

**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 Stage 3 Proposed  
District Plan

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**SECTION 42A REPORT OF EMMA JANE TURNER  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL  
ARTHURS POINT NORTH REZONING – PROVISIONS AND MAPPING  
18 March 2020**

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## 1. PROFESSIONAL DETAILS

- 1.1 My full name is Emma Jane Turner. I hold the position of Policy Planner at Queenstown Lakes District Council (**the Council or QLDC**). I have been in this position since November 2017.
- 1.2 I hold a Bachelor of Science in Geology and Geography and Master of Planning from the University of Otago. I am currently a Student member of the New Zealand Planning Institute.
- 1.3 Prior to this I was employed on a part time basis with Dunedin City Council as an Intern in the City Development team from June 2016.
- 1.4 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

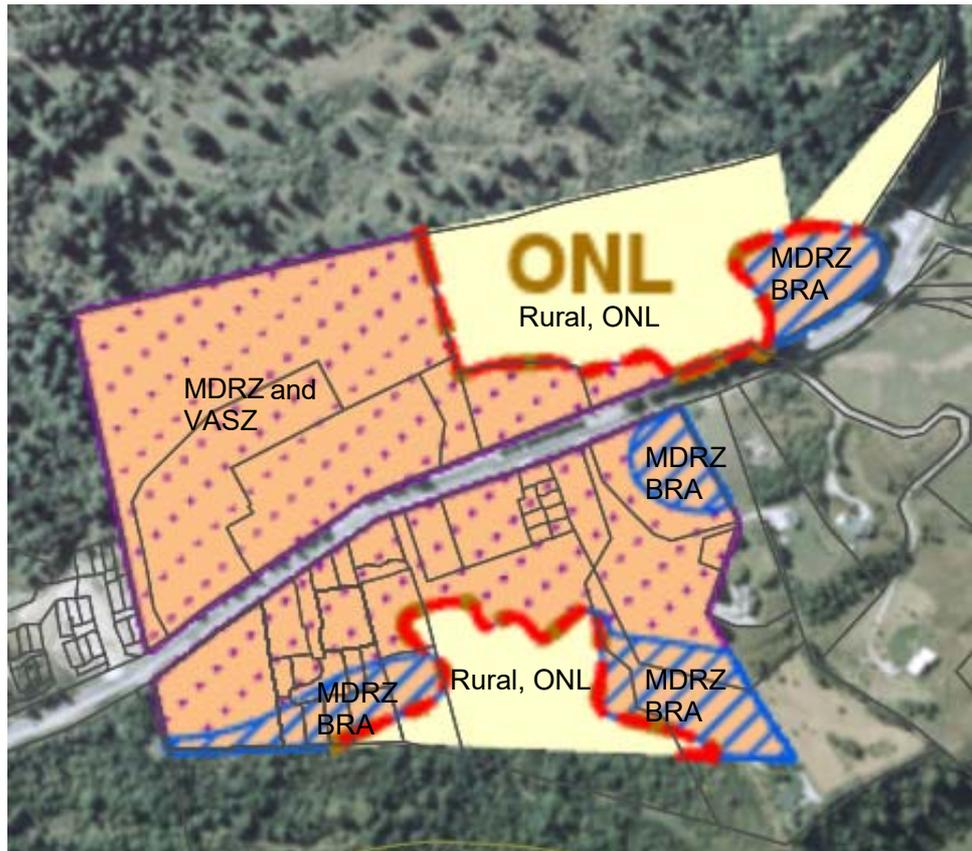
## 2. INTRODUCTION

- 2.1 In this section 42A report, I provide recommendations to the Hearings Panel on the submissions and further submissions received on the Arthurs Point North Zoning<sup>1</sup> notified as part of Stage 3b of the Proposed District Plan (**PDP**). The notified map and section 32 analysis<sup>2</sup> recommended rezoning this area mostly as Medium Density Residential zone (**MDRZ**) with a Visitor Accommodation Subzone (**VASZ**) or Building Restriction Area (**BRA**) overlay, and application of Rural Zone Outstanding Natural Landscape (**ONL**) over the remainder (**Figure 1**). The provisions of the MDRZ were notified as part of Stage 1 of the PDP and are (with the exception of the provisions related to visitor accommodation) beyond appeal in regard to Stages 1 and 2.
- 2.2 The extent of notification was, therefore, zones and annotations on the plan maps, rather than any PDP text.

