

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 14:  
Wakatipu Basin hearing  
and transferred Stage 1  
submissions related to  
Arrowtown and Lake  
Hayes

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**REPLY OF LUKE THOMAS PLACE  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL  
ARROWTOWN URBAN REZONINGS – STAGE 1 AND STAGE 2 SUBMISSIONS  
10 August 2018**

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## 1. INTRODUCTION

- 1.1 My name is Luke Thomas Place. I prepared the section 42A report and rebuttal evidence relating to the location of Stage 1 and Stage 2 rezoning submissions in and immediately adjoining Arrowtown for Hearing Stream 14. My qualifications and experience are listed in my evidence dated 30 May 2018.
- 1.2 I have reviewed the evidence filed by other expert witnesses on behalf of submitters, attended part of the hearing on 12 July 2018 and the hearing on 24 July 2018, and have been provided with information from submitters and counsel at the hearing, including reports of what has taken place at the hearing each day.
- 1.3 This reply evidence covers the following matters:
- (a) the Proposed Otago Regional Policy Statement (**PORPS**);
  - (b) Queenstown Lakes Community Housing Trust (2299); and
  - (c) A Feeley, E Borrie & LP Trustees Limited (2397).
- 1.4 The following are attached to my evidence:
- (a) **Appendix A:** Revised recommendations on submissions.
- 1.5 I note that I no longer support or recommend the changes to Chapters 7 and 27 that I had previously recommended in my rebuttal.
- 1.6 Through my evidence I refer to the following versions of the PDP text, as follows:
- (a) **PDP:** to refer to the PDP Stage 1 Decisions version 5 May 2018;
  - (b) **S42A Provision 2X.X.X:** to refer to the recommended version of a Stage 2 provision, as included in Appendix 3 to my s42A Report. (i.e. S42A Rule 24.4.XA).; and

## 2. PROPOSED OTAGO REGIONAL POLICY STATEMENT

2.1 Section 74(2)(a) of the RMA requires that a district plan prepared by a territorial authority shall “*have regard to*” any proposed regional policy statement and under section 75(3) must “*give effect to*” any operative regional policy statement. Since the filing of my evidence in chief (EIC) and rebuttal, consent orders have been issued by the Environment Court in relation to various chapters of the PORPS. At the time of filing this evidence, the Regional Council has not taken the necessary steps to make the PORPS operative in part, however I understand it is likely to do that, and therefore I consider the updated PORPS against the ‘operative’ test, as if it should be given effect to.

2.2 I have undertaken a review of the consent orders relevant to my evidence and set out my views below.

2.3 On 28 June 2018 the consent order for Urban Growth and Development was issued. The relevant objective and policies are copied below:

**Objective 4.5** *Urban growth and development is well designed, ~~reflects local character~~ occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments*

**Policy 4.5.1 - Managing Providing for urban growth and development**

*Manage Provide for urban growth and development in a strategic and co-ordinated way, including by all of the following:*

- a) *Ensuring future urban growth areas are in accordance with any future development strategy for that district.*
- ba) *~~Ensuring there is sufficient~~ Monitoring supply and demand of residential, commercial and industrial zoned land capacity, to cater for the demand for such land, over at least the next 20 years;*
- c) *Ensuring that there is sufficient housing and business land development capacity available in Otago;*
- d) *Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6*
- eb) *~~Coordinating urban growth and the development and the extension of urban areas with relevant infrastructure development programmes, to provide infrastructure in an efficient and effective way.~~*
- fe) *~~Identifying future growth areas and managing the subdivision, use and development of rural land outside these areas to achieve all of the following~~ Having particular regard to:*
  - i. *Providing-Minimise for rural production activities by minimising adverse effects on significant soils and*

- ~~activities which sustain food production rural activities and significant soils;~~
- ii. ~~Minimising~~ Minimise competing demands for natural resources;
- iii. ~~Maintaining~~ Maintain high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna or enhance significant biological diversity, landscape or natural character values;
- iv. ~~Maintaining~~ Maintain important cultural or historic heritage values;
- v. ~~Avoiding~~ Avoid land with significant risk from natural hazards;
- d) ~~Considering the need for urban growth boundaries to control urban expansion;~~
- ge) Ensuring efficient use of land;
- h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;
- if) ~~Encouraging~~ Requiring the use of low or no emission heating systems where ambient air quality is:
  - i. Below standards for human health; or
  - ii. Vulnerable to degradation given the local climatic and geographical context;
- g) ~~Giving effect to the principles of good urban design, in Schedule 5;~~
- h) ~~Restricting the location of activities that may result in reverse sensitivity effects on existing activities.~~
- j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.<sup>1</sup>

**Policy 4.5.27 - Integrating infrastructure with land use**

Achieve the strategic integration of infrastructure with land use, by undertaking all of the following:

- a) ~~Recognising and providing for the functional needs of infrastructure of regional or national importance;~~
- b) Locating and designing infrastructure to take into account all of the following:
  - i. Actual and reasonably foreseeable land use change;
  - vii. The current population and projected demographic changes;
  - viii. Actual and reasonably foreseeable change in supply of, and demand for, infrastructure services;
  - ix. Natural and physical resource constraints;
  - x. Effects on the values of natural and physical resources;
  - xi. Co-dependence with other infrastructure;
  - xii. The effects of climate change on the long-term viability of that infrastructure;
  - xiii. Natural hazard risk.
- c) ~~Locating growth and development:~~
  - i. ~~Within areas that have sufficient infrastructure capacity; or~~

<sup>1</sup> Consent Order, Urban Growth and Development, 28 June 2018.

