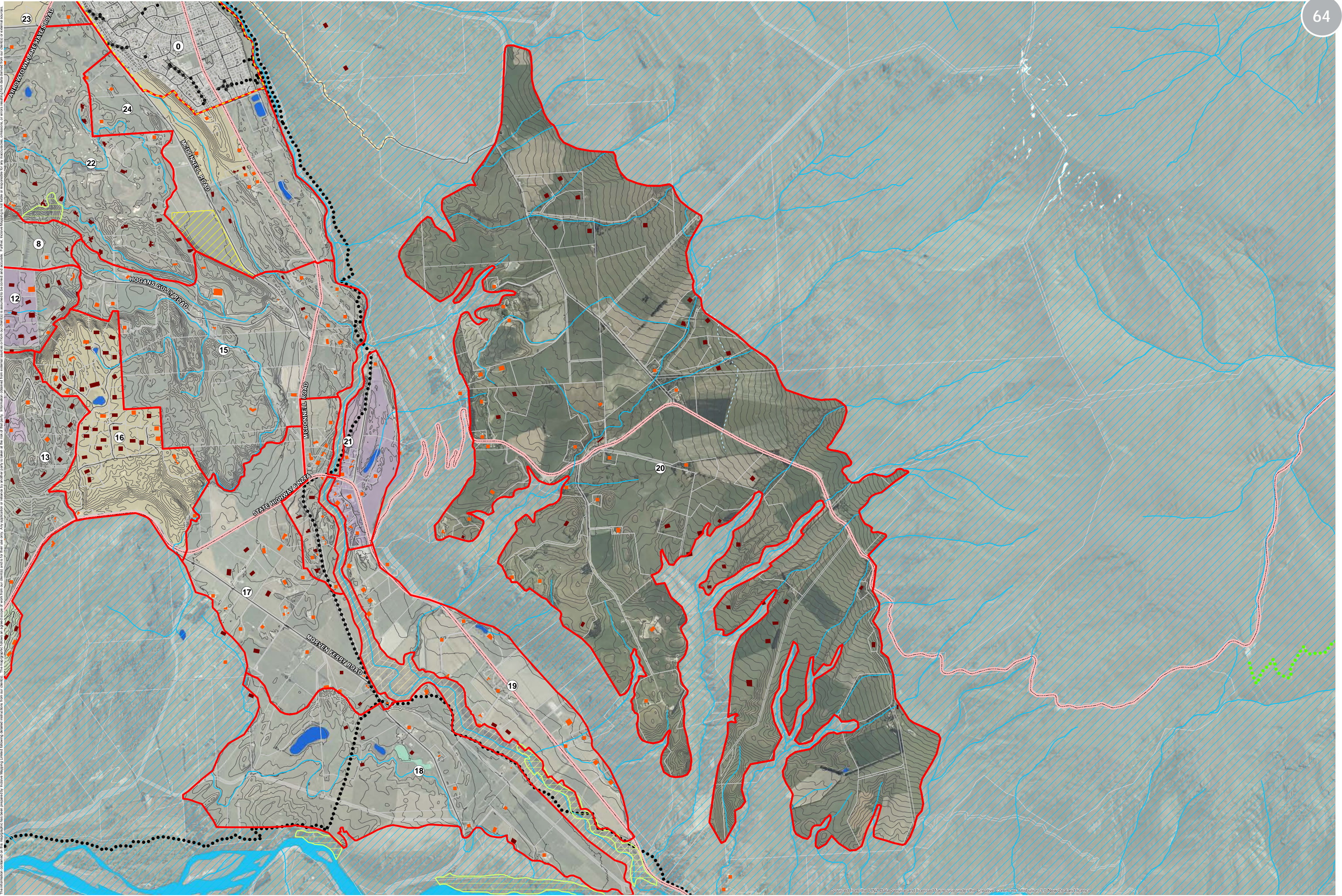
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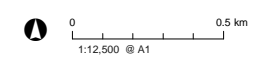
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| | | | Consented Platforms | | |

Wakatipu Basin Landscape Study
 Landscape Character Unit (2016)
 19 Gibbston Highway Flats
 Date: 16 December 2016

