

URBAN DESIGN ASSESSMENT

Arrowsouth Properties Limited
Proposed Plan Change



1: INTRODUCTION

This report provides an urban design assessment (UDA) with respect to a Proposed Plan Change (PPC) application to the Queenstown Lakes District Council (QLDC) to provide for a new urban rezoning of land at McDonnell Road, Arrowtown.

This UDA report dated June 2026 is version 2 and responds to the QLDC Request for Further Information (RFI) issued 9 April 2026. Generally, changes to the application have been made (to delete a 300m lot size, confirm the use of a Building Restriction Area on the site and introduce new policies for the site) in response to the RFI, and this UDA is reflective of the newly updated application.

This UDA also provides as a direct response to the Urban Design matters raised in the RFI, specifically the treatment of residential zoned land (future lots) in relation to future anticipated Council reserve land. This is included at Section 2A.4 of this report.

The subject land is currently zoned under the Operative District Plan (ODP) as Arrowtown South Special Zone (ASSZ), and the Proposed District Plan (PDP) Suburban Residential zoning (SRZ) is sought by way of the plan change application. The PPC also seeks to move the existing ODP and PDP Urban Growth Boundary (UGB).

1A] EXISTING SITE DESCRIPTION

The subject area for which the rezoning is sought is legally described as Lots 1-20 and Lots 101-104 DP52579 and Lot 38 DP 20153 (the Site), being approximately 8ha in total area. The site comprises both an area of existing development ('AED'), being residential lots (1-20) accessed off Brodie Avenue, and the land to the south which comprises existing private open space.

The AED in the north-western corner of the site comprises 20 residential lots are on land already zoned for residential activity with these lots created under a subdivision consent - RM161093. The build out of these lots, with stand-alone residential dwellings is nearly complete. As such a small low density residential neighbourhood 'Arrowfields' is established in this northern area of the site, with an associated roading network (Brodie Avenue) providing access from McDonnell Road (t-intersection) before branching north and south and terminating in cul-de-sac heads.

The land within the eastern third of the site is sloping 'escarpment' land which leads up from the Arrowfields dwellings to the edge of Arrowtown residential lots which sit at a higher elevation on Cotter Avenue/Advance Terrace. Through the southern portion of the site, a trail has been established through this slope and provides (non-vehicular) access to the southern end of Advance Terrace and subsequently the wider Arrowtown street network.

Land to the south of the southern cul-de-sac of Brodie Terrace includes an existing stream/wetland, associated planting and a trail, which continues to the southern boundary of the site. Within the south-eastern corner of the site, a rocky outcrop area is evident. This southern area of the site in general (along with the upper escarpment in total) has been the subject of native planting areas as described in the Ecological Assessment prepared by *Natural Solutions for Nature* (NSN), with private open space outside of the escarpment, rocky outcrop and waterway environment, comprising mown pasture grass.

Figure 1 below illustrates the subject site including the residential lot pattern within the north-western quadrant, and the existing open space areas inclusive of the escarpment land along the eastern edge and making up the southern area of the site. The existing alignment of the trails and waterway within the southern part of the site have also been indicated within Figure 1.



Figure 1: Site - existing condition site with trail and stream alignment (base plan QLDC GIS)

As such, the northern quadrant of the site is characterised by existing low density residential housing and roading, while the sloping escarpment area is private open space with planting and trail. The southern portion of the site comprises private open space traversed by the stream and trails extending to the southern boundary.

1B] EXISTING SITE CONTEXT

The subject site is located at the southwestern corner of the established Arrowtown urban area and is adjacent to low density housing on its northern and eastern boundaries, as illustrated in Figure 1 above.

The northern boundary of the site adjoins the pattern of residential lots which are accessed from McDonnell Road on the flatter land at the bottom of the escarpment, whilst the eastern boundary of the site borders residential lots on Cotter Avenue/Advance Terrace which sit at the top of the escarpment (and above the subject site). The western boundary of the site is formed by McDonnell Road, and land to the south is also zoned ASSZ, with private open space areas immediately adjacent to this boundary.

Rough Milne Mitchell (RMM) have prepared a set of useful graphic illustrations within the landscape report, with the site location plan replicated below as *Figure 2* showing the shape and extent of the site, and its position in the wider Arrowtown context.



Figure 2: Site (Red Outline) in wider Arrowtown context (RMM)

Within *Figure 2* the location of the site in relation to the existing pattern of residential lots which makes up the Arrowtown 'new town' can be seen. *Figure 2* illustrates the majority of the Arrowtown urban area south of the historic centre, positioned between McDonnell Road to the west and the Arrow River to the east.

Figure 2 also illustrates the various land use and associated zoning patterns associated with land to the south and west of Arrowtown, including the Arrowtown Golf Course (orange) to the south, and The Hills Golf Course (yellow) and Arrowtown Lifestyle Retirement Village (pink) off McDonnell Road to the south of the site.

The primary roading links to and from Arrowtown, being Arrowtown-Lake Hayes Road & Malaghans Road (meeting at the northern terminus of McDonnell Road) to the north-west, and Centennial Avenue running north-south through the golf course to the east are shown in *Figure 2*.

