

Appendix X (5)  
Notice of Appeal Dame Elizabeth Hanan & Mr Murray Hanan  
QUEENSTOWN LAKES DISTRICT COUNCIL

(5 pages)  
incl. cover

Hearing of Submissions on Proposed District Plan

Report and recommendations of Independent Commissioners  
regarding mapping of Wakatipu Basin and Arrowtown  
(Includes Stage 1 submissions not previously heard)

Report 18.7

- Area E – Eastern Basin


Commissioners

Denis Nugent (Chair)

Rachel Dimery

Trevor Robinson

Quentin Smith

 in

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to the same zoning provisions as that development. The more difficult question is how a defensible edge might be identified that prevents expansion of any urban development onto the Arrowtown-Lake Hayes Road frontage.

oppose (53)

the Retirement Village was not to be classed as a precedent - is like a pod

53. We consider that the McDonnell Road frontage of the site is suitable for urban development from a landscape perspective, if properly controlled. We also think that it is past time that the Council undertook a comprehensive assessment of the Arrowtown urban growth boundary as far south as the Retirement Village, as was recommended in the WB Landscape Study. While we note that the WB Landscape Study did consider this land to be an anomaly and excluded it from the recommendation for a structure plan<sup>29</sup>, in the absence of landscape evidence from the submitter in support of the proposed provisions, we are in a somewhat unsatisfactory position. We agree with Mr Kyle that a building restriction around the rock feature on McDonnell Road would be appropriate, but consider that further work is needed to assess the visual amenity effects on Arrowtown-Lake Hayes Road, particularly given Ms Mellsoy's caution to us regarding the visual simulations that were supplied. In the absence of supporting landscape evidence on this issue, we are not satisfied that the provisions and zoning as proposed by Mr Kyle would be the most appropriate way to achieve the objectives of the PDP.

54. We note that we do not have scope to recommend a Future Urban Zone and therefore recommend the site remain Rural Amenity Zone as notified; that being the most appropriate way to achieve the objectives of the PDP given the alternatives open to us.

7. BESPOKE RESORT ZONES

7.1 Introduction

55. Two submissions requested stand-alone zones<sup>30</sup>: the Hogan Gully Zone and the Hills Resort Zone. The cases for the submitters were supported by extensive evidence, as listed in Section 1.4 of Report 18.1. The key issues related to landscape and planning issues and we have therefore not discussed the other evidence at length

That AS on Hills Resort Zone be declined as enters McDonnell Rd.

56. In relation to infrastructure, we note that Council's infrastructure evidence did not oppose the proposed Hills Resort Zone but did oppose the Hogans Gully Zone. However, Mr Vail, who gave infrastructure evidence for Hogan Gully Farms Limited, provided provisioning letters from Council to confirm wastewater and water supply services could be provided with the provision of financial contributions.

57. Mr Smith opposed both zones from a transport perspective. That position was contested by Mr Bartlett and Mr Penney. Our findings on the capacity of the Shotover Bridge, and its implications for development of the Basin east of the Shotover River are addressed in Report 18.1.

58. Mr Todd, counsel for Hogans Gully Farms Limited, argued that the Council's experts had overstated the cumulative adverse effects. He highlighted the economic benefits that would accrue from golf tourism and that the ecological restoration proposed would have significant ecological and natural conservation benefits. Mr Todd urged us to not give preference to the resource consent process over the Hogans Gully Zone. He submitted that this was not an

<sup>29</sup> WB Landscape Study at 5.34 and 6.16

<sup>30</sup> Submissions 2313 and 2387 respectively

GAB 11  
date

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- c. Submissions 2281, 2313, 2320, 2387, 2397, 2413, 2419, 2444, 2512, 2513 and 2605 be rejected, further submissions in support of those submissions be rejected, and further submissions in opposition to those submissions be accepted;
- d. The Waterfall Park Zone be extended on to the 'triangle' area separating the north and south parts of the zone, as shown on Figure E1 below;
- e. the Waterfall Park Zone Structure Plan in Section 42.7 and Section 27.13.3 of the PDP be replaced with that included in Appendix 1;
- f. the land at Middlerigg Lane (held in Computer Freehold Registers 594920, 594921 and 416330) be zoned Millbrook Resort Zone as shown on Figure E2 below;
- g. the Millbrook Resort Zone Structure Plan in Section 43.7 and Section 27.13.4 of the PDP be replaced with that included in Appendix 2;
- h. Chapter 43 be amended by including the provisions set out in Appendix 3;
- i. that Lot 2 DP 300390 in Jopp Street, Arrowtown be zoned Lower Density Suburban Residential Zone as shown on Figure E3 below;
- j. the Urban Growth Boundary be moved to include Lot 2 DP 300390 in Jopp Street, Arrowtown, as shown on Figure E3 below;
- k. that 112-116 McDonnell Road be zoned Wakatipu Basin Lifestyle Precinct as shown on Figure E4 below;
- l. that the land on McDonnell Road legally described as Lot 2 DP 392663 be zoned Wakatipu Basin Lifestyle Precinct, as shown on Figure E5 below;
- m. that all other land in Area E retain the zoning and relevant notations as notified.