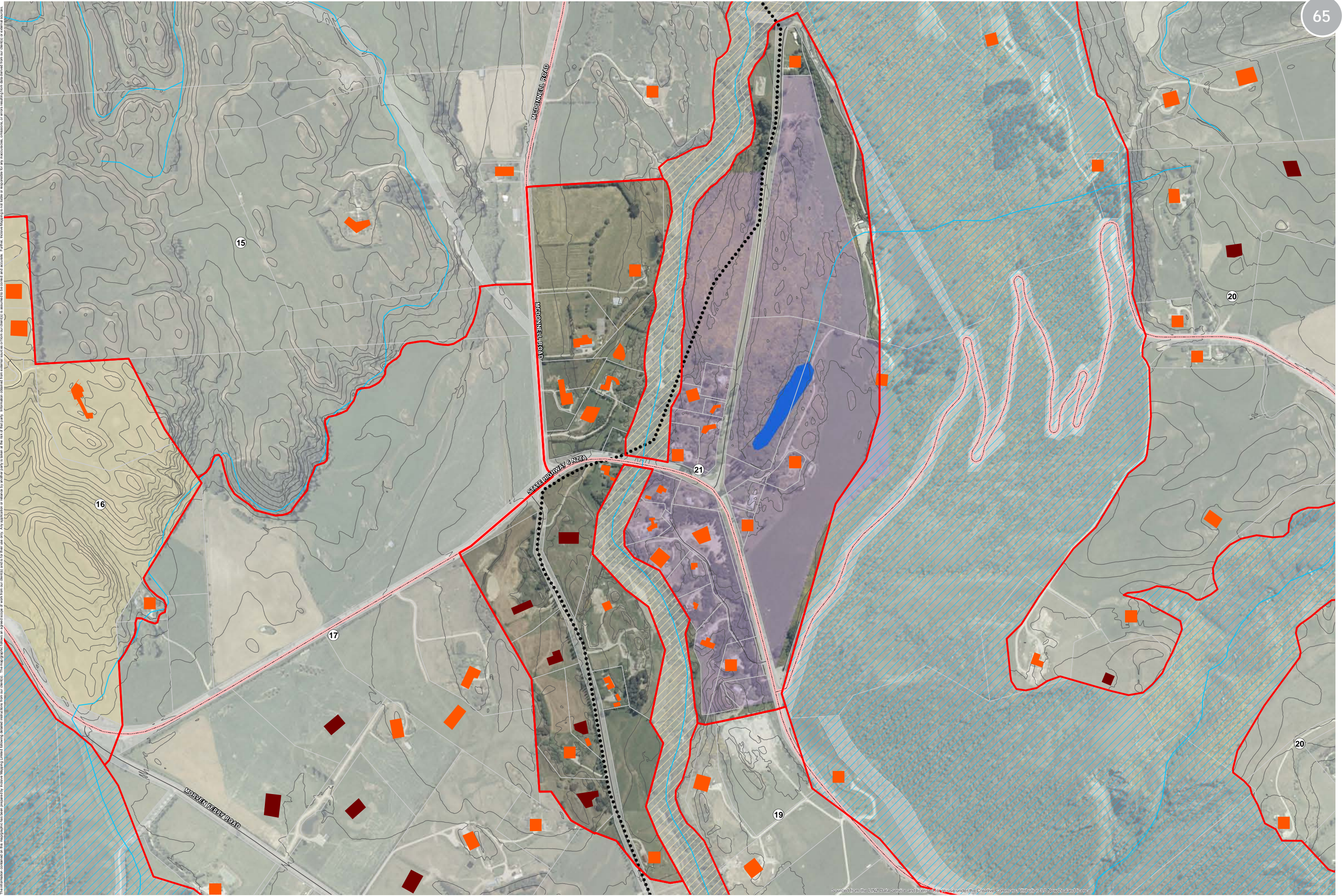


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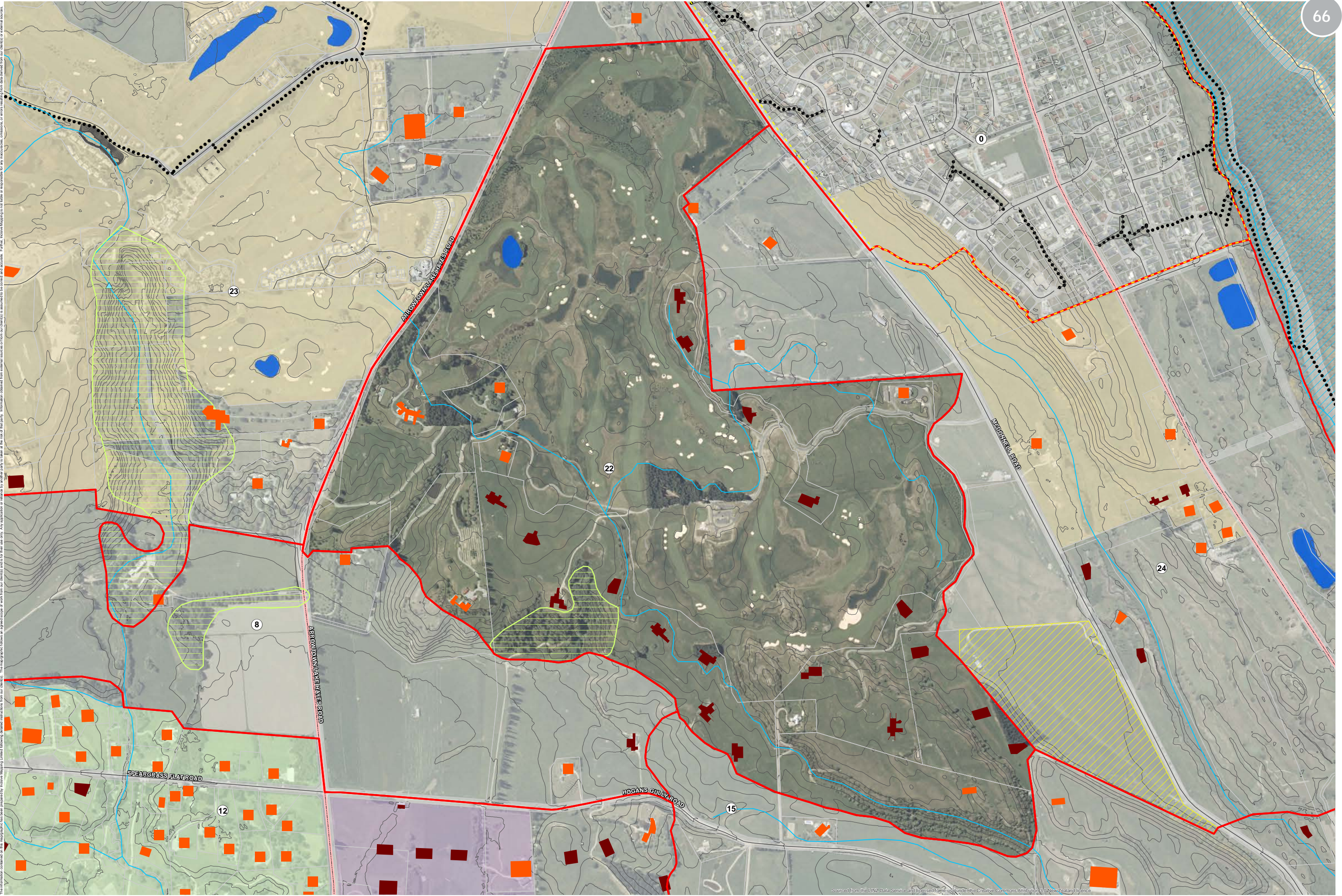


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 Units, Zones, ONL/ONF, Contours, Recreation, Lots, Roads), Bridget Gilbert, Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevB.mxd



- Landscape Character Units (2016)
- Contours (5m)
- RAMM Carriageway Centrelines
- Rural Scenic Roads
- Lot Boundaries
- Special Zones
- Rural Residential
- Road Zones
- Council Walkways and MTB Trails
- Other Walkways and MTB Trails
- DOC Walkways
- Approved SHAs
- Approved SHAs & Resource Consent Issued
- Rural Building Status
- Existing Dwellings
- Consented Platforms
- Urban Growth Boundary
- Waterfall
- Water Race
- River
- River (Wide Channel)
- Lake / Pond
- Swamp
- Indigenous Forest
- Outstanding Natural Feature
- Outstanding Natural Landscape