Finally, *Figure 2* illustrates, by the inclusion of contour lines, the topography within which the Arrowtown urban area has developed. The enclosing topography to the east above the Arrow River and to the north-west Feeley's Hill is evident. In the vicinity of the subject site the escarpment landform which divides the site into sloping and flatter land is depicted.

The associated District Plan zoning (under the PDP) of the Arrowtown area is illustrated below in *Figure 3*, with the following elements recorded in terms of context:

- The Arrowtown urban area, as defined by the existing Urban Growth Boundary (UGB) is bound by natural elements (river and rural zoned land) to the north and east.
- Land to the south-west is dominated by golf course land uses (Millbrook and The Hills) with pockets of Rural Amenity and Lifestyle Precinct zoning. To the south of Arrowtown is a third golf course (Arrowtown Golf Course).
- Urban land use has developed to the direct west and south of the historic core (Arrowtown Town Centre and Residential Historic Management zones).
- The Operative District Plan (ODP) zoned areas (yet to be reviewed into the PDP) are shown in grey, inclusive of the subject site, the remainder of the ASSZ to the south and the Meadow Park Special Zone, located off Manse Road.
- The current UGB (red dash) traverses through the subject site, with the northern portion of the site, and the Arrowfields residences located within the UGB.
- The UGB has recently been extended south around the Tewa Banks development at the south-eastern corner of Arrowtown.

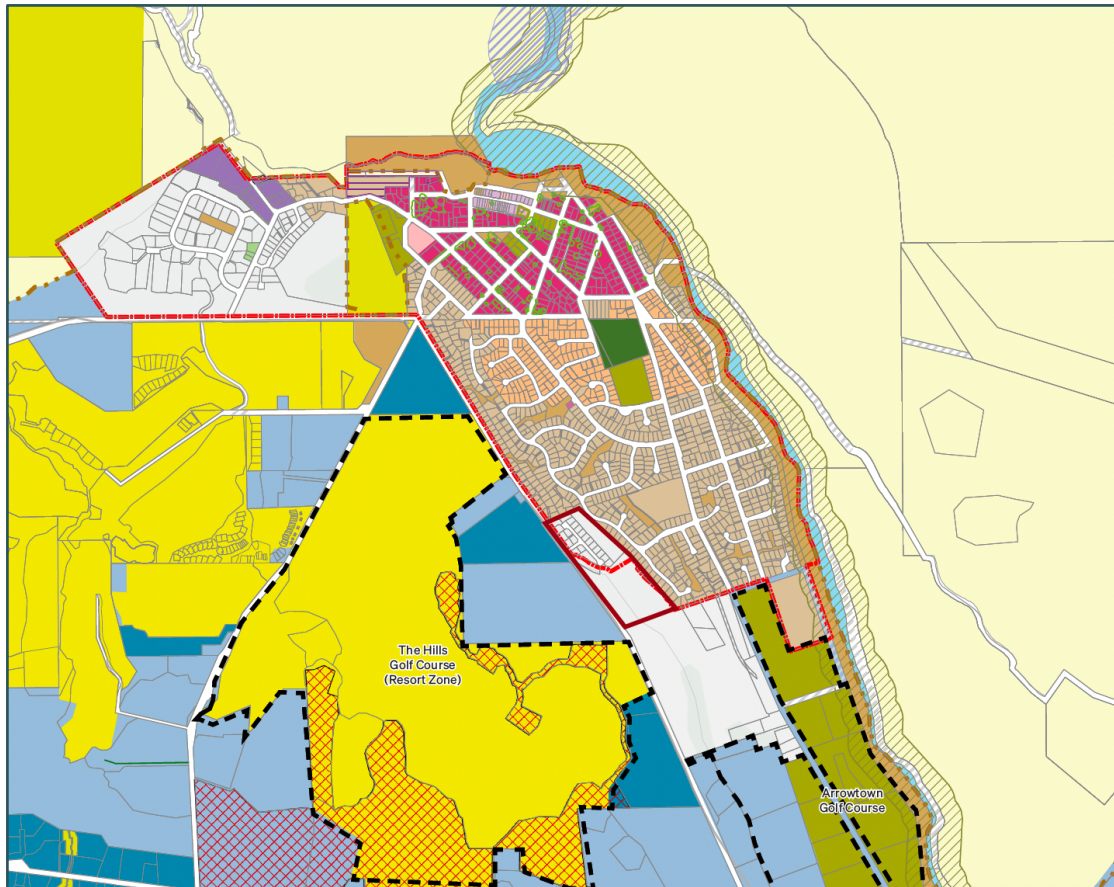


Figure 3: Site (Red Outline) in PDP zoning context (RMM)

Within this context, it can be observed that the urban growth of Arrowtown 'outwards' is relatively constrained by the natural and zoned land use features (topography, river, golf courses). A recent extension of the urban area at Tewa Banks is evident in Figure 3, where the UGB has extended southwards to meet the Arrowtown Golf Course.

1A] PROPOSAL

The PPC seeks to rezone the subject site, utilising the Suburban Residential (SRZ) zoning of the PDP, with an associated adjustment of the UGB to include the entirety of the subject site within the UGB.