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1 Described in S32 at paragraphs 3.3-3.5, rezoning options set out at paragraphs 3.14-3.20.

2 Chapter 46 Rural Visitor Zone Section 32 evaluation: <https://www.qldc.govt.nz/media/5vkatfhu/pdp-s32-chapter-46-rural-visitor-zone-2019.pdf>



**Figure 1: Notified PDP Zoning of Arthurs Point North as part of 3b of the Proposed District Plan. Snip taken 02/03/2020**

**2.3** A total of 13 submission points and 119 further submission points were received on these provisions. I have grouped my analysis of these submissions into topics as follows:

- (a) Topic 1: Landscape and Building Restriction Areas;
- (b) Topic 2: Rezoning's;
- (c) Topic 3: HDRZ – Amenity and Urban Design Provisions;
- (d) Topic 4: MDRZ Provision requests; and
- (e) Topic 5: General.

**2.4** The specific submissions addressed in each topic grouping are identified in the relevant sections of the report.

**2.5** For each topic, I summarise the key issue(s) and relief sought in the submissions, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and evaluate the

appropriateness, including costs and benefits, of the requested changes in terms of s32AA of the RMA.

**2.6** When assessing the submissions, I refer to and rely on the evidence of:

(a) Ms Helen Mellsop, Landscape Architect.

**2.7** The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:

- (a) Chapter 46 Rural Visitor Zone Section 32 evaluation (**S32**);
- (b) Queenstown Lakes Proposed District Plan Stage 1 & 2 Decision Version (**PDP**), as attached to Mr Barr's Strategic Evidence;
- (c) Mr Barr's Stage 3 Strategic Evidence (**Strategic Evidence**); and
- (d) The various versions of the Otago RPS as described in Mr Barr's Strategic Evidence.

**2.8** Changes I recommend to the High Density Residential Zone (**HDRZ**) provisions in response to submissions and further submissions are included in **Appendix 1**. These changes would apply to the Arthurs Point North HDRZ only. Changes I recommend to the maps are shown within the S42a report. My recommendations for accepting or rejecting submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions. My recommendation for accepting or declining further submissions, will stand or fall with the primary submission.

### **3. TOPIC 1: LANDSCAPE AND BUILDING RESTRICTION AREAS**

**3.1** Outstanding Natural Landscapes (**ONLs**) boundaries and Building Restriction Areas (**BRAs**) were issues raised in a number of submissions<sup>3</sup>. Submissions ranged in scope from general submissions requesting that the ONL boundary should be refined and adjusted<sup>4</sup>, proposed amendments to the ONL<sup>5</sup> to site specific requests for removal of building restriction areas generally and for particular sites.

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3 31004, 31017, 31026, 31038 and 31041.

4 31004

5 31041

**3.2** None of the submissions seeking the relocation of the ONL boundary are accompanied by landscape assessments. In the absence of such assessments Ms Mellsop has provided a high level assessment of the requests in the submissions in her evidence and confirms her opinion that:

- (a) The notified ONL boundaries are appropriately located;
- (b) Dense development of a scale similar to the existing multi-storey development could be absorbed within the terrace area that is identified as having low landscape sensitivity;
- (c) Removal of the BRA at 201 Arthurs Point Road could have a high level of adverse effect on the landscape values and visual amenity of the surrounding ONL;
- (d) The majority of the areas covered by other notified BRAs could absorb sensitively designed development, subject to controls on building height, coverage, external appearance, and landscaping;
- (e) A revised BRA extent is recommended in the south-eastern corner of the Stage 3b rezoning area