- ~~ii. —Where infrastructure services can be upgraded or extended efficiently and effectively;~~
- ~~cd) —Coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.~~

### **Policy 4.5.3 - Urban design**

~~Design new urban development with regard to: Encourage the use of Schedule 5 good urban design principles in the subdivision and development of urban areas.~~

- ~~a) A resilient, safe and healthy community;~~
- ~~b) A built form that relates well to its surrounding environment;~~
- ~~c) Reducing risk from natural hazards;~~
- ~~d) Good access and connectivity within and between communities;~~
- ~~e) A sense of cohesion and recognition of community values;~~
- ~~f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;~~
- ~~g) Areas where people can live, work and play;~~
- ~~h) A diverse range of housing, commercial, industrial and service activities;~~
- ~~i) A diverse range of social and cultural opportunities.~~

2.4 I consider that the Medium Density Residential Zone (**MDRZ**) in Arrowtown and the Lower Density Suburban Residential Zone (**LDSRZ**) at Jopp Street, Arrowtown requested by Submitters 2299 and 2511, which I have recommended be accepted, would provide for urban growth and development in a strategic and coordinated manner that would assist in meeting the demand for housing capacity in this high growth area (PORPS Policies 4.5.1(c) and (d)). It has also been shown that these recommended MDRZ and LDSRZ would be coordinated with existing and planned infrastructure capacity in this locality (PORPS Policy 4.5.1(e)) thereby achieving a sufficient degree of integration between infrastructure and land use that takes into account foreseeable land use change and demand.

2.5 In terms of Submitter 2397's relief requesting that 508 Arrowtown-Lake Hayes Road be included within Arrowtown's Urban Growth Boundary (**UGB**) and take on a split LDSRZ/Rural Residential zoning regime, I consider it would not give effect to Policies 4.5.1(e) and 4.5.2 of the PORPS in that urban development on the site would not be coordinated with existing or planned infrastructure capacity, and the submitted evidence does not demonstrate recognition of the functional needs of infrastructure in this locality. This is one of the reasons I have recommended rejecting Submitter 2397's rezoning request.

- 2.6 The Council's Future Development Strategy is due by 31 December 2018 and as such, no comment can be provided in regard to this matter at this time.
- 2.7 PORPS Policy 4.5.3 sets out expectations in terms of urban design. I am of the opinion that the recommended MDRZ in Arrowtown, as well as my recommendations on those additional urban rezoning requests made by Submitters 2299 and 2511, gives effect to PORPS Policy 4.5.3. In particular, the subject land would facilitate good access and connectivity with an established urban environment (PORPS Policy 4.5.3 (d)), as well as facilitating development in areas where people can live, work and play, largely on account of its close proximity to the existing Arrowtown settlement, its town centre and associated urban facilities (i.e. education, local shopping and employment) (PORPS Policy 4.5.3 (g)). In the event that Submitter 2299 develops the land at Jopp Street using an affordable housing framework, the development may also contribute to a diversity of housing in Arrowtown in terms of built form and affordability (PORPS Policy 4.5.3 (h)).
- 2.8 Although the land subject to Submission 2397 would be located in close proximity to Arrowtown, it would not in my opinion facilitate good access or connectivity to Arrowtown's town centre due largely to the nature and scale of traffic movements associated with Malaghans Road, Arrowtown-Lake Hayes Road and McDonnell Road.

***Policy 5.3.3 Distribution of commercial activities***

***Manage the distribution of commercial activities by:***

- a) ***Enabling a wide variety of commercial, social and cultural activities in central business districts, and town and commercial centres;***
  - b) ***Enabling smaller commercial centres to service local community needs;***
  - c) ***Restricting commercial activities outside of a) and b) when such activities are likely to undermine the vibrancy and viability of those centres;***
  - d) ***Encouraging the adaptive reuse of existing buildings.***
- 2.9 I consider that my recommendation to accept in part the relief of Submitter 560 in regard to the location of the Arrowtown Town Centre Transition Overlay (ATCTO) would give effect to PORPS Policy 5.3.3. In particular, the recommended ATCTO would assist in alleviating some business land demand in Arrowtown and would enable selected

non-residential activities within this location that may service local community needs (PORPS Policy 5.3.3 (b)).

**Policy 5.2.3 Managing historic heritage**

*Protect and enhance places and areas of historic heritage, by all of the following:*

- a) Recognising that some places or areas are known or may contain archaeological sites, wāhi tapu or wāhi taoka which could be of significant historic or cultural value;*
- b) Applying these provisions immediately upon discovery of such previously unidentified archaeological sites or areas, wāhi tapu or wāhi taoka;*
- c) Avoiding adverse effects on those values ~~which~~ that contribute to the area or place being of regional or national significance;*
- d) ~~Avoiding~~ Minimising significant adverse effects on other values of areas and places of historic heritage;*
- e) Remedying when adverse effects on other values cannot be avoided;*
- f) Mitigating when adverse effects on other values cannot be avoided or remedied;*
- g) Encouraging the integration of historic heritage values into new activities;*
- h) Enabling adaptive reuse or upgrade of historic heritage places and areas where historic heritage values can be maintained.*

**2.10** My recommendation to retain the MDRZ in Arrowtown as notified would give effect to PORPS Policy 5.2.3. In particular, while it is acknowledged that MDRZ intensification would change the character of the existing LDSRZ, it is anticipated that a new type of high quality character would replace it because of the minimum levels of quality required for new development such that the worst potential adverse effects will be avoided.<sup>2</sup> In addition, it is noted that the Arrowtown Historic Management Transition Overlay was introduced through Hearing Stream 6 proceedings relating to the MDRZ text as a tool to minimise, remedy or mitigate (PORPS Policies 5.2.3(d), (e) and (f)), as necessary, the effects of intensification where it adjoins those more sensitive ‘older’ parts of Arrowtown identified as having greater historic heritage values.

**2.11** I am also of the opinion that my recommendation to accept in part the relief of Submitter 560, as described in paragraph 2.9 above, would give effect to PORPS Policy 5.2.3. As part of my rebuttal evidence, I

<sup>2</sup> Paragraph 232, Report 9A, Report and Recommendations of Independent Commissioners Regarding Chapter 7, Chapter 8, Chapter 9, Chapter 10 and Chapter 11.



considered potential consequential effects on historic heritage and character that might arise from the subject relief.<sup>3</sup> I agreed with the expert evidence of Mr Robin Miller<sup>4</sup> (submitter's historic heritage consultant) that the provisions of Chapter 10 (Arrowtown Residential Historic Management Zone) and the guidance provided by the Arrowtown Design Guidelines 2016 (ADG) are sufficiently robust such that significant adverse effects on Arrowtown's older historic core are minimised in the first instance (PORPS Policy 5.2.3 (d)) or can be remedied and mitigated where necessary (PORPS Policies 5.2.3 (e) and (f)). The provisions of Chapter 10 along with the ADG also encourage the integration of historic heritage values into new activities (PORPS Policy 5.2.3 (g)).

