

### **Luke Place for QLDC – Hearing Stream 14 – Arrowtown Urban rezonings**

1. My evidence makes recommendations on rezoning requests related to the Medium Density Residential Zone in Arrowtown notified with Stage 1 of the Proposed District Plan.
2. The majority of the submissions oppose the proposed MDRZ in Arrowtown based on concerns related to impacts on Arrowtown's character and residential amenity, parking, traffic and congestion, as well as the capacity for infrastructure to absorb additional development.
3. In regard to effects on Arrowtown's character and residential amenity, these issues were discussed extensively as part of Stage 1 of the PDP hearings. I consider that the decision version MDRZ provisions are robust and efficiently and effectively recognise and provide for Arrowtown's unique character, heritage values and residential amenity.
4. Stage 1 of the PDP review addressed concerns relating to parking, traffic and congestion, and in particular, the PDP's strategic objectives to intensify areas close to existing town centres. Other considerations in my evidence relating to this include the step change that has occurred in the provision of public transport between Arrowtown and other commercial centres in the Wakatipu Basin and the new approach to parking outlined in Council's Stage 2 notified Transport Chapter 29.
5. In regard to the capacity for infrastructure to absorb the demands of intensification, I rely on expert evidence that identifies that sufficient capacity exists in terms of water, wastewater and stormwater infrastructure through both existing networks as well as a planned programme of renewals, upgrades and extensions to cater for increased development in the MDRZ in Arrowtown.
6. Taking into account this information, I have recommended that the location and extent of the MDRZ in Arrowtown be retained as notified and as illustrated on notified Stage 1 Plan Maps 27 and 28.
7. A number of these Stage 1 submissions request alternative relief in the form of an expansion to Arrowtown's urban growth boundary (**UGB**). I have recommended this relief be accepted. This recommendation is consistent with my recommendation to accept in part two Stage 2 submissions by the Queenstown Lakes Community Housing Trust and Shaping our Future Inc to zone land at Jopp Street for residential purposes (Lower Density Suburban Residential Zone) and include it within the UGB. I have recommended additional controls for the future subdivision and development of this land. This land is well suited to absorbing urban development taking into account the Panel's decisions on Chapter 3 (Strategic Direction) and Chapter 4 (Urban Development).
8. My evidence recommends that the remaining Stage 2 submission transferred to this hearing stream be rejected. This submission by A Feeley, E Borrie & LP Trustees Limited requests that a highly prominent area of land located at Arrowtown's primary gateway be included within the UGB and given an urban zone. In contrast to the land at Jopp Street, the land subject to this submission is not well suited to absorbing urban development primarily because of its impact on the containment of Arrowtown's urban form and the open rural landscape values in this part of the Wakatipu Basin, as well as the lack of planned infrastructure capacity to service the type of development requested.