**3.3** I rely on Ms Helen Mellsop's landscape report and evidence to inform my view on the appropriate location for the ONL boundary and the level of development that is appropriate for the landscape context. The notified ONL boundaries for Arthur's Point have been determined as a further iteration of the boundaries determined through decisions on zones and mapping annotations in Stage One. As noted in the s32a report, there is deviation from Ms Mellsop's report recommendations in the consideration of 155 Arthurs Point Road (Lot 3 DP 331294) and a small adjacent property to the east due to a resource consent being granted for an urban style subdivision in an area identified by Ms Mellsop as having high landscape sensitivity. The submission from Totally Tourism<sup>6</sup> supports the Rural ONL zoning as notified which is recommended to be accepted.

**3.4** The notified ONL boundaries have been specifically notified in conjunction with the notified urban zones and what is called 'Arthurs Point North' in this report, and the Rural Zones, in Stage 3b of the PDP (as part of the review of the ODP Rural Visitor Zone in this area). The purpose or scope of Stage 3b of the PDP is not to revisit the location of the ONL at Arthurs Point, nor generally.

- 3.5** The submission of Arthurs Point Outstanding Natural Landscape Society Inc. (**APONLS**)<sup>7</sup> raises a number of broad points related to landscape management in the wider area of Arthurs Point, particularly in relation to the ONL boundary and land use adjacent to the ONL boundary. As far as the APONLS submission points relate directly to the urban and rural zones notified in Stage 3b, I consider they are within scope and should be considered. However, where APONLS seek relief and changes to the ONL boundary over land that was not notified as part of Stage 3b, I consider this is outside the scope of Stage 3b. The ONL boundary that APONLS seek to revisit, has been subject to Stage 1 decisions, and subsequent Environment Court proceedings.
- 3.6** Below, I consider only the parts of their submission that is 'on' the ONL as notified in Stage 3b.
- 3.7** Robert Stewart<sup>8</sup> requests that Lot 1 DP 515200 (**Lot 1**)<sup>9</sup> be excluded from the ONL. The submitter does not provide landscape evidence supporting the proposed amendment to the ONL. Robert Stewart note that the location was determined through Stage 1 decisions of the PDP. In Stage 1 the boundary at Arthurs Point North was placed where the edge of the ODP RVZ zone was, because the Arthurs Point North area was not notified with a zone on the plan maps. This has been revisited in Stage 3b as part of the review of the ODP RVZ at Arthurs Point North.
- 3.8** I rely on Ms Mellsop's evidence for my recommendation on the most appropriate ONL boundary location to protect the values of the ONL. I consider that the notified location of the ONL is the most appropriate to manage effects of built development on landscape values.
- 3.9** APONLS seek to amend the ONL boundary and UGB locations to protect the ONL. The submitter shows their proposed location for the ONL in Figure 2 of their submission (reproduced in this report as Figure 2). As can be seen the APONLS submission as to the ONL (and UGB) boundary go well beyond the scope of the notified ONL/UGB, to incorporate the entire Arthurs Point area, which were subject to review and zoning in Stage 1. As mentioned, some parts are also subject to separate Environment Court litigation, which APONLS has

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7 31041

8 31038

9 Property in the north eastern corner of the notified map with Rural Zone and MDRZ with BRA over part with heritage building

been a party too. As discussed above in para. 3.2 I rely on Ms Mellsop's evidence for my recommendation of the most appropriate location for the ONL boundary for the part that is within scope of Stage 3b.

**3.10** I consider that the notified location of the ONL boundary at Arthurs Point North will adequately protect the landscape values at Arthurs Point North while allowing the already consented lots to be effectively utilised for urban development which would otherwise result in economic and social impacts for landowners.



**Figure 2: Location of ONL boundaries as proposed by Arthurs Point Outstanding Natural Landscape Incorporated (Figure 2 of their submission).**

**3.11** APONLS requests that MDRZ is not adjacent to ONL boundaries. I consider that a MDRZ adjacent to the ONL is appropriate in an alpine village such as Arthurs Point North and is not inconsistent with the zoning approach outlined in the Strategic Evidence and through Stages 1 and 2 of the PDP. I also note there are a number of occurrences where MDRZ and HDRZ are adjacent to an ONL boundary such as Kelvin Heights and Queenstown Hill.