The zoning approach also seeks to utilise the existing Building Restriction Area (BRA) overlay of the PDP to restrict built form from sensitive areas of the subject site. Spatially, the proposed outcome for the subject site is illustrated as follows (*Figure 4*):

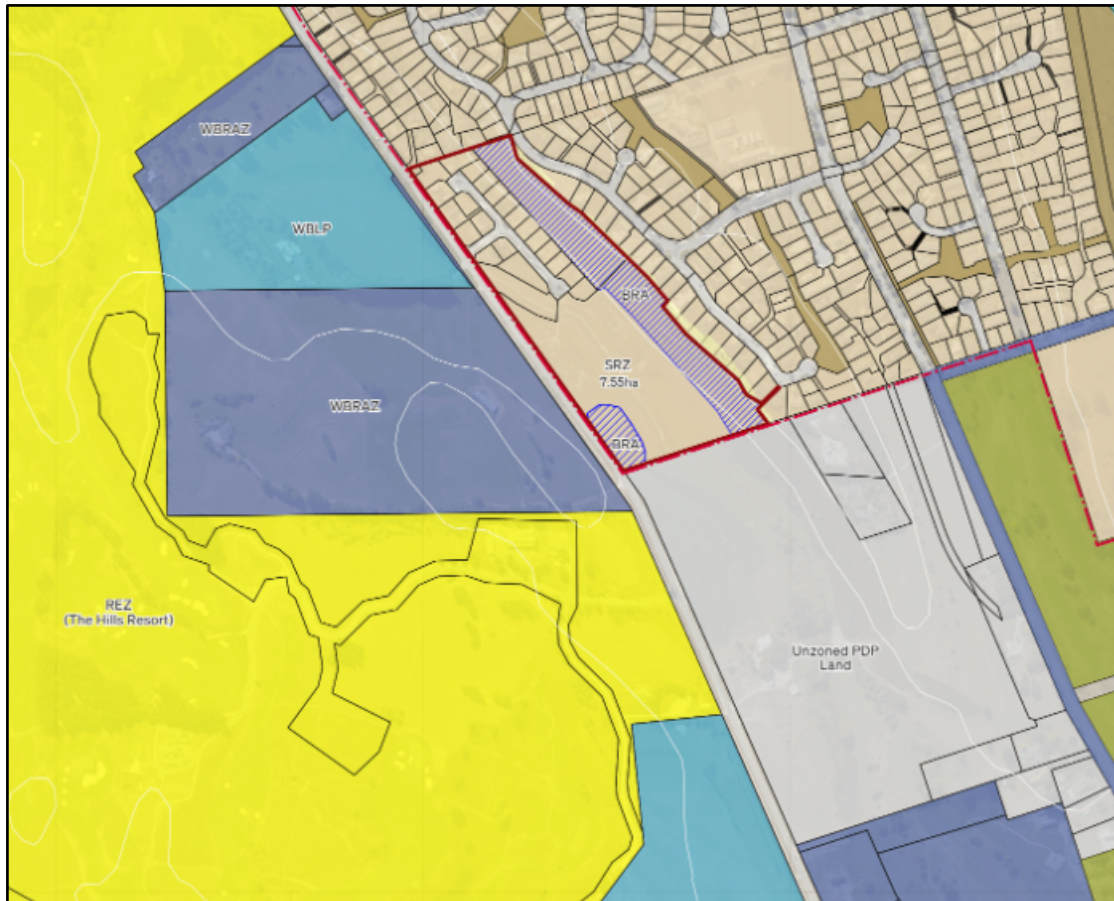


Figure 4: PPC - Proposed PDP zoning (RMM)

Figure 4 illustrates that the subject site, including the AED, is proposed to have a SR zoning, aligned with the zoning of land to the north and east. Two BRAs would be identified, being the entirety of the eastern escarpment within the site (sloping elevated land), and the rocky outcrop area within the south-western corner of the site (landscape feature).

Figure 4 also illustrates the proposed adjusted UGB (red dash) which would subsequently run along the boundaries of the site from 20 Advance Terrace to 2 Brodie Avenue (instead of cutting through the site) to encompass the proposed SR zoned land.

In terms of yield, a spatial analysis by RMM illustrates that considering the existing and proposed constraints on development of the site, an estimated area of 2.34ha would be available for future SR development (in addition to the existing 20 residential lots). This is referred to as the Area of Potential Development ('APD').

In establishing the APD, specific BRA areas are proposed as part of the zoning approach limiting the development of the escarpment and outcrop land. Secondly, the existing stream (and associated planting) will be retained through the site and applicable waterbody setbacks along with land to be vested as reserve will create a riparian and open space corridor in this location, containing the existing lower trails. Roading will

be necessary to provide access to development areas, and the southern extent of the stream is identified as a stormwater reserve space.

Figure 5 below prepared by RMM illustrates these constraints and indicative associated land uses, with the APD areas which contribute to the future residential yield shown in orange - differentiated from the BRA, stormwater and road corridors.



Figure 5: Potential Development Capacity Plan (RMM)

Based on this 2.43ha APD, the PPC includes a Subdivision Concept Plan (SCP) that indicates potential residential lot subdivision scenarios for the APL Land – illustrating the establishment of 44 residential lots at 1:450 m².

