

Attachment B

Overview of surrounding development context

The following information is provided in response to point (3) of the request for further information dated 11 December 2024.

The locations for which information was sought as set out in (a)-(e) of the request are shown in **Figure 1** below. The consenting and zoning information for each identified site is listed by corresponding map number in **Table 1** below.

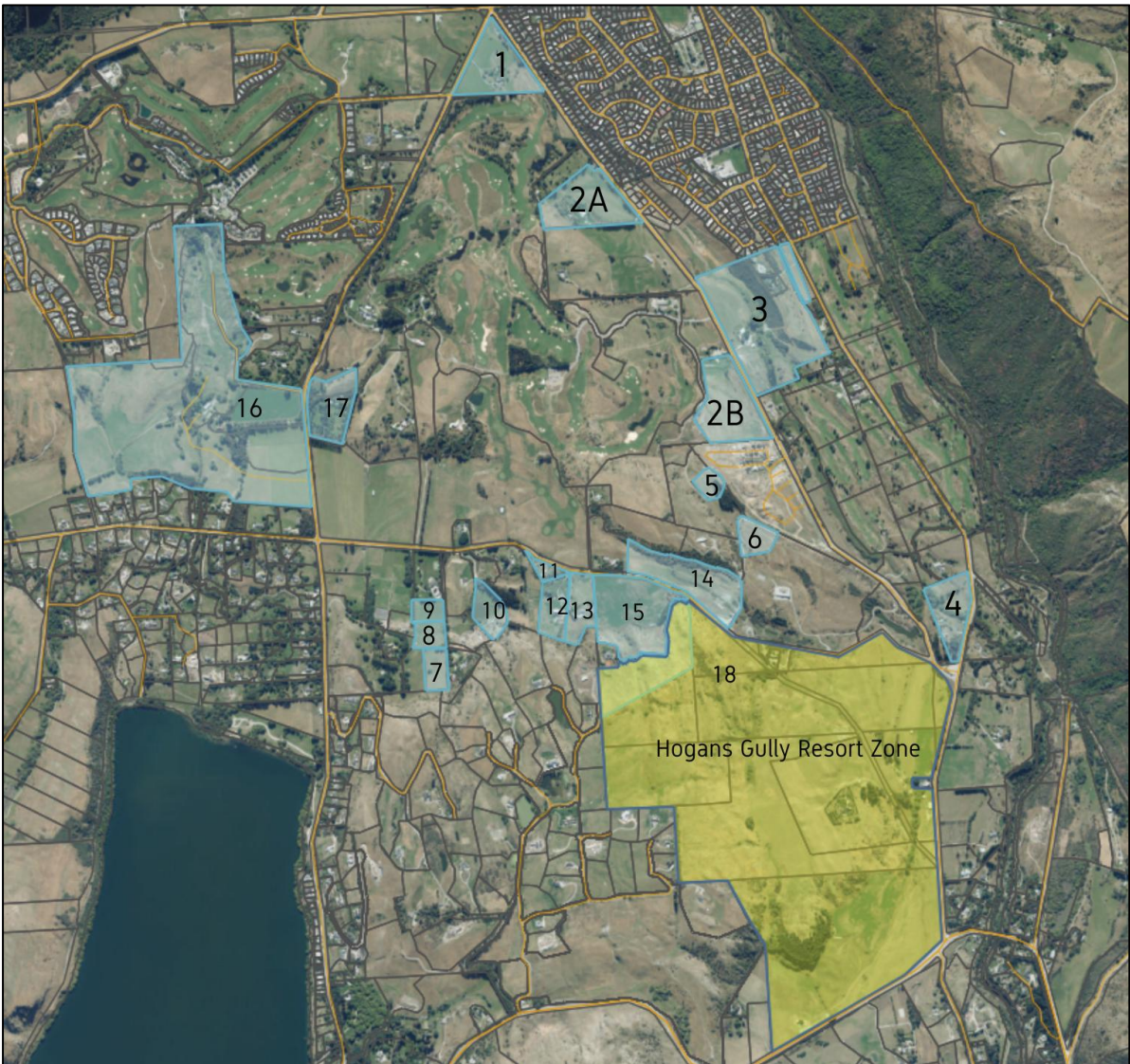


Figure 1: Map showing locations of land identified in (a)-(e) of point (3) of the request for further information

Table 1: Description of development enabled by approved zoning and/or resource consents for land identified in (a)-(e) of point (3) of the request for further information