**3.12** The PDP strategic objectives and policies do not explicitly direct development on the urban side of ONL boundary to be of a particular type or scale. The environment of Arthurs Point North is an alpine village environment where the most efficient use of flat developable land is through higher densities for a compact urban form. Having higher densities reduces the impact that low density urban sprawl can have on the surrounding landscapes. I consider that having an appropriately located core of high density development in Arthurs Point North better achieves the objective of having urban growth occurring in a logical manner that protects the District’s rural landscapes from sporadic and sprawling development<sup>10</sup>.

**3.13** I also consider that the standards, matters of discretion and the Residential Zone Design Guide (**Design Guide**) that would apply to any HDRZ or MDRZ land will be suitable to address APONLPS concerns. The submitter has provided no suggested amendments through their submission<sup>11</sup> as to what they consider “appropriate controls” are other than making building in a BRA a prohibited activity<sup>12</sup>. I consider a non-complying activity status to be appropriate for buildings within the BRA. Applications can then be assessed through the resource consent process. Although I accept that development should not expect to get consent within a BRA I do not accept that there are no circumstances in which an application for consent in the BRA, however minor, should not be allowed to be considered.

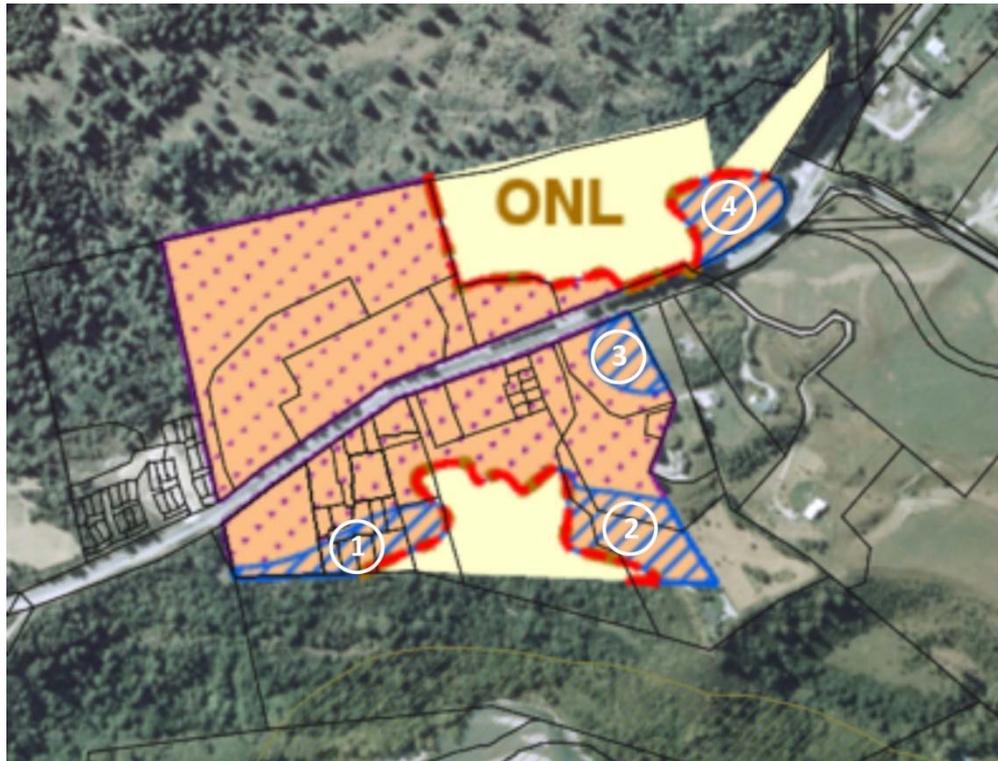
**3.14** Four BRAs were notified on areas identified in Ms Mellsop’s landscape report as having moderate landscape sensitivity. In Figure 1 (reproduced in this report as Figure 3) of Ms Mellsop’s evidence she numbers the BRAs, I refer to BRAs using the same numbering.