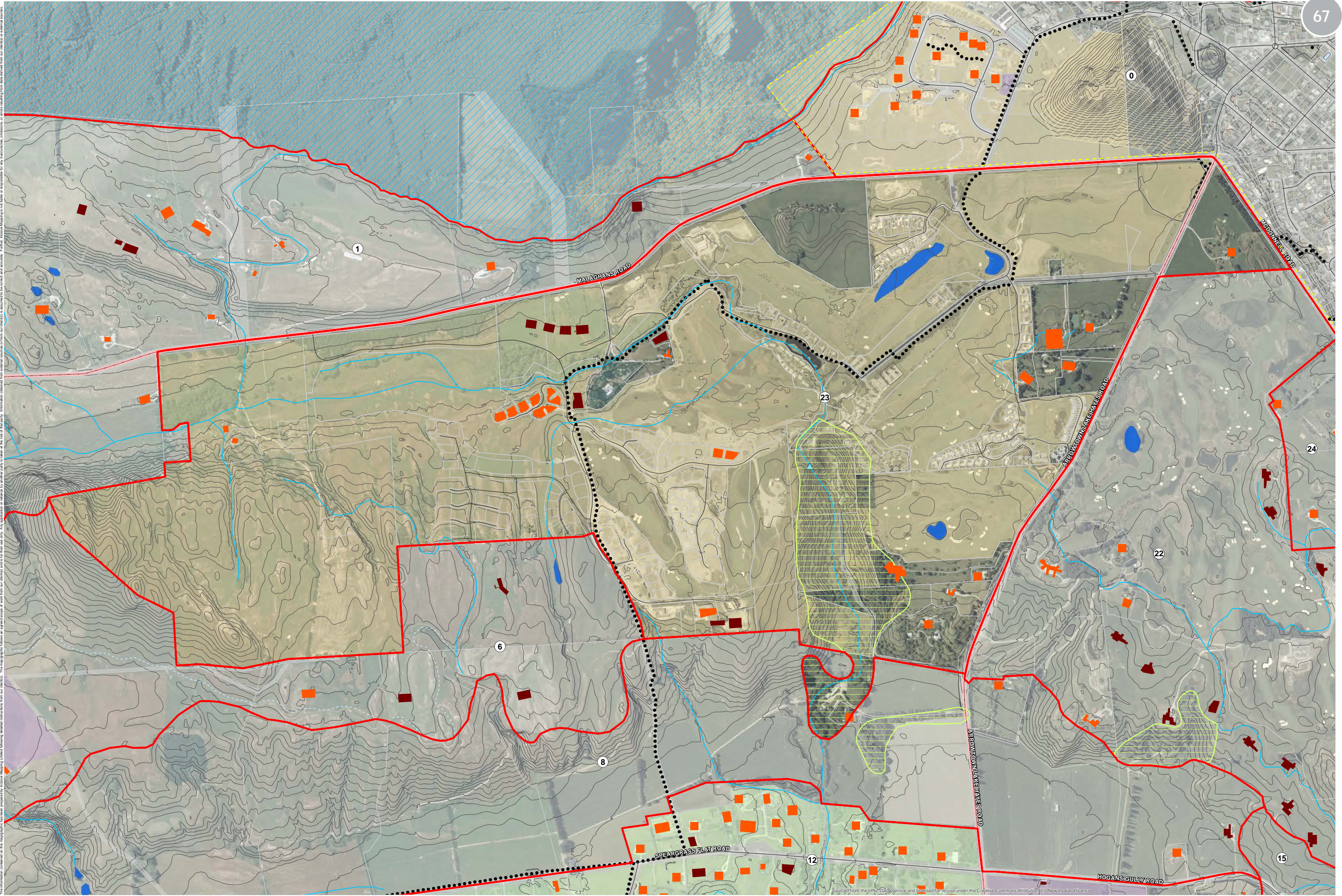


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 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevB.mxd

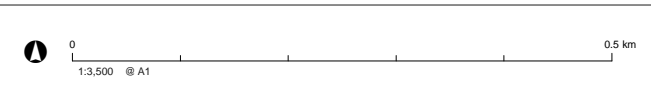


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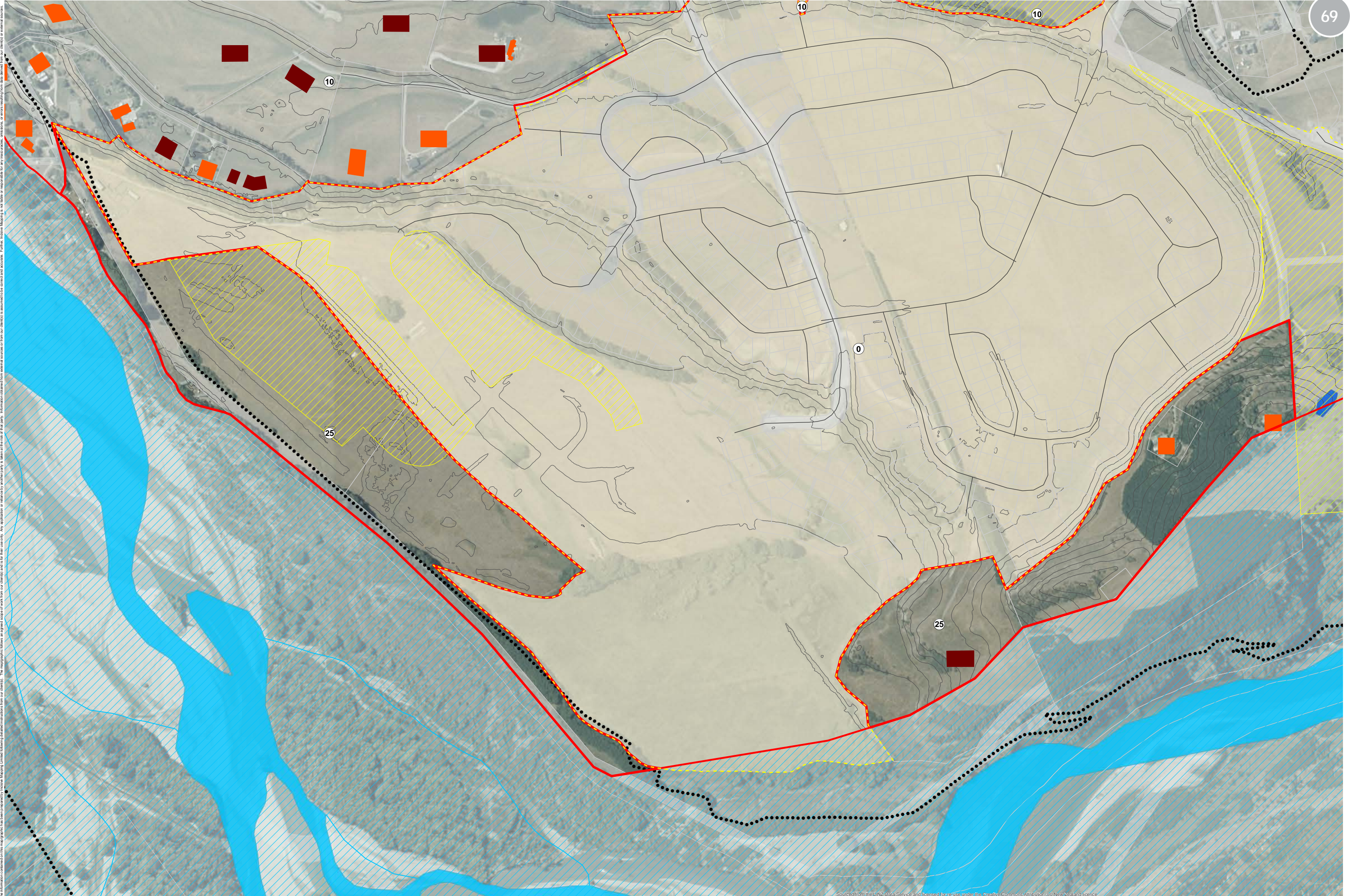


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 File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_2016_Map_Series_A1_RevB.mxd