### **3. QUEENSTOWN LAKES COMMUNITY HOUSING TRUST (2299)**

#### ***Formal amendments to Submission 2299***

- 3.1** Submitter 2299 formally amended their submission by removing the part of Lot 1 DP 300390 that was subject to their original relief.<sup>5</sup> The submission now only relates to the land at Lot 2 DP 300390. Figure 1 below identifies the land now subject to this submission.
- 3.2** This amendment reduces the overall area of land subject to the submission from approximately 6.8 Ha to 3.7 Ha.

3 Paragraph 4.33, Rebuttal Evidence of Luke Thomas Place on Behalf of Queenstown Lakes District Council, Arrowtown Urban Rezoning – Stage 1 and Stage 2 Submissions, 27 June 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Rebuttal-Evidence/S2239-QLDC-T14-Place-L-Rebuttal-Evidence-30801169-v-1.pdf>

4 Statement of Evidence of Robin Alexander Keith Miller on behalf of the following submitters: 560 – Spruce Grove Trust, Wiltshire Street/Arrow Lane, Arrowtown, 12 June 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Submitter-Evidence/S0560-Spruce-Grove-Trust-T14-Miller-R-Evidence-Spruce-Grove-Trust.pdf>

5 Summary Statement of Timothy Turley Williams on behalf of the following submitter: 2299 – Queenstown Lakes Community Housing Trust, 12 July 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Evidence-Presented/04-Thursday-12-July-2018/13-S2299-Housing-Trust-T14-Williams-T-Evidence-Summary.pdf>



**Figure 1**  
Remaining area of land subject to submission 2299 outlined in yellow.

### Concept Plan

**3.3** At the hearing, the submitter also presented a concept master plan for Lot 2 DP 300390.<sup>6</sup> This plan identifies 64 lots and a loop road through the site with access onto Jopp Street. This loop road would be 15 m in width and contain parking bays and footpaths. In terms of lot arrangement and size, the plan shows four larger lots adjacent to Jopp Street to '*transition and integrate with the existing neighbourhood*'.<sup>7</sup> The remaining internal lots are indicated as having dimensions of 15 m by 25 m with an area of 375 m<sup>2</sup>. An internal pedestrian connection to the Arrow River reserve is also shown at the south-eastern corner of the site. No specific details were provided in terms of the bulk, location or design of future buildings.

<sup>6</sup> Appendix A – Consent Master Plan, Summary Statement of Timothy Turley Williams on Behalf of 2299 – Queenstown Lakes Community Housing Trust, 12 July 2018.

<sup>7</sup> Design Notes, Appendix A of Mr William's statement of evidence.

## **Access location**

- 3.4** On behalf of the submitter, Mr Williams requested that Council's recommended s42A Rule 27.7.10.1(a), requiring that primary access into the zone be aligned with Devon Street, be deleted, describing it as unnecessarily prescriptive in the context of a future resource consent process and considering the direction of s42A Policy 27.3.13.1.<sup>8</sup> Further, Mr Williams stated that flexibility in terms of access location would be advantageous in order to achieve responsive subdivision design. I also recognise Commissioner Robinson's observation that the alignment of any access into the zone with Devon Street could not now be achieved due to the location of lot boundaries and the amended scope of the submission.
- 3.5** I agree that in light of the amendments to the submission, aligning any new access with Devon Street cannot now be achieved. Isabel Court is located directly to the north of the site, however this is a small no exit road and therefore, any alignment with Isabel Court would not achieve substantial connectivity benefits. Given this, I am satisfied that my recommended s42A Rule 27.7.10.1(a) can be deleted.
- 3.6** In regard to access, I agree that s42A Rules 27.7.10.1 (b) and (c), preventing new access points into Centennial Avenue and requiring any connection to be via Jopp Street only, are now superfluous and can also be deleted. I recommend these deletions and note the need for consequential amendments to my s42A Objective 27.3.13 and Policy 27.3.13.1 such that references to roading pattern, access arrangements, roading layout, and vehicular access onto Centennial Avenue also be removed.

## **Recommended building restriction area (BRA)**

- 3.7** Mr Williams expressed support for my recommended provisions relating to the BRA, landscaping and trail formation on the land adjoining Centennial Avenue.<sup>9</sup> However, given the refinement to the submission relief explained above, these recommended provisions

<sup>8</sup> Paragraph 11 of Mr William's statement of evidence.

<sup>9</sup> Paragraph 12 of Mr William's statement of evidence.

now fall outside the scope of the requested relief. Given this, I recommend that my s42A Policies 27.3.13.2 and 27.3.12.3, relating to the building restriction area and trail formation, be deleted. In addition, it is necessary to delete s42A Rules 27.7.10.2 (building restriction area), 27.7.10.2 (cycle and pedestrian trail) and 7.4.x (LDSRZ trail provision). Further, it is appropriate to delete the reference to Centennial Avenue's 'gateway' role in s42A Objective 27.3.13.

**3.8** My EIC<sup>10</sup> evaluates the topographical and landscape implications of the original relief and is supported by the expert opinion of Ms Helen Mellsop. I note that Ms Mellsop considered the land which fronts Centennial Avenue as the most visually sensitive part of the site due to the sense of openness in this location and Centennial Avenue's function as a gateway into Arrowtown. While Ms Mellsop noted in her evidence<sup>11</sup> that urban development would be visible from the margins of the Arrow River, she considered that it would not significantly detract from the visual amenity of this area. Ms Mellsop did not recommend any specific mitigation measures in terms of the future subdivision and development of this land.

**3.9** Given that the amended submission would not now affect the current land use on Lot 1 DP 300390, any development on Lot 2 DP 300390 would be setback between 104 – 128 m from Centennial Avenue, and partially screened by the existing landform and vegetation. As such, I am satisfied that the amended relief does not elicit the need for any further landscape related mitigation and would not in my opinion materially alter the status quo in terms of the visual amenity and landscape openness experienced in this area of Centennial Avenue.