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10 PDP S.O 3.2.2.1. e.

11 31041.2.

12 Submission called these “no build areas” which I consider is a confusion with the BRA as “no build areas” are not a management method used in the PDP.



**Figure 3: Notified plan map annotated with numbering for each BRA as identified as Figure 1 of Ms Mellso's evidence.**

## **BRA 1**

**3.15** Matt and Yuko Baumfield<sup>13</sup> request for BRA 1 to be removed from their property at 7 Powder Terrace. The evidence of Ms Mellso recommends that BRA 1 near Powder Terrace could be removed to allow for appropriately designed buildings. The existing smaller lots makes this area more urbanised, so in my opinion having a non-complying activity status for buildings for already established lots and a non-complying activity status for Visitor Accommodation seems overly onerous. I consider it would either result in unwarranted negative economic effects on those land owners or be a threat to the integrity of the PDP. I consider that in this case, the removal of BRA 1 from this site will not have significant effects on the landscape (if the zoning also remains MDRZ) while allowing owners to provide for their economic and social wellbeing<sup>14</sup>. I understand that the purpose of the BRA is to protect the landscape<sup>15</sup> from significant impacts development can have on landscape values but based on Ms Mellso's

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13 31017

14 Interim decisions S.O 3.2.6

15 Interim decision S.O 3.2.4, 3.2.5

evidence and the existing small lots I do not consider this is necessary in this location.

## **BRA 2**

- 3.16** The submission of Totally Tourism<sup>16</sup> request that the notified BRAs be confirmed and BRA 2 be extended over Lot 3 DP 376799 and Lot 1 DP 20925. While the submitter supports the BRAs, it is for different reasons to landscape. The submitter notes that they have private arrangements with neighbouring properties to protect their activity. I consider this a civil matter best dealt with privately by the relevant parties.
- 3.17** Arthurs Point Land Trustee Limited<sup>17</sup> request that BRA 2 is amended to more accurately reflect the terrace edge.
- 3.18** I rely on Ms Mellsop's recommendation in her EiC for my recommendation on an appropriate amendment to BRA 2 to protect the landscape values. I recommend that BRA 2 is amended as per Ms Mellsop's evidence and recommend the submissions are rejected and accepted accordingly.

### *A Stage 1 BRA not notified in Stage 3 or 3b*

- 3.19** Arthurs Point Land Trustee Limited also requests that the Stage 1 BRA on the balance of the property is amended. The Stage 1 BRA is not shown in Figure 1 above. It was determined as part of Stage 1 of the PDP and was not notified as part of Stage 3b. It is also located over land not notified in Stage 3 or 3b. I consider this part of the request is out of scope.

## **BRA 4**

- 3.20** Robert Stewart<sup>18</sup> requests the deletion of BRA 4 over a small area of Lot 1. While the submitter seeks that the BRA is removed, Ms Mellsop's evidence is that the level of development this would enable would be inappropriate for this site from a landscape point of view. With the BRA on the portion of the site the activity status is NC for new buildings. The site already has existing built form so the notified BRA prevents further built development on the site to protect effects on the landscape. As this portion of the site also contains a heritage

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16 31026  
17 31042  
18 31038

building I consider the BRA has a dual purpose of also protecting the heritage values of the building<sup>19</sup>. Having the BRA does not limit other activities on the site, or the use of the existing building. I recommend that the BRA on Lot 1 remains as notified

**3.21** APONLS seek amendment to the notified BRAs. The submitter shows their proposed location in Figure 1 of their submission (reproduced in this report as Figure 4). Part of the area that the submitter seeks to have the BRA applied to is considered out of scope as it was determined through Stage 1 of the PDP and not re-notified as part of Stage 3b of the review. The areas proposed for extension of the BRAs cover Rural Zoned land. I consider the Rural Zone and ONL classification provides sufficient provisions to protect the landscape from inappropriate development and therefore do not require the BRAs to be extended. Otherwise as far as the submission point is on Stage 3b and the notified BRAs, I refer to other parts of the evidence where changes are requested to their boundaries and Ms Mellsop's evidence.