Oppose  
change

For the Hearing Panel

Denis Nugent, Chair  
Dated: 15 February 2019

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2 Mr Murray Hanan  
(p4)

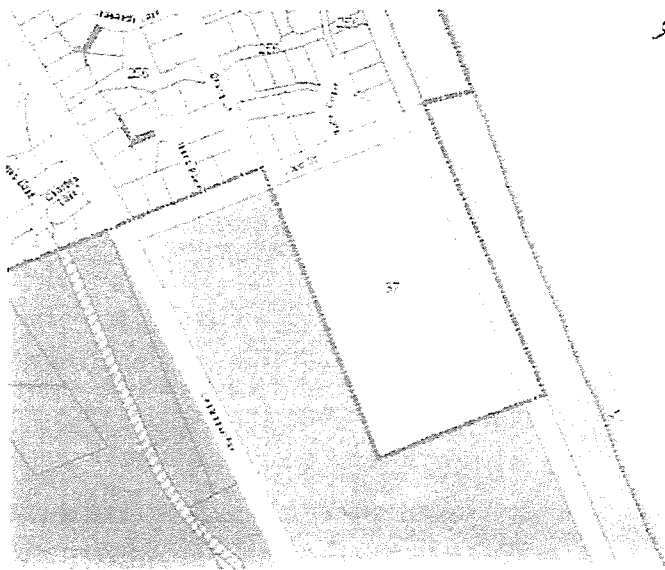


Figure E3: Recommended zoning of Lot 2 DP 300390, Jopp Street and relocation of Urban Growth Boundary

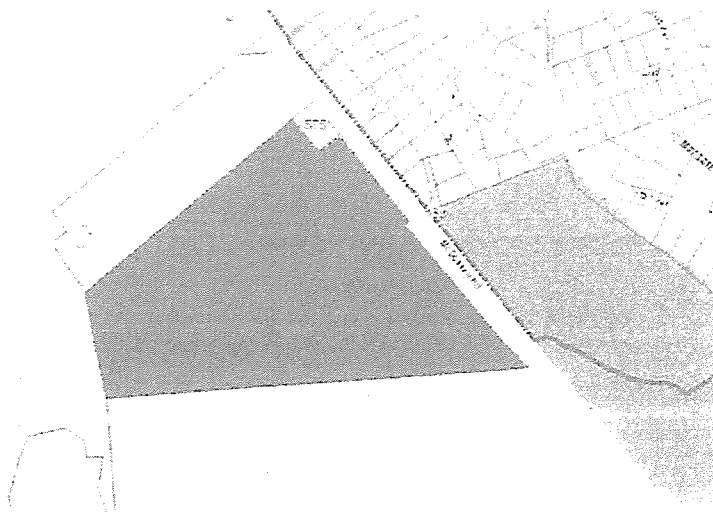


Figure E4: Recommended zoning of 112-116 McDonnell Road, Arrowtown

oppose change  
Maps 26/27  
Revert to  
Rural Amenity Zone

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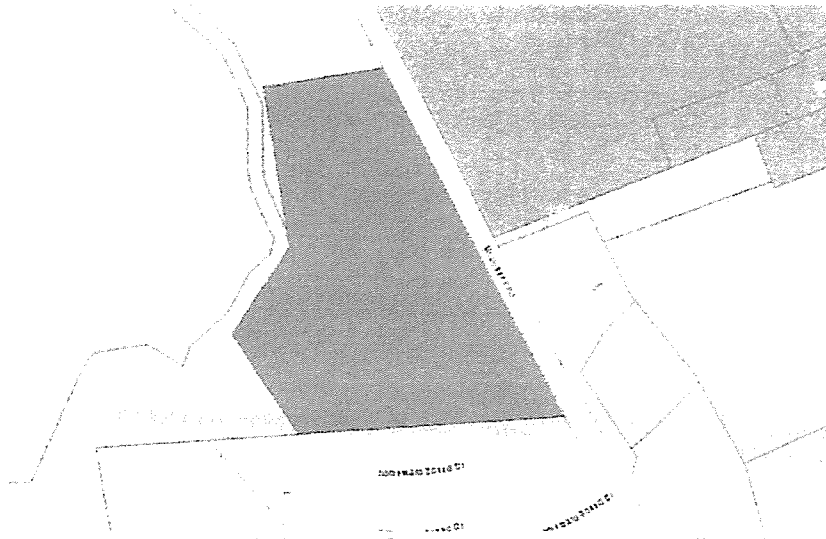


Figure E5: Recommended zoning of Lot 2 DP 392663, McDonnell Road, Arrowtown

oppose change

Maps 26/27

Revert to  
Rural Amenity zone

*[Signature]* 111