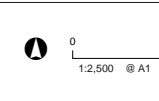


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|--|--|--|---|--|--|
| Landscape Character Units (2016) | Council Walkways and MTB Trails | Lot Boundaries | Approved SHAs | Urban Growth Boundary | Lake / Pond |
| Contours (5m) | Other Walkways and MTB Trails | Special Zones | Approved SHAs & Resource Consent Issued | Waterfall | Swamp |
| RAMM Carriageway Centrelines | ● DOC Walkways | Rural Lifestyle | Water Race | Indigenous Forest | Outstanding Natural Feature |
| Rural Scenic Roads | | Rural Residential | River | Outstanding Natural Landscape | |
| | | Road Zones | River (Wide Channel) | | |
| | | Existing Dwellings | | | |
| | | Consented Platforms | | | |



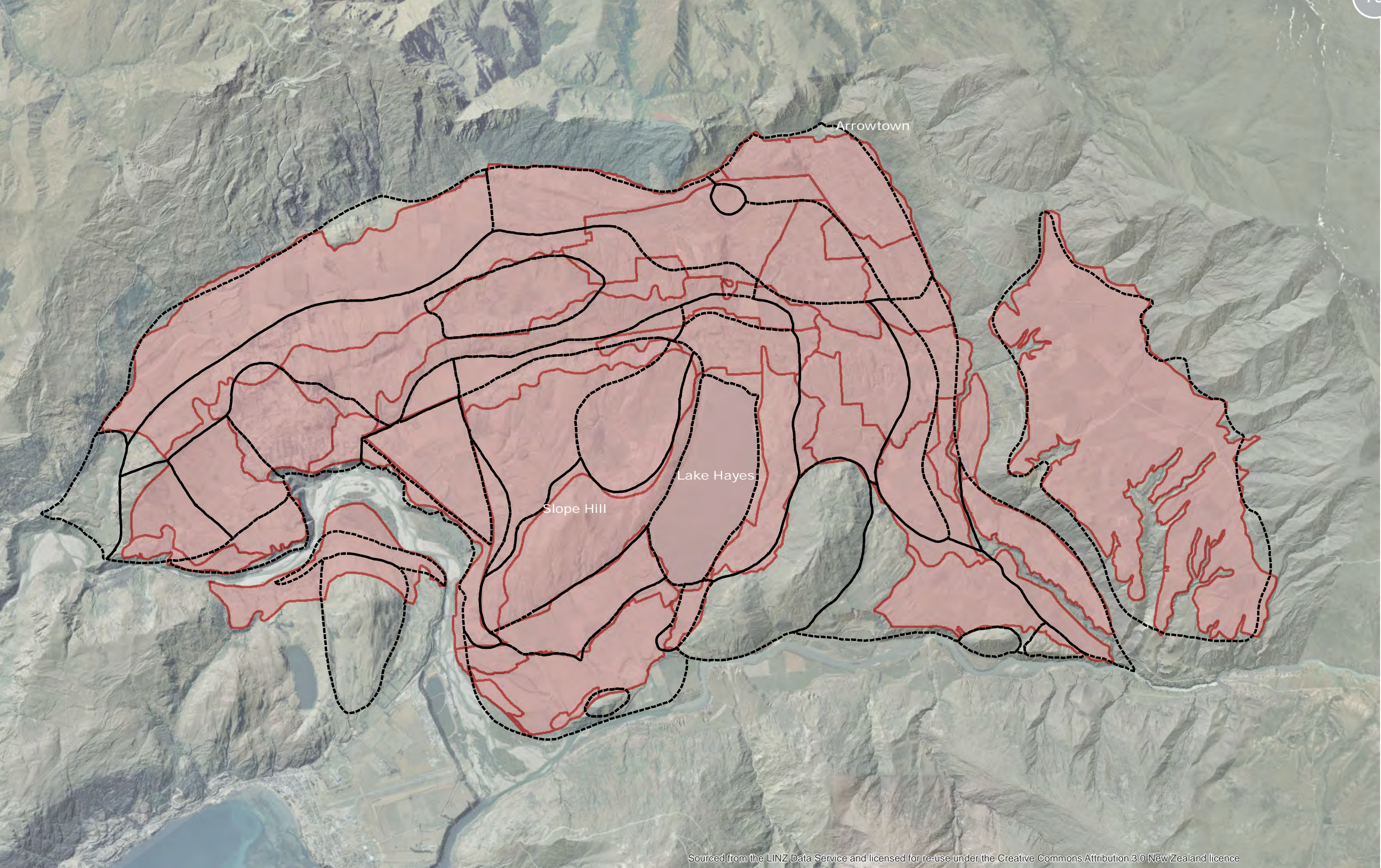
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|----------------------------------|---------------------------------|-------------------|-----------------------|---|-----------------------------|-------------------------------|
| Landscape Character Units (2016) | Council Walkways and MTB Trails | Lot Boundaries | Approved SHAs | Approved SHAs & Resource Consent Issued | Urban Growth Boundary | Lake / Pond |
| Contours (5m) | Other Walkways and MTB Trails | Special Zones | Rural Building Status | Water Race | Swamp | Indigenous Forest |
| RAMM Carriageway Centrelines | DOC Walkways | Rural Lifestyle | Existing Dwellings | River | Outstanding Natural Feature | Outstanding Natural Landscape |
| Rural Scenic Roads | | Rural Residential | Consented Platforms | River (Wide Channel) | | |
| | | Road Zones | | | | |

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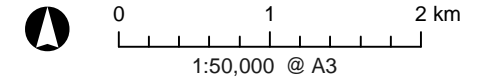


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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (LCU), Bridget Gilbert (LCU), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Landscape_Character_Units_Comparison_RevA.mxd