It is noted that the SCP is not intended to act as a formal Structure Plan to be included in the PDP for the Site and the APD. Rather, the PPC is a zoning change only, and the SCP is designed to provide guidance from an effects perspective as to the likely and/or potential residential development outcomes for the Site and APD land.

Subsequently, based on the ADP areas and the *Natural Solutions for Nature Limited* ecological reporting on the existing 'Stage 1' planting on the site, RMM have prepared a 'Masterplan' associated with the PPC. This Masterplan (as per the SCP) is not intended to act as a formal Structure Plan, but reflects the existing elements of the site which will be fixed associated with the proposed rezoning, specifically the existing trails and planting, along with proposed extended areas of planting.

The existing Stage 1 escarpment and watercourse planting will be retained, while the existing 4.5m roadside planting strip adjacent McDonnell Road will be extended along the McDonnell Road frontage of the site. The mitigation planting strip is proposed to continue up along the southern boundary to meet the escarpment planting area.

In addition, an indicative roading alignment is shown to illustrate feasibility in terms of providing access into the southern areas of the site, linking the southern cul-de-sac head of Brodie Avenue and McDonnell Road.

The Masterplan, replicated as *Figure 6* below, also shows the contours of the resulting ADP, and illustrates in particular the topographical relationship of the ADP land with existing residential lots above the site on Cotter Avenue / Advance Terrace.



Figure 6: Proposed Masterplan (RMM)

2: ASSESSMENT - URBAN DESIGN

2A] ASSESSMENT

I consider that the proposed PPC and associated residential rezoning is an appropriate and logical response when considering the site in its context.

The subject site currently forms, by way of its existing cadastral boundaries, what I would describe as a 'missing piece' parcel in the context of the Arrowtown urban form. Its infill as urban zoning will align with the existing pattern urban development at this southern corner of Arrowtown.

This is visually well-illustrated in Figures 2 & 3 above, and has been further shown below in *Figure 7*, a diagram illustrating the existing PDP zoning at the southern extent of the township, the western edge formed by McDonnell Road, the existing UGB (red dash) and the proposed amended UGB to follow the external boundaries of the site.

It is noted that the southern edge of the existing Arrowtown zoning has recently been extended to the south in the south-eastern corner - to accommodate the rezoning of former QLDC reserve land - now the residential area of 'Tewa Banks'. This extension means that that the southern UGB boundary has been adjusted in this corner - this does not weaken the logic of including the subject site within the urban area at the southwestern corner.



Figure 7: Diagram – Indicative UGB Proposal & Existing PDP zoning

It is noted that the Arrowtown urban area is relatively constrained in terms of potential areas for growth 'outwards' given existing boundaries adopted and natural barriers, along with associated zoning and open space land uses discussed above in section 1B. The subject site represents an opportunity where new urban zoning can be established without significant adjustment to the existing urban form. Rather, an existing corner 'missing' from the current zoning pattern can be infilled to provide for urban growth.

2A.1 Density & Character

The proposed nature of the rezoning (Suburban Residential) has been considered in this assessment and is supported as an appropriate zoning for the subject site taking into account the context, in particular as subdivision of land in accordance with this zoning will result in a pattern of residential lots that is aligned with the residential areas existing both within the site, and to the north and east.

The SR zone is reasonably flexible in facilitating different housing types/diversity at the time of consent, while maintaining the overall existing lower density character of the surrounds. It is also recorded that the lot size facilitated by the existing PDP provisions (450m²) would be supported in this location from an urban design perspective, with increased density as contemplated by the SR land use provisions a being a positive outcome from an intensification and efficient use of land standpoint.

The PDP zoning framework proposed also allows for the establishment of BRAs - which have been adopted in this case to provide protection over the more sensitive landscape features of the site (escarpment and rocky outcrop), maintaining the overall approach and character of the site established via 'Stage 1'.

In addition, the Masterplan scale decisions that have been made in site planning to establish the ADP, including setting aside land for protection of riparian planting will provide further spatial limitations over the site, which are a successful response to the local character.

2A.2 Connectivity

The suitability of the site for this zoning and anticipated yield has also been considered with regard to connectivity. The site is located at the periphery of the Arrowtown urban area, indicating that it may not be suitable for higher density residential yields, but has the benefit of existing connections (trail links) established via Stage 1, which allow for active transport options to access the services and amenities at the southern end of Arrowtown.

The Transport Assessment prepared by Bartlett Consulting quantifies that residents of the site would have a choice of bus stops located within 15 to 20 minutes walk of the site (1.2km at McDonnell Road and 1.4km at Adamson Drive). While acknowledging that use of the existing trail to Advance Terrace requires traversing the

escarpment topography, this link nonetheless provides a useful link to and from the site for able pedestrians and/or cyclists.

I note that the existing escarpment trail links at the Advance Terrace cul-de-sac head to a Council reserve trail which can provide off road connection to Cotter Avenue at the Arrowtown Primary School. The school is the primary service/amenity within the southern end of Arrowtown (with the Adamson Drive shopping centre and other amenities located 750m-1km north) however active transport options to a primary school are valuable in terms of assisting with reduction in traffic and convenience for families with school age children.