### **Consequential recommendations**

**3.10** The Panel Chair, Commissioner Nugent questioned Mr Williams on whether the recommended objectives and policies were necessary

10 Paragraphs 11.10 – 11.16, Section 42a Report Of Luke Thomas Place On Behalf Of Queenstown Lakes District Council Arrowtown Urban Rezoning - Stage 1 And Stage 2 Submissions 30 May 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Section-42A/S2239-QLDC-T14-Place-L-Evidence-30691649-v-1.pdf>

11 Paragraph 7.62, Statement Of Evidence Of Helen Juliet Mellsop On Behalf Of Queenstown Lakes District Council, Landscape, 28 May 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Section-42A/S2239-QLDC-T14-Mellsop-H-Evidence-30676195-v-1.pdf>

given the amendment to the submission. Mr Williams suggested that the recommended objective was generic enough such that it could be retained, however, he agreed that Chapter 27 (Subdivision and Development) covers the principles identified within the recommended provisions. Following the recommended deletions and consequential amendments, I do not consider that retaining the remaining recommended new provisions (being part of s42A Objective 27.3.13 and part of Policy 27.3.13.1) would be efficient or effective in terms of section 32 of the RMA. In particular, it is acknowledged that PDP Chapter 27 provides sufficient control in terms of the matters remaining within my recommended s42A Objective 27.3.13 and Policy 27.3.13.1, which relate to subdivision and development that is well integrated with the adjacent settlement, and the safe and efficient operation of the intersection between Centennial Avenue and Jopp Street.

**3.11** PDP Objective 27.2.2 and Policy 27.2.2.4 direct subdivision activities to provide for good and integrated connections and accessibility to:

- (a) existing and planned areas of employment;
- (b) community facilities;
- (c) services;
- (d) trails;
- (e) public transport; and
- (f) existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

**3.12** PDP Objective 27.2.5 and Policies 27.2.5.1 - 27.2.5.5 relate to transport, access and roading considerations provided to new subdivision and developments. They require new subdivisions to integrate with existing road networks in a safe and efficient manner, ensure that non-vehicle connections and accessibility is provided to all lots, and call for design and amenity considerations to be incorporated into the planning of transport, access and roading within new subdivision and developments.

**3.13** Chapter 3 (Strategic Direction) and Chapter 4 (Urban Development) of the PDP set out the expectation that urban development is undertaken

in a compact, well designed and integrated manner.<sup>12</sup> If a future subdivision on this site were a discretionary or non-complying activity (which from the concept master plan appears would be the case<sup>13</sup>) it would be assessed against these higher order objectives and policies such that the removal of the remaining recommended provisions would not undermine the intent of the PDP.

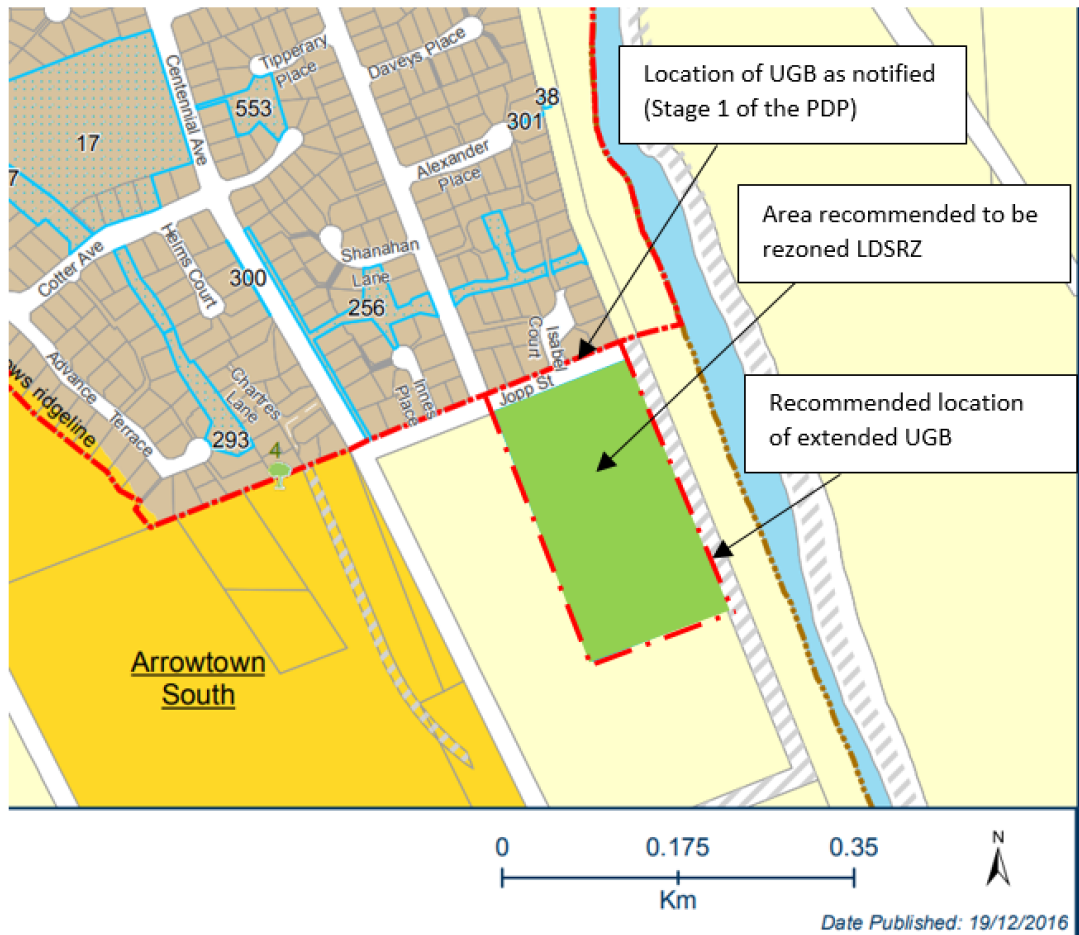
- 3.14** PDP Rule 27.5.7 sets out an extensive list of matters to which Council's discretion is restricted, including internal roading design, property access and roading even if the allotments were more than 450 m<sup>2</sup>.
- 3.15** Given these existing objectives, policies and rules, I am satisfied that future subdivision and development on the site would achieve the intent of the deleted provisions.
- 3.16** Figure 2 below amends Figure 9 from my s42A Report, illustrating the area recommended to be rezoned from Amenity Zone to LDSRZ and the recommended extension to the Arrowtown UGB.