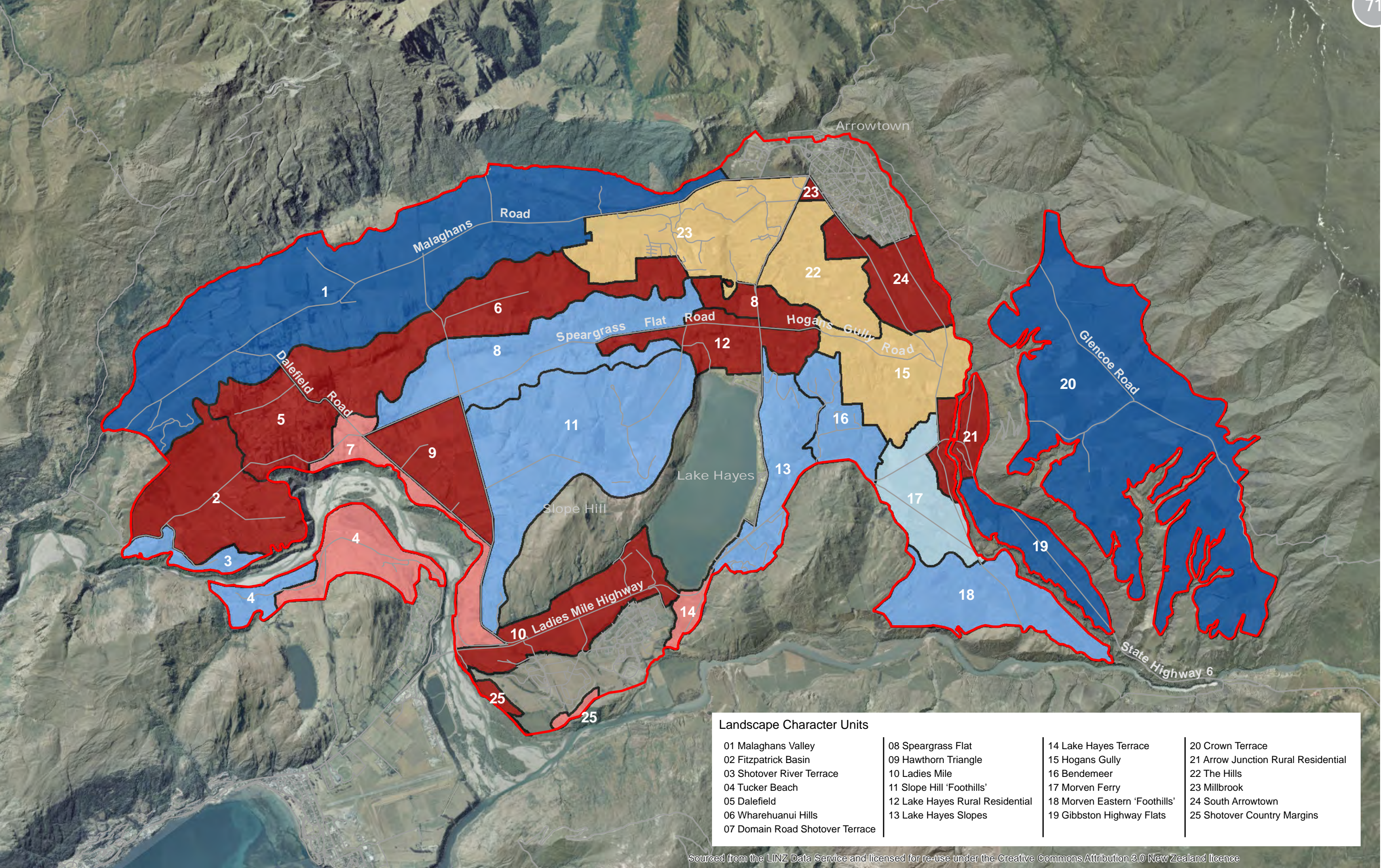
- Landscape Character Units (QLDC)
- Landscape Character Units (Project Team)



Wakatipu Basin Landscape Study
 QLDC and Project Team
 Landscape Character Unit Comparison

Date: 09 February 2017

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Landscape Character Units			
01 Malaghans Valley	08 Speargrass Flat	14 Lake Hayes Terrace	20 Crown Terrace
02 Fitzpatrick Basin	09 Hawthorn Triangle	15 Hogans Gully	21 Arrow Junction Rural Residential
03 Shotover River Terrace	10 Ladies Mile	16 Bendemeer	22 The Hills
04 Tucker Beach	11 Slope Hill 'Foothills'	17 Morven Ferry	23 Millbrook
05 Dalefield	12 Lake Hayes Rural Residential	18 Morven Eastern 'Foothills'	24 South Arrowtown
06 Wharehuanui Hills	13 Lake Hayes Slopes	19 Gibbston Highway Flats	25 Shotover Country Margins
07 Domain Road Shotover Terrace			

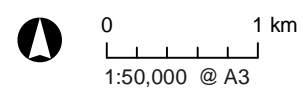
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Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Roads), Bridget Gilbert, Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Landscape_Capability_RevC.mxd

Landscape Capability

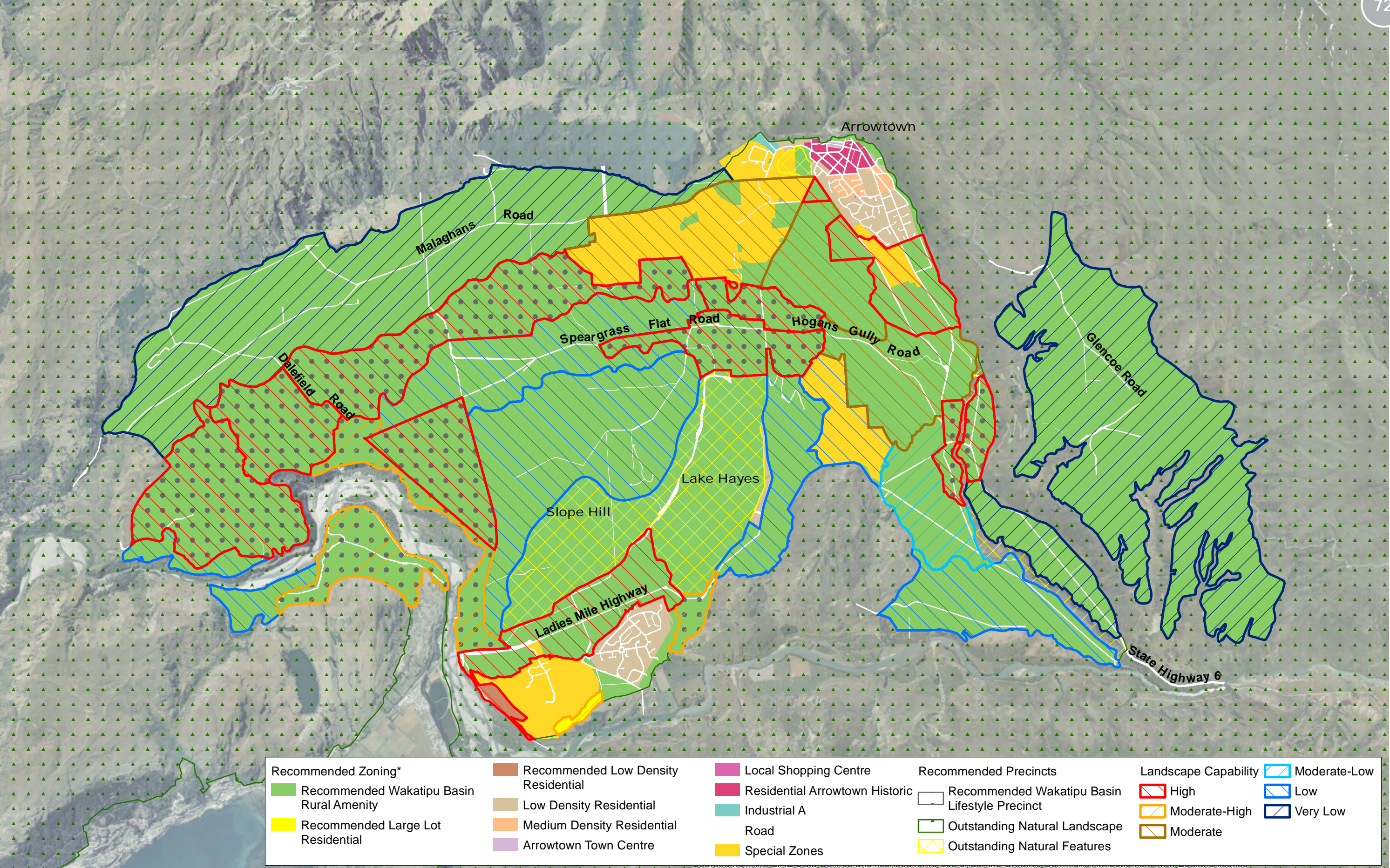
- High
- Moderate-High
- Moderate
- Moderate-Low
- Low
- Very Low
- Study Area
- RAMM Carriageway Centrelines