Figure 8: Diagram – Active Transport: Primary School Connections

The existing trail within the lower portion of the site (adjacent to the watercourse) currently provides an amenity for residents of the area however leads only to the southern boundary of the site without continuation. The eventual development of land to the south should provide connectivity for this trail (through to Centennial Avenue is signalled on the ASSZ Structure Plan).

The Transport Assessment concludes that the vehicular traffic that will be generated from the proposed zoning is able to be accommodated in the local roading network, and that the existing pedestrian network can serve and be extended to provide an appropriate and acceptable pedestrian connection to the surrounding local environment, including public transport services. In this respect I consider that the site is suitably connected in an urban design sense.

2A.3 Edges

In terms of the zoning interfaces, it is noted that land to the south is zoned ASSZ with private open space areas (containing indicative trail continuations) located adjacent to the subject site. The PPC proposal would continue to provide the planted watercourse environment and trails (both upper and lower) which link to this site to the south.

Approximately half of the boundary with the site to the south would be unbuilt by virtue of the two BRAs coupled with the proposed stormwater reserve (see Figure 5). Within the central portion of the subject site, the SR zoned land would extend to the southern boundary, the interface here is proposed with a 5m planted buffer strip (Figure 6). The proposed policy framework will work in conjunction with this planted buffer by providing guidance that standard fencing on the boundary of the zone (to the south) is to be avoided.

These approaches are considered to provide an appropriate response to the southern edge of the PPC area which is also proposed as the new UGB location. This edge treatment maintains connections to and would not preclude logical urban development of the land to the south at such time as that might be considered.

McDonnell Road forms the western boundary of the site, and the treatment along the road edge is a proposed continuation of the 4.5m planted buffer strip (continuing from the existing planting strip along McDonnell Road established as part of Stage 1). A new roading intersection is indicated in association with the PPC onto McDonnell Road south of the existing Brodie Avenue entrance, however, this is not a fixed access arrangement to the site. The south-western corner which rises slightly when travelling along McDonnell Road contains the existing rocky outcrop and associated planting subject to a BRA, which maintains this landscape feature and provides a 'soft' transition into the urban zoning when travelling north on the road.

To the north of the subject site, the edge will remain as existing, with the proposed rezoning of existing residential lots having no perceivable impact where residential lots of Stage 1 border residential properties at 109/111 McDonnell Road, and where the proposed BRA will maintain the existing character of the escarpment.

The eastern edge of the site retains the BRA over the existing escarpment topography and planting. Along this boundary, residential lots along Cotter Avenue and Advance Terrace sit above the site, with dwellings oriented to the west providing views out over the site and Wakatipu Basin. The PPC results in the same edge condition (direct boundary with escarpment / BRA and residential zoning below) but introduces residential zoning extending further south and below Advance Terrace.

RMM have prepared a series of cross-sections which illustrate the topographical differences and viewshafts from three points traversing the southern area of the site. The cross-sections illustrate that while a direct line of sight from dwellings at this elevated position is over the subject site, future residential dwellings are

anticipated to be visible in the field of view looking downwards onto the site past the planting within the escarpment area.

The urban forms enabled by a SR zoning are predominantly stand-alone dwellings, likely separated by roading/watercourse as shown on the indicative cross-sections and ADP. This pattern of visible SR development is not out of character with the existing residential form (Arrowfields) already perceivable on the lower topography adjacent McDonnell Road. The proposed PPC arrangement of zoning areas/BRA is considered a suitable design response.

The proposed new location of the UGB along the boundary of the site is considered more logical than the current UGB location and it has benefits in providing for a regular boundary (at both the site, and township scale) encompassing land held in one existing title which already integrates with existing residential development (the AED). Providing for a new UGB boundary as proposed along the southern boundary of the subject site is necessary in conjunction with the proposed PPC – which introduces an urban zoning – and will allow for the irregular ‘missing piece’ of the Arrowtown urban area (see Figure 7) and associated urban infill bringing about the benefits of increased urban land, addressing the identified need for greenfield residential sections.

The position of the UGB as proposed is therefore supported in the current setting, taking into account the zoning proposed by the PPC, demand for greenfield land, and the spatial alignment of the resulting urban form. The southern edge of the Arrowtown UGB would remain able to be reviewed for longer-term spatial outcomes as provided for in the PDP (relevant Objectives and Policies discussed below).

2A.4 Internal Edges

The QLDC RFI has requested information on the interface between lots which back onto the proposed riparian corridor, in particular how CPTED principles have been integrated and applied along the northern and southern edges of the waterway.

Noting that the ultimate layout and resulting edges between the proposed riparian corridor and residential lots under a SR zoning will be established through a subdivision consent process (e.g. establishing the location and design of residential lots, associated road reserves or other Council reserves to contain the existing riparian corridor) it is considered that the consent process, in conjunction with the newly proposed Policy framework in the PPC, coupled with the controls existing in the SRZ will be successful in ensuring appropriate outcomes in terms of these internal edges.