### **Commissioner Questions**

- 3.17** Commissioner Robinson requested additional information in regard the reserve status and lease of the Arrowtown Golf Course over the land at Lot 1 DP 300390. As discussed above, the submitter removed this land from the scope of their submission. I therefore do not address this matter further.

12 Objectives 3.2.2 and 4.2.2A, and Policies 3.2.2.1(a), 4.2.2(d), and 4.2.2.5.

13 The size of most of the allotments on the concept master plan are less than 450m<sup>2</sup>, which would trigger the need for a non-complying activity resource consent pursuant to Rule 27.5.19.



**Figure 2**  
 Excerpt of planning map 27 illustrating the revised recommended rezoning for Submitter 2299.

**4. A FEELEY, E BORRIE & LP TRUSTEES LIMITED (2397)**

**Chapter 24's departure from the Wakatipu Basin Land Use Study**

4.1 The Panel questioned whether the Council had received any expert landscape evidence in making its decision not to notify the submitter's land within a 'South Arrowtown Precinct' as recommended by the Wakatipu Basin Land Use Study (**WBLUS**).<sup>14</sup>

14 Wakatipu Basin Land Use Study, Final Report, March 2017.  
<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Wakatipu-Basin-Land-Use-Study/FINAL-01-Report-13-03-17.pdf>

- 4.2 The section 32 evaluation report<sup>15</sup> for Chapter 24 (Wakatipu Basin) states the following:

*'The Ladies Mile Gateway Precincts and Arrowtown Precincts recommended in the WB Study was not mapped in the case of the Ladies Mile Gateway Precinct and in the case of Arrowtown was remapped as WBRAZ (as explained below).'*

- 4.3 The section 32 evaluation report<sup>16</sup> goes on to state the following:

*'The WB Study recommended consideration be given to a similar urban parkland type precinct in the vicinity of Arrowtown (Arrowtown Precinct), together with the integration of defensible edges and the implementation of a structure plan process to address amenity, landscape and infrastructure issues.*

*The Council have no current plans to develop the Arrowtown Golf Course for urban development and since the WB Study was prepared the Arrowtown area has not been subject to any structure planning process. The Golf Course itself is identified as Open Space and Recreation: Community Purpose Golf Course Zone and other areas have been included in the WBRAZ, to reflect that it is also part of the wider WB amenity landscape, and it is appropriate to apply the WBRAZ at this time. Any provision for subdivision or development beyond that provided for in the WBRAZ should require a comprehensive structure plan process to be completed and incorporated in a future Variation or Plan Change. This also includes the small triangular parcel at the far eastern end of the Millbrook LCU bordered by Arrowtown-Lake Hayes and McDonnell Roads.'*

- 4.4 In reaching the position outlined above, I understand that the Council did not seek any additional expert landscape advice. However, I reiterate my support for the notified position and note that determining the appropriateness of urban development and an extension to the UGB is not solely down to the consideration of landscape effects. I consider an urban extension in this area would fail to retain a compact urban form within the UGB, which would be contrary to PDP Objective 4.2.2A. Crucially, it would also fail to achieve PDP Policy 4.2.2.13 that requires an UGB for Arrowtown that "preserves the existing urban character of Arrowtown and avoids urban sprawl into adjacent rural areas".

15 Page 25, Section 32 Evaluation Report Chapter 24 Wakatipu Basin dated November 2017.  
<https://www.gldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Section-32-Stage-2/Section-32-Chapter-24-Wakatipu-Basin.pdf>

16 Page 27, Section 32 Evaluation Report as above.



**4.5** I note that development of this area will not realise a significant amount of development capacity despite the risk of promoting urban sprawl that it entails, and also note that sufficient housing capacity of the District has been identified through Stage 1 of the PDP review process (without this land in question).

**4.6** In addition, I note that the Council's decision not to zone this land for urban development has in effect been peer reviewed through Stream 14 evidence. In particular, Ms Mellsop undertook an assessment of the site's suitability for urban type development of the kind proposed by the submitter as part of her EIC<sup>17</sup> and her rebuttal.<sup>18</sup> Ms Mellsop's expert opinion supported the Council's notified position. I also note that the submitter has not presented any expert landscape evidence debating Ms Mellsop's expert evidence.

#### **Approximate Locations of Key Approved Developments and changes sought via PDP Stage 2 Process**

**4.7** Mr Kyle, on behalf of A Feeley, E Borrie & LP Trustees Limited (2397), submitted a map titled *Approximate locations of key approved developments and changes sought via PDP stage 2 process* at the hearing (**map**).<sup>19</sup> Mr Kyle outlined that this map identifies what development is already consented around Arrowtown and what has been requested by way of Stage 2 submissions. In light of this information, Mr Kyle suggested that if the requested relief were not to be provided for, the subject land would be the only area of rural land left in this area.

**4.8** In my, and Ms Mellsop's rebuttal evidence we address in detail the matter of existing consented developments in the area, their

17 Statement Of Evidence Of Helen Juliet Mellsop On Behalf Of Queenstown Lakes District Council, Landscape, 28 May 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Section-42A/S2239-QLDC-T14-Mellsop-H-Evidence-30676195-v-1.pdf>

18 Rebuttal Evidence Of Helen Juliet Mellsop On Behalf Of Queenstown Lakes District Council, Landscape, 27 June 2018.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Rebuttal-Evidence/S2239-QLDC-T14-Mellsop-H-Rebuttal-Evidence-30778448-v-1.pdf>

19 Approximate locations of key approved developments and changes sought via PDP stage 2 process.

<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Evidence-Presented/08-Tuesday-24-July-2018/03-S2397-LP-Trustees-Limited-T14-Kyle-J-Exhibit-14.14.pdf>

relationship to the subject land and requested relief, and I rely on this evidence concerning this matter.<sup>20</sup>

**4.9** In regard to the matter of other relief sought as identified in Mr Kyle's map, I do not consider that this should be given weight in deciding on the relief subject to submission 2397. It is not known if this other relief will be granted and how it will proceed through the plan review process. Further, the Council's evidence on these submissions supports the rejection of some of the relief identified on Mr Kyle's map.

A handwritten signature in blue ink, consisting of a stylized 'L' and 'P' followed by a horizontal line.