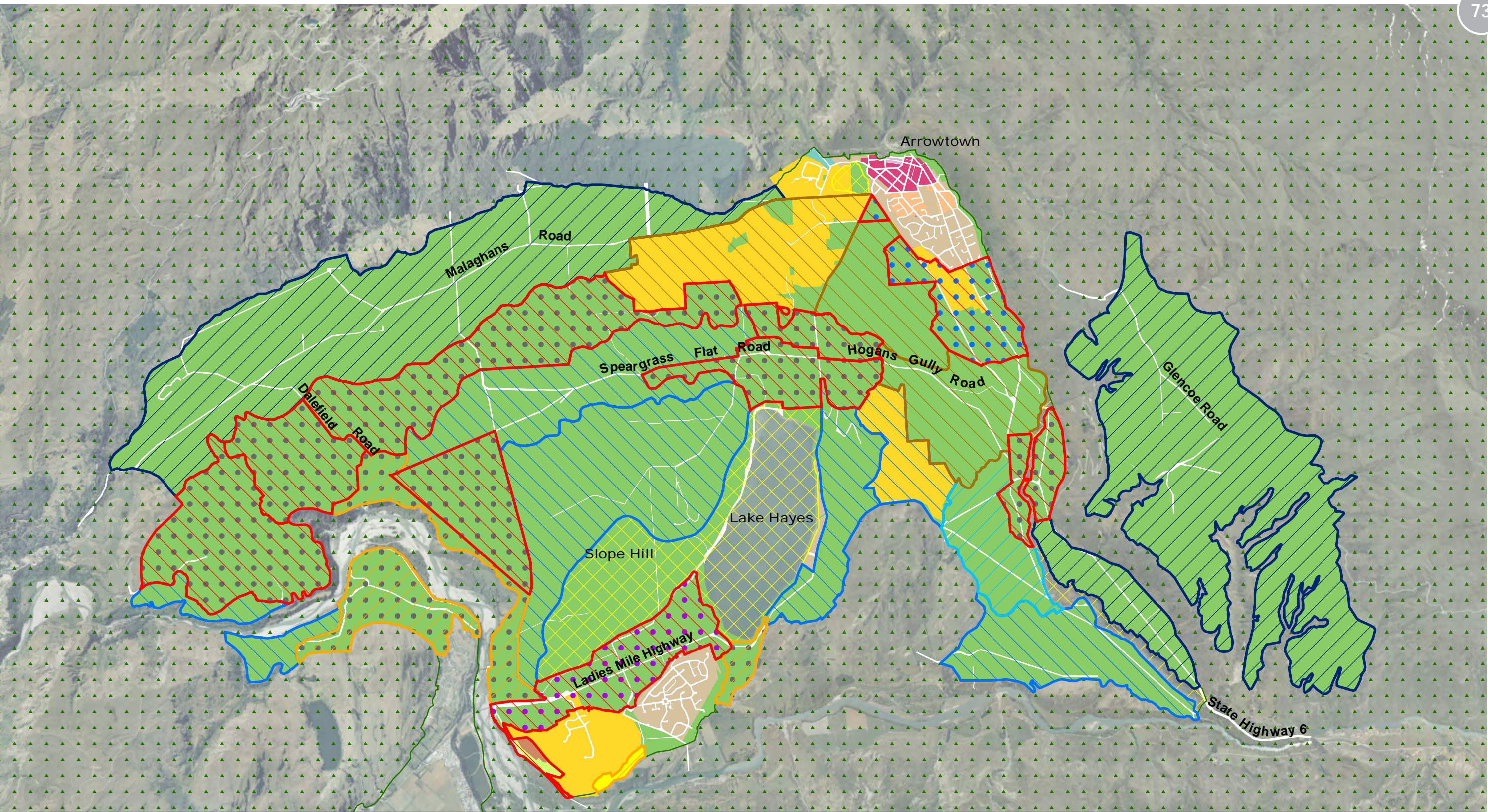
Wakatipu Basin Landscape Study Landscape Capability

Date: 09 February 2017

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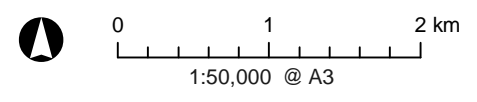


Recommended Zoning*	Recommended Low Density Residential	Medium Density Residential	Residential Arrowtown Historic	Recommended Wakatipu Basin Lifestyle Precinct	Outstanding Natural Landscape	Landscape Capability	Moderate-Low
Recommended Wakatipu Basin Rural Amenity	Recommended Open Space Reserve	Arrowtown Town Centre	Industrial A Road	Recommended Ladies Mile Gateway Precinct	Outstanding Natural Features	High	Low
Recommended Large Lot Residential	Low Density Residential	Local Shopping Centre	Special Zones	Recommended South Arrowtown Precinct		Moderate-High	Very Low
						Moderate	



Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Zones, Roads),
Bridget Gilbert (Recommended Zones, Landscape Capability), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_LC_Recommended_Zoning_SHAs_Developed_RevB.mxd