By way of the subdivision consent process, it is anticipated that the boundaries of residential lots with any Council reserve land will be subject to a fencing control which limits fencing of residential boundaries to 1.2m

in height. This will be sufficient to avoid any CPTED concerns in relation to the interface between residential lots and the riparian corridor and is successfully utilised as a standard approach by QLDC Parks for this reason.

As an existing and standard approach in the QLDC subdivision process there is no reason to consider that this fencing control would not be applied through the process to subdivide zoned land for the creation of any reserve boundary which adjoins residential lots.

However, to provide additional guidance in this respect and emphasise the expectation of this outcome, a new policy is proposed for the PPC as follows:

27.X.X.X *Avoid private fencing over 1.2m on boundaries of residential lots that adjoin a Council reserve containing a waterbody, the southern boundary of the zone and for any residential lot boundaries that adjoin a legal road.*

This will provide a suitable (and directive) reminder at subdivision stage as to the outcomes anticipated for these internal edges with the riparian corridor.

Finally, with regard to existing controls within the SRZ that will apply to control the relationship of built form along the riparian corridor interface, it is noted that standard 7.5.11 is in place and requires a setback of buildings from waterbodies (of 7m). This provides an additional setback from the standard boundary setback for buildings from a residential lot boundary and will assist to avoid building dominance.

It is useful to note that this standard applies from the waterbody itself. As such, notwithstanding the configuration of any residential lot boundary, a buffer of 7m each side is provided from the water body. Standard 25.5.19.1 of Chapter 25 also applies and similarly controls earthworks within 10m of a water body.

These provisions will enable a suitable urban design outcome when considering the internal edges of the built form development anticipated within the PPC under the SR zoning.

2B] Proposed District Plan Provisions

2B.1 Strategic Objectives and Policies

The PDP Chapter 3 provisions have been reviewed as they relate to Urban Design and are addressed as follows:

PDP Chapter 3 Strategic Objectives & Policies		
SO 3.2.2 Urban growth is managed in a strategic and integrated manner		The proposal is considered to represent managed urban growth where the PPC approach allows for strategic consideration and where the design is integrated with the adjacent existing urban form.
3.2.2.1	Urban Development occurs in a logical manner so as to - promote a compact, well designed and integrated urban form; - build on historical urban settlement patterns; - achieve a built environment that provides desirable, healthy and safe places to live, work and play; - minimise the natural hazard risk, taking into account the predicted effects of climate change; - protect the District's rural landscapes from sporadic and sprawling urban development; - ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in. - contain a high-quality network of open spaces and community facilities; and - be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure	I consider that the proposed urban development area is logical for an extension of the Arrowtown urban form. The proposed zoning area is well designed, incorporating existing trails, landscape sensitive areas, watercourse and providing integration. The PPC will build on the existing urban settlement pattern at the southern end of Arrowtown and will not represent any large extension beyond this pattern. The proposal will not represent sporadic (unconnected) or sprawling urban development, and its location allows integration with existing infrastructure. Given the connectivity available along with natural features of the site, the outcome for future residents will be a desirable, healthy and safe place to live. The PPC will provide for SR land which provides a potential mix of housing opportunities (residential flats, detached dwellings or townhouses). The provision of zoned land available in Arrowtown will have a small contribution to access to housing not otherwise currently readily available. I consider the network of open spaces that will be retained and protected within the PPC area will be high-quality.

3.2.3.2	Built form integrates well with its surrounding urban environment	The proposed zoning (SR) will mean that the resulting built form will integrate well with its surrounding urban environment, with this same zoning located to the north and east of the site, at its urban edges.
SP 3.3.14	Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including ...Arrowtown)	An UGB is in place, and it is proposed that as part of the PPC that the UGB is adjusted to incorporate the proposed urban zoning. This will ensure that the UGB continues to encapsulate the urban areas of Arrowtown.
SP 3.3.15	Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs	As the policy seeks to avoid urban development outside of UGBs it is necessary that the UGB be also addressed to align with any urban zoning facilitated in a comprehensive approach to the PPC. The relevant District Plan policies for consideration of movement of the UGB in Chapter 4 are addressed below.
SO 3.2.4 The distinctive natural environments and ecosystems of the District are protected		The PPC approach is considered to be aligned with this Strategic Objective where existing native planting, enhancement of the watercourse and associated ecosystem improvements are features of the PPC spatial form including BRA areas.
3.2.4.3	The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development	The spatial planning for the zoning as proposed provides for the retention of the existing native planting along the margins of the watercourse on the site
3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced	The existing approach to enhancing the watercourse/wetland area on the site will be continued with the design of the PPC.
3.2.4.5	Public access to the natural environment is maintained or enhanced	The retention of existing trails within the site includes the trail providing public access along the watercourse corridor which will continue the ability for public to access alongside this small feature.