**Luke Thomas Place**

**10 August 2018**

<sup>20</sup> Paragraphs 3.11 – 3.21, Rebuttal Evidence of Luke Thomas Place on Behalf of Queenstown Lakes District Council, Arrowtown Urban Rezoning – Stage 1 and Stage 2 Submissions, 27 June 2018.  
<https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Rebuttal-Evidence/S2239-QLDC-T14-Place-L-Rebuttal-Evidence-30801169-v-1.pdf>

**Appendix A:**  
**Revised recommendations on submissions**

Appendix 1 to the Section 42A Report - Arrowtown

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference
25.1		Mrs S M Speight		Oppose	Requests Medium Density Zone on northern side of Stafford Street be removed from the medium density zone.	Accept	Issue 6
37.1		Olga Thomas		Oppose	Opposes the Medium Density Residential Zone in Arrowtown.	Reject	Issue 1
88.2		Queenstown Lakes Community Housing Trust		Support	QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.	Submission superseded by 2299	See section 13 section 42a report
99.1		Elizabeth Winstone		Oppose	That Arrowtown's zoning remains as it is currently.	Reject	Issue 1, 2, 3, 6
132.2		Rupert & Elizabeth Le Berne Illes		Other	Opposes the Medium Density Zone and infilling in Arrowtown. Requests the Council abandon the proposal and pursue other options.	Reject	Issue 2, 3 and 6
132.5		Rupert & Elizabeth Le Berne Illes	Map 27 - Arrowtown	Oppose	Opposes the Medium Density Zone and infilling in Arrowtown	Reject	Issue 2, 3 and 6
154.1		Neralie Macdonald		Oppose	Do not impose and enforce medium density with urbanised infill in Arrowtown. The preferred option is to change and extend the southern boundary this will allow for 400 dwellings approximately 1200 people to live within Arrowtown, while allowing the township to retain its unique character and charm.	Accept in part	Issue 1, 2, 5, 3 and 6
155.1		Linsey Whitchurch- Kopa		Other	Does not support the Medium Density Proposal, however agrees that Arrowtown must contribute to the growth of the Wakitipu area. A change to the urban growth boundary is a more suitable option with design restrictions on dwellings. Option to first time buyers currently in and contributing to Arrowtown community would be preferable also.	Accept in part	Issue 5 and 6
177.6		Universal Developments Limited	Map 27 - Arrowtown	Support	Confirm the identified medium density zones.	Accept	Issue 6
177.6	FS1189.6	FII Holdings Ltd	Map 27 - Arrowtown	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Issue 6
177.6	FS1195.5	The Jandel Trust	Map 27 - Arrowtown	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Issue 6
177.6	FS1061.11	Otago Foundation Trust Board	Map 27 - Arrowtown	Support	That the submission is accepted.	Accept	Issue 6
177.6	FS1271.10	Hurtell Proprietary Limited and others	Map 27 - Arrowtown	Support	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District.. Seeks that local authority approve the areas identified as MDR zone.	Accept	Issue 6
177.7		Universal Developments Limited	Map 28 - Arrowtown	Support	Confirm the identified medium density zones.	Accept	Issue 6
177.7	FS1189.7	FII Holdings Ltd	Map 28 - Arrowtown	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Issue 6
177.7	FS1195.6	The Jandel Trust	Map 28 - Arrowtown	Not Stated	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Issue 6
177.7	FS1061.12	Otago Foundation Trust Board	Map 28 - Arrowtown	Support	That the submission is accepted.	Accept	Issue 6
177.7	FS1271.11	Hurtell Proprietary Limited and others	Map 28 - Arrowtown	Support	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District.. Seeks that local authority approve the areas identified as MDR zone.	Accept	Issue 6
180.2		Nigel Ker	Map 28 - Arrowtown	Other	That Arrowtown boundaries be extended to natural boundary features being McDonnell Rd, Arrowtown Golf Course, Arrow River, and Malaghans Road.	Accept	Issue 5
181.1		Alistair and Christine Thomas		Oppose	Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".	Reject	Issue 1 and 2
181.2		Alistair and Christine Thomas	Map 27 - Arrowtown	Oppose	Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".	Reject	Issue 1 and 2
189.1		Anne Gormack		Other	That Arrowtown becomes a completely separate zone area with strong protection, so as to retain it as a Living Historical Village.	Reject	Issue 1 and 6