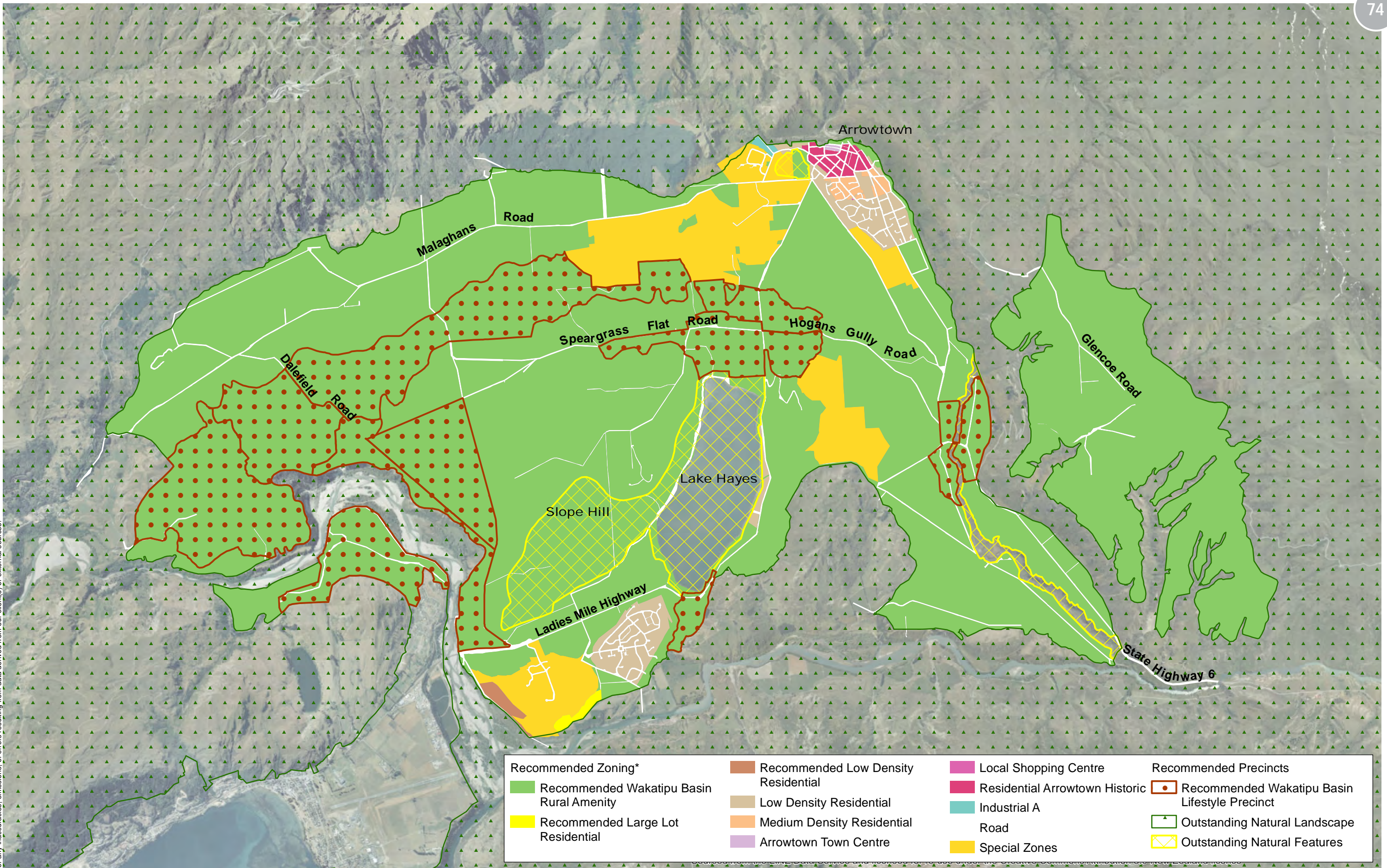
*All zoning and overlays other than the 'Recommended' zones and precincts are derived from the QLDC Proposed District Plan.



Wakatipu Basin Landscape Study Landscape Capability and Recommended Precincts/Zoning (SHAs Developed)

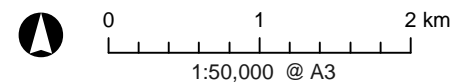
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Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Zones, Roads),
Bridget Gilbert (Recommended Zones), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Recommended_Zoning_No_SHAs_RevA.mxd

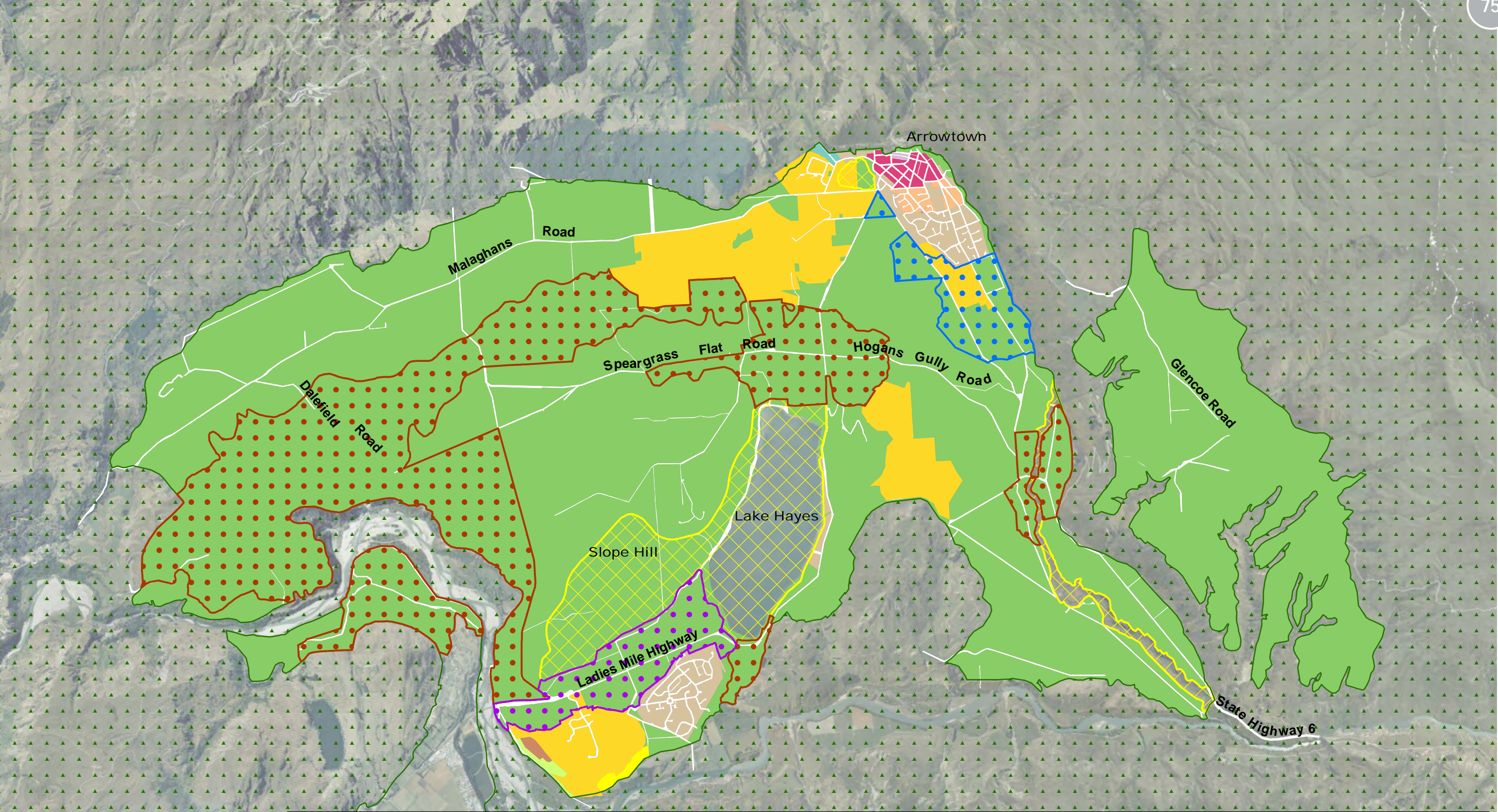
*All zoning and overlays other than the 'Recommended' zones and precincts are derived from the QLDC Proposed District Plan.