2B.2 Urban Development Objectives and Policies

The Chapter 4 provisions of the PDP with regard to urban design are addressed as follows:

PDP Chapter 4 - Urban Development Objectives and Policies		
4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges		It is recognised that UGBs are a tool promoted by the PDP to manage the growth of urban areas seeking distinct and defensible urban edges, and that an Arrowsmith UGB is currently in place which does not include the (entirety of the) subject site. Subsequently, the PPC proposal seeks in conjunction with new urban zoning, to move the UGB to encompass the site. The movement of UGBs to provide for future growth / urban areas is contemplated within the PDP provisions, with specific policies below providing guidance on considerations for moving an UGB, addressed below:
4.2.1.1	Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements	
4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries	
4.2.1.7	Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4)	
4.2.1.2	Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements	
4.2.1.4	Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with	The proposal is considered to represent appropriate urban development (Policy 4.2.1.4 is addressed below). With regard to changing community needs it is noted that while housing supply continues to be constrained in Arrowsmith, the PPC will enable appropriate urban development to contribute to the demand for LDSR housing options. The PPC aligns with this guidance policy given that it is land directly adjacent to the existing Arrowsmith urban area to both the northern and eastern boundaries (e.g. it is a corner shape to the existing urban zoning). Adjusting the UGB to encompass the site will give effect to this policy, by providing for feasible (and reasonably expected to be

	a) the anticipated medium-term demand for housing and business land within the District assuming a mix of housing densities and form b) ensuring the ongoing availability of a competitive land supply for urban purposes c) the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth d) the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities e) a compact and efficient urban form f) avoiding sporadic urban development in rural areas g) minimising the loss of the productive potential and soil resource of rural land; and h) a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity	realised) development capacity and the opportunity for urban development. The provision of this land within the UGB will contribute to the anticipated medium-term demand for housing, in particular the identified shortfall for greenfield detached dwellings in the District¹. The PCC will provide available land supply to assist competitiveness in the market, where the 2025 Housing & Business Capacity Assessment reports that Arrowtown has insufficient predicted supply to meet demand for reasonably expected to be realised dwellings in the medium term². While the design of the PPC recognises existing constraints of the site in terms of topography and landscape elements, land within the UGB as proposed is not undesirably limited, is able to efficiently utilise existing infrastructure and can contribute to residential growth. As above, it is considered that given the location of the proposed UGB, a compact and efficient urban form will result, and the UGB will not facilitate any sporadic urban development, rather a logical urban corner shape. The existing nature of the site including its topography, watercourse and planting will mean that there is no significant loss in terms of productive potential.
4.2.1.5	When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes	The proposed UGB to encompass the site will have no impact on any Outstanding Natural Feature or Landscape.

¹ Queenstown Lakes District Housing and Business Capacity Assessment 2025 (M.E Consulting)

² Table 11-4 Queenstown Lakes District Housing and Business Capacity Assessment 2025 (M.E Consulting)

4.2.1.6	When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes	The proposed UGB to encompass the site will be located in a position such that no open rural landscape, including views to any rural landscapes will be significantly affected.
4.2.2	A compact, integrated and well-designed urban form within the Urban Growth Boundaries that: - is coordinated with the efficient provision, use and operation of infrastructure and services; and - is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities	The urban form that is to be facilitated by the PPC is well-designed. The urban zoning will integrate with the existing Arrowfields residential area and will be able to achieve efficient adoption of existing infrastructure. This addition to the UGB is considered to be compact in nature and will have no impact on the Queenstown Airport.
4.2.2.2	Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to - its topography; - its ecological, heritage, cultural or landscape significance if any; - any risk of natural hazards, taking into account the effects of climate change; - connectivity and integration with existing urban development; - convenient linkages with public transport; - the need to provide a mix of housing densities and forms within a compact and integrated urban environment; - the level of existing and future amenity that is sought (including consideration of any identified special character areas); - the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure; - the need to provide open spaces and community facilities that are located and designed to be safe,	The proposed zoning within the UGB is a single SR zone, with associated BRA overlays. This zoning approach is considered appropriate as; - In utilising the BRA overlays it recognises the topography and landscape values of the site. - It provides integration with the existing character and scale of urban form to the north and east of the site, along with connectivity to these areas. - Linkages are available to public transport. - The SR zone can provide a mix of housing densities taking into account residential flats, detached or attached models while maintaining a suburban character. - This zoning and the associated BRAs will provide for high levels of future amenity and facilitate open spaces that are accessible for the community.

	desirable and accessible; j. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and k. the need to locate emergency services at strategic locations	- No commercial or industrial zoning is proposed and there is no identified need for emergency services zoning.
4.2.2.12	Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan web mapping application that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas	The proposed adjustment to the UGB is considered to meet this policy where it will continue to uphold the existing urban character of Arrowtown through density, retention of landscape elements and integration with the existing urban form pattern that extends along McDonnell Road. The proposal will not represent urban sprawl given its location in this corner of the existing urban form of Arrowtown and does not extend to any adjacent rural zones.
4.2.2.19	Ensure that development within the Arrowtown Urban Growth Boundary provides: a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016; b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary; c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;	Development within the proposed PPC area will be subject to the same scale, density and layout controls as all existing SR zoned land in Arrowtown, including guidance in the planning process where necessary to the Arrowtown Design Guidelines, if applicable post UIV. Existing controls including those within the SR zone, the subdivision chapter and associated design guideline will provide an appropriate framework to achieve a sympathetic development form. The proposed incorporation of the BRA areas and existing watercourse planting spaces is considered to facilitate a layout and character that is aligned with the 'low scale' encouraged by the Design Guidelines (if applicable in the future).