Appendix 1 to the Section 42A Report - Arrowtown

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference
190.1		Angus Small		Oppose	Opposes the Medium Density Zone in Arrowtown	Reject	Issue 1, 3 and 4
190.2		Angus Small	Map 28 - Arrowtown	Oppose	Opposes the Medium Density Zone in Arrowtown	Reject	Issue 1, 3 and 4
199.10		Craig Douglas		Oppose	The proposed Arrowtown Medium Density zone be dropped.	Reject	Issue 1, 5, 3 and 4
199.11		Craig Douglas	8.2.2 Objective 2	Oppose	The proposed Arrowtown Medium Density zone be dropped.	Reject	Issue 1, 5, 3 and 4
199.16		Craig Douglas	8.2.7Objective 7	Oppose	the proposed Arrowtown Medium Density zone be dropped.	Reject	Issue 1, 5, 3 and 4
199.22		Craig Douglas	Map 27 - Arrowtown	Support	Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.	Accept in part	Issue 1, 5, 3 and 4
199.9		Craig Douglas		Oppose	Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.	Accept in part	Issue 1, 5, 3 and 4
204.1		Arthur Gormack		Oppose	Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. Shotover country, Jacks point, Arthurs point.	Reject	Issue 1 and 3
204.2		Arthur Gormack	Map 27 - Arrowtown	Oppose	Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. Shotover country, Jacks point, Arthurs point.	Reject	Issue 1 and 3
210.1		John Lindsay		Oppose	Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.	Reject	Issue 6
210.2		John Lindsay	Map 27 - Arrowtown	Not Stated	Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.	Reject	Issue 6
221.2		Susan Cleaver		Oppose	That Medium density in Arrowtown be removed and reduced to Low Density and that the Urban boundary for Arrowtown is extended to include the area south of Arrowtown, up to the Arrowtown golf course.	Accept in part	Issue 1, 5, 3 and 4
221.6		Susan Cleaver	Map 27 - Arrowtown	Oppose	That Medium density in Arrowtown be removed and reduced to Low Density and that the Urban boundary for Arrowtown is extended to include the area south of Arrowtown, up to the Arrowtown golf course.	Accept in part	Issue 1, 5, 3 and 4
244.1		Tania Flight		Oppose	No medium density in Arrowtown. Instead, a southern boundary extension to cater for approximately 200 new houses released in stages as demand requires.	Accept in part	Issue 1, 2, 5, 3
244.3		Tania Flight	Map 27 - Arrowtown	Support	No medium density in Arrowtown. Instead, a southern boundary extension to cater for approximately 200 new houses released in stages as demand requires.	Accept in part	Issue 1, 2, 5 and 3
261.2		June Watson		Oppose	Retention of the status quo. Opposes the medium density residential zone in Arrowtown.	Reject	Issue 1, 3, 4 and 6
264.1		Philip Winstone		Oppose	No medium density housing zone for Arrowtown.	Reject	Issue 1, 3, 4 and 6
264.10		Philip Winstone	8.2.10 Objective 10:	Oppose	Do not adopt the Medium Density Zone in Arrowtown	Reject	Issue 1, 3, 4 and 6
264.12		Philip Winstone	8.6 Rules - Non-Notification of Applications	Oppose	Do not adopt the Medium Density Zone in Arrowtown	Reject	Issue 1, 3, 4 and 6
264.2		Philip Winstone	8.1 Zone Purpose	Oppose	That the medium density residential zone is not applied to Arrowtown	Reject	Issue 1, 3, 4 and 6
264.3		Philip Winstone	8.2.1 Objective 1	Oppose	Not to proceed with Medium Density Zone for Arrowtown	Reject	Issue 1, 3, 4 and 6
264.4		Philip Winstone	8.2.2 Objective 2	Oppose	Dont proceed with the MDHZ in Arrowtown	Reject	Issue 1, 3, 4 and 6
264.6		Philip Winstone	8.2.6Objective 6	Oppose	No Medium Density Zone in Arrowtown.	Reject	Issue 1, 3, 4 and 6
264.7		Philip Winstone	8.2.7Objective 7	Oppose	Do not adopt the Medium Density Zone in Arrowtown	Reject	Issue 1, 3, 4 and 6
264.8		Philip Winstone	8.2.8Objective 8	Oppose	Do not adopt the Medium Density Zone in Arrowtown	Reject	Issue 1, 3, 4 and 6
265.2		Phillip Bunn		Oppose	Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.	Accept in part	Issue 1 and 5
265.8		Phillip Bunn	Map 27 - Arrowtown	Support	Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.	Accept in part	Issue 1 and 5
266.1		Judith Mahon	Map 27 - Arrowtown	Other	Buckingham Street a walking mall. Deliveries during daytime be from outer streets, or outside daytime shop hours.	Reject	Issue 6

Appendix 1 to the Section 42A Report - Arrowtown

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference
266.2		Judith Mahon	Map 27 - Arrowtown	Oppose	Whilst this area cannot be pulled down. The Arrowtown South area should be looked at by the QLDC with a view to enhancing the entrance to Arrowtown with development designed in sympathy with the Arrowtown area. From the Arrowtown Golf Course area including The Historic Doctors house and cluster of houses to the Chartres Lane Development. QLDC have a chance to enhance the entrance to Arrowtown.	Accept in part	Issue 6
276.1		Jane Hazlett		Oppose	Allow the Arrowtown boundary to extend	Accept in part	Issue 5, 3 and 6
306.1		Sara Clark	8.1 Zone Purpose	Oppose	That medium density housing should not be adopted within Arrowtown	Reject	Issue 1, 3 and 4
317.1		Elvene C Lewis		Oppose	Oppose Medium Density Zone within Arrowtown	Reject	Issue 1
317.3		Elvene C Lewis	Map 27 - Arrowtown	Oppose	Extend the Urban Growth boundary to enable more houses to be built and avoid needing a Medium Density Zone in Arrowtown	Accept	Issue 5
319.1		Jon G Newson		Oppose	Concerned Medium Density Zone in Arrowtown will place a strain on street parking, off street parking and infrastructure (water supply and storm water). Believe we need more Shotover Country, Lakes Hayes and Jack Points developments.	Reject	Issue 3 and 4
341.1		Peter Mathieson		Oppose	Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.	Accept in part	Issue 1, 2, 5, 3, 4 and 6
341.2		Peter Mathieson	Map 27 - Arrowtown	Oppose	Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.	Accept in part	Issue 1, 2, 5, 3, 4 and 6
383.113		Queenstown Lakes District Council	Map 27 - Arrowtown	Other	Amend the legend marker to include "Industrial Zone"	Accept	Issue 6
383.114		Queenstown Lakes District Council	Map 28 - Arrowtown	Other	Remove Arrowtown Character Tree annotation No. 8 from 28 Buckingham Street	Accept	Issue 6
423.2		Carol Bunn		Oppose	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.	Accept in part	Issue 1, 5, 4
423.7		Carol Bunn	Map 27 - Arrowtown	Oppose	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.	Accept in part	Issue 1, 5, 4
445.1		Helwick Street Limited		Support	That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to allow some small scale and appropriate commercial activity.	Accept	Issue 6
560.1		Spruce Grove Trust		Not Stated	The PDP is amended so that the properties located to the south of Arrow Lane, specifically the land bound by Berkshire Street, Arrow Lane and Wiltshire Street, are contained in the new Arrow Lane ATCTO.	Accept in part	Issue 6
569.1		Russell Heckler		Oppose	That there will not be Medium Density within the present Arrowtown Boundary	Accept in part	Issue 5
569.2		Russell Heckler	Map 27 - Arrowtown	Oppose	That there will not be Medium Density within the present Arrowtown Boundary.	Accept in part	Issue 5
578.1		Keith Milne		Oppose	Reject medium density zone in Arrowtown. Keep the urban growth boundary where it is at present. Retain the existing rules for recession planes and boundary setbacks. Make infill development a notify-able activity. to consider each case taking neighbours concerns into account.	Reject	Issue 1, 2, 3, 4
597.1		John Duncan Lindsay		Oppose	Reject the medium density zone at Arrowtown. Maintain the height restrictions on buildings to the present level.	Accept in part	Issue 1, 2 and 5
618.1		Heather Guise		Oppose	Opposes Medium Density Residential in Arrowtown.	Reject	Issue 2 and 6
646.1		G W (Bill) Crooks		Oppose	Revisit the boundary changes around Arrowtown and delete the proposed changes to rezone land in Arrowtown for Medium Density.	Accept in part	Issue 2, 5, 3, 4 and 6
648.1		Gillian Kay Crooks	Map 27 - Arrowtown	Oppose	Oppose the Medium Density Zone in Arrowtown and request that this be removed from the District Plan review. Request that a boundary adjustment could be investigated for future growth of Arrowtown.	Accept in part	Issue 2 and 5
648.2		Gillian Kay Crooks		Oppose	Oppose Medium Density Zoning in Arrowtown. Already large areas of land zoned for residential use in the Wakatipu area.	Reject	Issue 2 and 5
648.2		Gillian Kay Crooks		Oppose	Oppose Medium Density Zoning in Arrowtown. Already large areas of land zoned for residential use in the Wakatipu area.	Reject	Issue 2 and 5
651.3		David & Vivki Caesar	Map 27 - Arrowtown	Support	Re-affirm Arrowtown's existing urban growth boundaries	Reject	Issue 5
752.1		Michael Farrier	Map 27 - Arrowtown	Not Stated	Current Arrowtown Urban boundaries are maintained.	Reject	Issue 1, 2, 3, 4 and 6