Wakatipu Basin Landscape Study Recommended Precincts and Zoning (SHAs Not Developed)

Date: 12 February 2017

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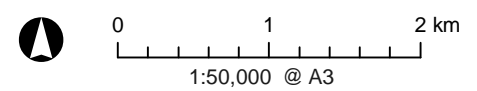


Recommended Zoning*	Recommended Low Density Residential	Medium Density Residential	Residential Arrowtown Historic	Recommended Wakatipu Basin Lifestyle Precinct	Outstanding Natural Landscape
Recommended Wakatipu Basin Rural Amenity	Recommended Open Space Reserve	Arrowtown Town Centre	Industrial A Road	Recommended Ladies Mile Gateway Precinct	Outstanding Natural Features
Recommended Large Lot Residential	Low Density Residential	Local Shopping Centre	Special Zones	Recommended South Arrowtown Precinct	



Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
 Data Sources: LINZ/Eagle (Aerial), Queenstown Lakes District Council (Zones, Roads),
 Bridget Gilbert (Recommended Zones), Incisive Mapping
 File Ref: 2016-13_Wakatipu_Basin_Recommended_Zoning_SHAs_Developed_RevB.mxd

*All zoning and overlays other than the 'Recommended' zones and precincts are derived from the QLDC Proposed District Plan.



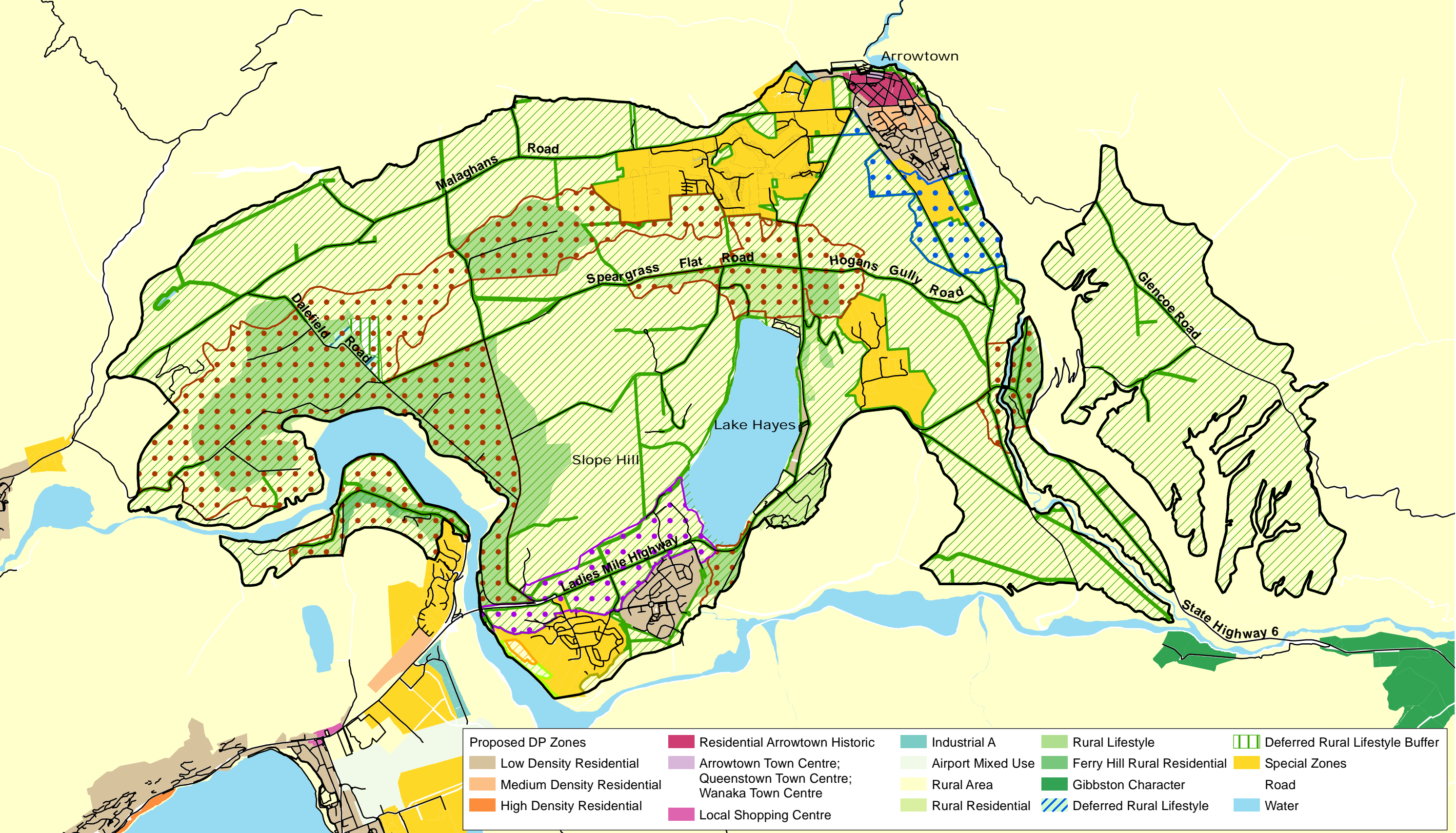
Wakatipu Basin Landscape Study Recommended Precincts and Zoning (SHAs Developed)

Date: 16 February 2017

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Recommended Zoning*

Recommended Wakatipu Basin Rural Amenity	Recommended Low Density Residential	Recommended Wakatipu Basin Lifestyle Precinct	Study Area
Recommended Large Lot Residential	Recommended Open Space Reserve	Recommended Ladies Mile Gateway Precinct	RAMM Carriageway Centrelines
		Recommended South Arrowtown Precinct	

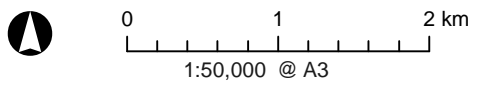


Proposed DP Zones

Low Density Residential	Arrowtown Town Centre; Queenstown Town Centre; Wanaka Town Centre	Industrial A	Rural Lifestyle	Deferred Rural Lifestyle Buffer
Medium Density Residential	Local Shopping Centre	Airport Mixed Use	Ferry Hill Rural Residential	Special Zones
High Density Residential		Rural Area	Gibbston Character	Road
		Rural Residential	Deferred Rural Lifestyle	Water



Author: Matt Daniels (matt.daniels@incisivemapping.co.nz) | Reviewed: Bridget Gilbert
Data Sources: Queenstown Lakes District Council (Proposed DP, Roads),
Bridget Gilbert (Recommended Zones), Incisive Mapping
File Ref: 2016-13_Wakatipu_Basin_Zone_Comparison_RevA.mxd



*All zoning and overlays other than the 'Recommended' zones and precincts are derived from the QLDC Proposed District Plan.

Wakatipu Basin Landscape Study Recommended Precincts and Zoning (SHAs Developed) and Proposed District Plan Zones Comparison

Date: 16 February 2017