**Figure 4: Extension of building restriction areas as proposed by Arthurs Point Outstanding Natural Landscape Society Incorporated (Figure 1 of their submission).**

**3.22** I recommend the ONL boundary and UGB remains in the location notified, and that it is appropriate to have MDRZ adjoining an ONL boundary at Arthurs Point

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19 PDP S.O. 3.2.3.1

North. I recommend the BRAs are amended as per Ms Mellsop's evidence and that the submissions be accepted and rejected accordingly.

#### 4. TOPIC 2: REZONING

- 4.1** My recommendations on requests to rezone land at Arthurs Point North are based on the approach set out in *Part B -Approach to Requests to Rezone Land* outlined in Mr Barr's Strategic Evidence including the Rezoning Assessment Principles.
- 4.2** There are 11 submissions on the zoning of Arthurs Point North; of these five submissions (seven submission points) support the notified proposals in some form, whether that is the zoning or VASZ, or the removal of the Operative District Plan Rural Visitor Zone (**ODP RVZ**).
- 4.3** Four submissions request the whole zone be rezoned, with submissions ranging from requesting ODP RVZ across the whole area, increasing MDRZ to HDRZ, and requesting more consideration of a cohesive strategy rather than just MDRZ over a large proportion of Arthurs Point North. Of those that requested the whole of Arthurs Point be rezoned, three also requested site specific rezoning's.
- 4.4** Public Health South<sup>20</sup> and Totally Tourism<sup>21</sup> support MDRZ and Rural Zone as notified; Arthurs Point Woods Limited<sup>22</sup> supports the MDRZ with the VASZ as notified for 155 Arthurs Point Road; Arthurs Point Outstanding Natural Landscape Society Incorporated<sup>23</sup> supports the removal of the ODP RVZ zone but seeks that the MDRZ does not directly adjoin the ONL or ONF.
- 4.5** Koia Architects Queenstown LTD, Koia Investments Queenstown LTD and Rakau Queenstown LTD (**Koia**)<sup>24</sup> consider the MDRZ is too restrictive and inappropriate for Arthurs Point North. Koia seeks the entire area is rezoned to accommodate a mix of local commercial, visitor accommodation and higher density residential. I understand their submission is not explicitly requesting the Business Mixed Use Zone (**BMUZ**). However, this is an option I consider further below. Other alternatives to achieve this could be the HDRZ or the Local Shopping Centre Zone (**LSCZ**). Koia's requests relate only to the zoning at

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20 31009.4, 8  
21 31026.1, 4  
22 31031.1  
23 31041.1  
24 31004

Arthurs Point North and do not request that the ONL be removed or amended. Arthurs Point Land Trustee Limited<sup>25</sup> and Coronet Peak Properties Limited<sup>26</sup> seek rezoning of the notified MDRZ land (most of the Arthur Point North area) to HDRZ.

**4.6** Goldstream Properties Limited<sup>27</sup> seek that the notified zoning is rejected and that the ODP RVZ is retained, in particular in relation to 146 Arthurs Point Road.

**4.7** APONLS<sup>28</sup> support the removal of the ODP RVZ and request that the MDRZ be amended so that MDRZ is not adjacent to the ONL boundary (discussed in para. 3.10-3.12 above). Additionally, they request that the Rural Zone be applied to properties within the ONL and ONF. As the land within the notified ONL is already Rural Zone, I interpret this relief to relate to their proposed ONL boundary location, and a rezoning from MDRZ to Rural Zone. As I have not recommended amendment to the ONL boundary there are no changes required to the zoning to address the concerns of the submitter and recommend that the submission is accepted.

**4.8** With the range of request from various submitters, I consider it is most efficient to assess the submissions seeking a different zone for the whole of Arthurs Point North (**Figure 5**) first and recommend the most appropriate zone to balance the environmental, economic and social outcomes for the whole area. Secondly I will consider the individual requests as the issues for the whole zone are also applicable at the individual site level.