Map number	Location	Description of development
1	508 Arrowtown-Lake Hayes Road (A Feeley, E Borrie & LP Trustees Limited)	[2023] NZEnvC 263¹ Rezoning of land to from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct, with site specific provisions regarding staggered setbacks of buildings and building platforms within 250m of the intersection of McDonnell Road and Arrowtown Lake Hayes Road, and a maximum of six residential dwellings.
2a	112 McDonnell Road (Hanan and Banco)	[2023] NZEnvC 278² Confirmation of zoning of land as Wakatipu Basin Lifestyle Precinct, subject to specified modifications to Chapters 24 and 27, and Sch 24.8 of the PDP. The modifications to provisions included requirements to avoid a linear pattern of built development where that may contribute to a perception of urban sprawl along McDonnell Road from key viewpoints, and a rule restricting the number of residential building platforms located east of the 398masl contour closest to McDonnell Road to two. The default Precinct minimum (6000m ²) and minimum average (1ha) lot sizes apply.
2b	174 McDonnell Road (Hanan and Banco)	[2023] NZEnvC 278 Confirmation of zoning of land as Wakatipu Basin Lifestyle Precinct, subject to specified modifications to Chapters 24 and 27 of the PDP. The modifications to provisions included bespoke setbacks from McDonnell Road and the boundary with the adjacent Arrowtown Retirement Village, and access restrictions. The default Precinct minimum (6000m ²) and minimum average (1ha) lot sizes apply.
3	175 McDonnell Road	RM220254 – Change to condition 1 of RM200620 to vary the toilet block. RM230525 – Change to condition 1 of RM200620 (varied by RM220254) to allow for alterations to a heritage building and the establishment of a toilet block.
4	278 Centennial Avenue	RM230106 – Construct a garage on a site with no registered building platform that encroaches into the boundary of two sites.
5	218 McDonnell Road	RM220893 – Subdivide 216 McDonnell Road into three titles with two new building platforms with associated earthworks, access and landscaping.
6	272 McDonnell Road	RM230372 – Construct a residential unit and detached garage outside of the building platform with associated earthworks, and change consent notice conditions to build outside of the building platform and breach maximum building height.
7	30 Hogans Gully Road	RM230238 – Construct a dwelling inside the building platform, water tanks outside the building platform, and associated earthworks.
8	32 Hogans Gully Road	RM230956 – Construction of a residential unit and residential flat with associated earthworks, access and services, and change to consent notice conditions.
9	34 Hogans Gully Road	RM220518 – Cancel consent notice conditions as they relate to water supply, building visibility, building restriction covenants, and onsite sewerage treatment.
10	60 Hogans Gully Road	RM210883 – Construct a residential unit with associated earthworks.
11	106 Hogans Gully Road	RM240325 – Construct a residential unit with associated earthworks and landscaping.

¹ <https://www.gldc.govt.nz/media/byxjtdbs/2023-nzenvc263-topic-31-feeley-final-decision.pdf>

² <https://www.gldc.govt.nz/media/b0jdaugm/2023-12-21-final-decision-hanan-and-banco-v-gldc.pdf>

Map number	Location	Description of development
12	108 Hogans Gully Road	RM230591 – Undertake 365-night residential visitor accommodation for up to 12 people within the existing residential unit.
13	110 Hogans Gully Road	RM220412 – Construct a residential unit partially outside of a building platform, and a residential flat and storage shed completely outside of a building platform.
14	157 Hogans Gully Road	RM211098 – Variation to RM190776 to include a swimming pool.
		RM230457 – Subdivision consent to allow for a boundary adjustment between 131 and 157 Hogans Gully Road.
15	Hogans Gully Road (Pt Lot 1 DP 18290)	RM220719 – Undertake a five-lot subdivision and establish three building platforms with associated earthworks, access, and landscaping.
		RM240036 – To change condition 10 of RM180497 to enable works to begin before finalisation of the road stopping.
16	Waterfall Park / Ayrburn	ENV-2019-CHC-90 An extension of the Waterfall Park Zone across the Ayrburn Domain part of the site was granted, with an amended Structure Plan, and the addition of a new policy relating to controlling the location and scale of built form to ensure consistency with the heritage buildings within Ayrburn Domain and avoiding adverse visual effects when viewed from Arrowtown-Lake Hayes Road. The balance of the site known as Ayrburn Farm is to be zoned a modified Wakatipu Basin Rural Amenity Zone, with an Ayrburn Structure Plan (with Activity Areas for Residential and Open Space, Tree Protection Areas and Riparian Planting) applying. The modifications to provisions included bespoke rules restricting certain land uses, increased setbacks from Arrowtown-Lake Hayes Road, and subdivision requirements to achieve tree protection and planting and restrictions on certain land uses. The maximum residential density for the Residential Activity Areas is a 6000m ² minimum lot size and 1ha average lot size.
17	338 Arrowtown Lake Hayes Road	RM230326 – Demolish and construct an accessory building on a site containing a historic heritage item.
		RM240548 – Undertake additions and alterations to the historic heritage cottage and to construct two accessory buildings on the site.
18	Hogans Gully Resort Zone	The Hogans Gully Resort Zone purpose is to enable a high-quality golf resort and on-site visitor facilities. The Zone enables the development and ongoing operation of a golf course with a clubhouse, driving range, maintenance facilities, and associated commercial activities, along with visitor accommodation and limited residential activities. The provisions include a maximum number of residential units (31 units) in the zone and unlimited visitor accommodation units, and staging requirements to ensure the golf course and a minimum of 16 visitor accommodation units are constructed prior to the construction of any residential units.
		RM180497 – By way of consent order, an 18-hole golf course with associated clubhouse, driving range, maintenance facilities, residential and visitor accommodation units, and associated earthworks was granted on the site.
		RM190828 – Certificate of compliance to undertake rural activities including planting, grassing, fencing, and irrigating.
		RM221045 – Construct a maintenance compound outside the Hogans Gully Structure Plan with associated buildings, earthworks, and to construct an irrigation pond.
		RM240036 – Change condition 10 of RM180497 to enable earthworks to begin prior to the legal road being stopped.

Map number	Location	Description of development
		RM240625 – Install two water tanks and a pump shed, with associated earthworks and landscaping.
		RM240738 – Undertake a boundary adjustment subdivision of the Hogans Gully Resort Zone.

Notes:

- The above research was undertaken from publicly available documentation on Council's eDocs system. The eDocs research was undertaken on 7 and 8 January 2025.
- Resource consents and Environment Court decisions on rezoning appeals have only been included where the decision was issued post-7 September 2021 – applications that have been lodged but not yet granted have not been included.