Appendix 1 to the Section 42A Report - Arrowtown

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference
752.4		Michael Farrier		Not Stated	The proposed Medium Density Zone is removed from the Plan on the basis of the character of Arrowtown, infrastructural requirements, amenity value and current atmospheric respirable particulate concentrations.	Reject	Issue 1, 2, 3, 4, and 6
814.1		Julie P Johnston		Oppose	Oppose the proposed Medium Density "urban infill" for Arrowtown but supports extending town boundaries to allow for extra dwellings.	Accept in part	Issue 5
814.2		Julie P Johnston	Map 28 - Arrowtown	Oppose	Oppose the proposed Medium Density 'urban infill' for Arrowtown, supports extending town boundaries to allow for extra dwellings.	Accept in part	Issue 5
824.1		Barbara Derrett		Not Stated	Reference to Arrowtown I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation. I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.	Accept in part	Issue 1, 2, 5, 3 and 4
824.2		Barbara Derrett	Map 27 - Arrowtown	Not Stated	Reference to Arrowtown I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation. I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.	Accept in part	Issue 1, 2, 5, 3 and 4
831.1		Angela Caldwell	Map 27 - Arrowtown	Oppose	Extend urban boundary of Arrowtown and do not allow infill development within Arrowtown.	Accept in part	Issue 1 and 5
852.2		Arrow Irrigation Company Ltd	Map 27 - Arrowtown	Oppose	Lot 1 DP 22733 is re-zoned from Rural Lifestyle to Industrial B.	Reject	Issue 6
853.1		Nicola Richards		Oppose	Do not adopt proposed Medium Density Zone in Arrowtown	Reject	Issue 1, 2, 3 and 4
2299.1		Queenstown Lakes Community Housing Trust		Oppose	That Map 27 is amended so that Lot 2, DP 300390 and adjacent land extending out to Centennial Ave (part of Lot 1 DP 300390) are rezoned as Low Density Residential.	Accept	Issue 5
2299.2		Queenstown Lakes Community Housing Trust		Oppose	That Lot 2 DP 300390 and adjacent land extending out to Centennial Ave (part of Lot 1 DP 300390) be included within the Arrowtown Urban Growth Boundary.	Accept	Issue 5
2397.1		A Feeley, E Borrie & LP Trustees Limited		Oppose	That the Wakatipu Basin is rejected in it's entirety as it applies to the property Section 9 BLK VII Shotover Survey District, located at 508 Arrowtown-Lake Hayes Road.	Reject	Issue 5
2397.1	FS2716.2	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone	Support	That all the relief sought in the submission being a rezoning of the land referred to in the submissions from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct is allowed.	Reject	Issue 5
2397.1	FS2796.1	Trojan Helmet Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone	Support	That the submission be accepted, subject to appropriate standards or controls in respect of building location, setbacks, height, external appearance (including materials and colours), and landscaping (including landform modification and planting, existing and proposed), particularly for those lots that share a boundary with the Hills golf course.	Reject	Issue 5
2397.2		A Feeley, E Borrie & LP Trustees Limited		Oppose	That Map 27 is amended so that Section 9 BLK VII Shotover Survey District, located at 508 Arrowtown-Lake Hayes Road is rezoned to be Low Density Residential and a structure plan and rule is added to Chapter 7.	Reject	Issue 5
2397.2	FS2716.3	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	7-Planning Maps > 7.30-Stage 2 Map 27	Support	That all the relief sought in the submission being a rezoning of the land referred to in the submissions from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct is allowed.	Reject	Issue 5
2397.2	FS2796.2	Trojan Helmet Limited	7-Planning Maps > 7.30-Stage 2 Map 27	Support	That the submission be accepted, subject to appropriate standards or controls in respect of building location, setbacks, height, external appearance (including materials and colours), and landscaping (including landform modification and planting, existing and proposed), particularly for those lots that share a boundary with the Hills golf course.	Reject	Issue 5
2511.2		Shaping our Future	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone	Oppose	That Jopp Street should not be included in the Rural Amenity Zone, that this land is included in the Wakatipu Basin Lifestyle Precinct zoning or such other zoning that would enable carefully planned additional housing.	Accept	Issue 5
2511.2	FS2772.5	R Hadley	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone	Support	That the land shown as Wakatipu Lifestyle Precinct on Attachment 1, PDP Stage 2 Notification Map 26 is rezoned as Wakatipu Basin Rural Amenity Zone.	Accept	Issue 5
2511.5		Shaping our Future	7-Planning Maps > 7.30-Stage 2 Map 27	Oppose	Rezone the land located on the south side of Jopp Street from Wakatipu Basin Rural Amenity Zone to Lifestyle Precinct or such other zoning that will enable carefully planned additional housing.	Accept	Issue 5
2511.5	FS2772.8	R Hadley	7-Planning Maps > 7.30-Stage 2 Map 27	Support	That the land shown as Wakatipu Lifestyle Precinct on Attachment 1, PDP Stage 2 Notification Map 26 is rezoned as Wakatipu Basin Rural Amenity Zone.	Accept	Issue 5