	d. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.	The proposal is not in proximity to the town centre of Arrowtown and does not propose MDR zoning. It is considered that the PPC will provide for a designed urban edge, the southern boundary of the site will be signalled by the rocky outcrop landscape feature on McDonnell Road. Planting and the natural topography and elements of this corner of the site can assist to signalling a gateway and provide some containment of the town within this landscape. The location of the site means that it has no intrusion into or impact on Rural zoned land or the open space pattern created by the Golf Courses (to the southeast and on the opposite side of McDonnell Road.
4.2.2.3	Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area	The PPC will enable an increased density of well-designed residential development over the subject site. While located at the southern end of Arrowtown, there has been assessed to be sufficient proximity to public transport routes, active transport connections, and access to education and community facilities. The PPC is considered to respond to the character of the site, McDonnell Road and the open space features of the site.
4.2.2.4	Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks	The assessment has identified that the urban development facilitated by the PPC will retain existing connections. The active transport link to the east, along with the recreational amenity provided within the site by trails will be maintained.

2D] National Policy Statement on Urban Development 2020

I consider that the National Policy Statement on Urban Development 2020 (NPS-UD) provides higher order policy support for the PPC. Objective 1 of the NPS-UD is that New Zealand has well-functioning urban

environments that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.

Policy 1 provides guidance to this goal of well-functioning urban environments, in seeking that planning decisions contribute to urban environments that as a minimum;

- (a) have or enable a variety of homes that:*
 - (i) meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) enable Māori to express their cultural traditions and norms; and*
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

The PPC proposed will enable the establishment of approximately 44 new lots/homes which are very likely to meet the needs of future households which seek suburban residential (greenfield) housing options in Arrowtown, and with access to active transport and small local natural spaces.

Clause (d) of Policy 1 expresses the same intent as Objective 2 of the NPS-UD, being that planning decisions improving housing affordability by supporting competitive land and development markets. This will be achieved by the PPC through supply of SRZ greenfields land, where supply of this product is identified as being at a shortfall in the short, medium and long term in Arrowtown³

With regard to Objective 3, the proposed change to the District Plan as represented by the PPC will enable more people to live in this area of Arrowtown. While the existing Arrowtown urban area does not have high levels of employment opportunities, transport options including public transport are available to the wider district, and there remains high demand for housing in Arrowtown.

Objective 4 and associated Policy 6 guide decision-making in regard to considering change that will occur to existing urban environments and existing amenity values over time. Particular regard is directed to the benefits of urban development, and the contribution that will be made to providing for development capacity. While the proposed supply of housing facilitated by the PPC is relatively small in scale in the District Wide catchment, in the Arrowtown context of an otherwise available yield of approximately 102 plan enabled dwellings (August 2025)⁴, it is considered to have a reasonable contribution to development capacity.

Objective 6 is that decisions on urban development are integrated with infrastructure planning and funding, strategic over the medium and long term and responsive, particularly in relation to proposals that would supply significant capacity. As above, the PPC can be seen to provide significant capacity in the Arrowtown

³ Tables 11-2, 11-4 and 11-5 Queenstown Lakes District Housing and Business Capacity Assessment 2025 (M.E Consulting)

⁴ Table 12-7 Queenstown Lakes District Housing and Business Capacity Assessment 2025 (M.E Consulting)

context where supply of greenfields residential supply is constrained (and will be insufficient to meet demand in the medium or long term)⁵. Consideration of Policy 3 indicates that providing for the PPC will contribute to the obligation to provide 'at least' sufficient development capacity.

Policy 8 seeks that local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments even if the capacity is unanticipated with RMA planning documents.

In this case the PPC area is partially outside of the UGB as per the current RMA planning documents, however I consider that its re-zoning (and associated UGB alignment) would contribute to a well-functioning urban environment. In the context of the District the PPC would not add significantly to development capacity however it can be considered significant in the Arrowtown context.

For these reasons it is considered that the NPS provides strong policy support and directs responsiveness to granting the rezoning sought by the PPC.

3: CONCLUSION

It is considered that the proposed Plan Change comprising rezoning of the subject site to the PDP Suburban Residential Zone and associated adjustment of the Arrowtown Urban Growth Boundary is a suitable urban design response to this parcel of land. The site forms a corner of the existing urban zoning at the south of Arrowtown and its inclusion within the UGB with an associated SRZ that accords to adjacent zoning will result in a logical and compact urban form.

The SR zoning of the site and associated BRA overlays with retention of the existing 'Stage 1' trail network and planting areas will provide for a high amenity framework for future residential development of the site.

The PPC is considered to suitably align with the relevant strategic provisions of the PDP and those within Chapter 4 which guide consideration of new urban growth areas and adjustment of the Arrowtown UGB, and the NPS-UD provides higher order policy support for the PPC.

Prepared for: Arrowsouth Properties Ltd

Prepared by:



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Paula Costello

Urban Designer BRS(Hons) MUDD

⁵ Tables 11-2, 11-4 and 11-5 Queenstown Lakes District Housing and Business Capacity Assessment 2025 (M.E Consulting)