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25 31042.3  
26 31040  
27 310328.1, 2, 7  
28 31041



**Figure 5: Aerial imagery taken 2019 of the area of Arthurs Point North shown outlined by the blue line. Snip taken 19/02/2020.**

- 4.9** Some of the submissions mention map numbers within their submissions. There appears to be some confusion over this as Stage 1 and 2 of the PDP were notified as PDF planning maps whereas, Stage 3 and 3b of the Proposed District Plan were notified using a Web Mapping Application. Map numbers are now irrelevant as no numbered maps were notified as part of this Stage and submissions will be considered in the context of the land that is of interest to the submitter.

## **Landscape**

- 4.10** An important input into my recommendations about landscape effects is the evidence of Ms Mellsop – currently the only expert evidence specifically addressing landscape effects of potential development scenarios in this area (as described above in para 3.2). Ms Mellsop's earlier Landscape report<sup>29</sup> identified the landscape sensitivity of Arthurs Point North in Figure 6 of Appendix

B (reproduced below as **Figure 6**) distinguishing areas of low, moderate and high landscape sensitivity within the Arthurs Point North area.



**Figure 6: Landscape sensitivity of Arthurs Point North as shown in Figure 6 of Appendix B of Ms Mellso's Landscape report.**

**4.11** Ms Mellso's statement of evidence confirms her opinion that the flat terrace area identified as low landscape sensitivity could absorb dense development of similar scale to the existing multi-storey development due to its enclosed nature and limited visibility from public spaces. Further, Ms Mellso's report and evidence considers that areas identified as moderate landscape sensitivity areas have limited capacity to absorb development. Additionally, some of these areas have more existing development and smaller lot sizes than others. I consider that these two different landscape sensitivities require a different management response in the PDP in order to manage the effects on landscape to best effect, which I will take into account when considering the most appropriate zoning below.

### **Transport and infrastructure**

**4.12** From a transport point of view, Arthurs Point is a suitable location for greater intensification. The constraint of the limited capacity of the Edith Cavell Bridge is noted. However, the Regional Land Transport Plan contains funding for a replacement bridge and evidence addressing transport submitted in the PDP hearings to date has stated that this should not be viewed as an impediment to

up zoning requests. I confirm that the Arthurs Point North area is within an Urban Growth Boundary (**UGB**)<sup>30</sup>. Within UGBs it is envisaged that co-ordinated and integrated provision of infrastructure and services is provided<sup>31</sup>.

- 4.13** I support the view that increasing density increases the viability of an effective public transport and active transport network and has a range of benefits for land use efficiency and affordable housing, for protecting the landscape in rural zones by reducing the need for sprawl, and for greater cost effectiveness in the provision of service infrastructure. Both the MDRZ and HDRZ zones have objectives and policies associated with efficiently utilizing infrastructure<sup>32</sup>. The MDRZ zone encourages relatively dense residential development that should support the benefits from increased density. The HDRZ zoning goes further providing for a greater density (height and coverage) of residential, commercial and visitor accommodation and allows a greater number of residential units on individual lots, all of which will increase the development capacity of the area.
- 4.14** QLDC is undertaking work to improve the active transport networks at Arthurs Point to support current and future communities and visitors. I consider that this work is relevant to the consideration of rezoning Arthurs Point North and in the potential for positive social effects for the community.
- 4.15** Arthurs Point North is located approximately 5 km from the Gorge Road Industrial and Business Mixed Use Zone and on an existing public bus route, and has a bus stop on both sides of Arthurs Point Road near the middle of Arthurs Point North area (outside Swiss Belresort). The Strategic Objectives (Chapter 3 and 4) promote a compact well designed an integrated form<sup>33</sup> as well as integration with existing and proposed infrastructure<sup>34</sup>. Objective 29.2.4 (Transport Chapter 29) also seeks an approach to land use that supports improvements to and promotes an increase in use of public transport networks. In my opinion, the provisions in the MDRZ and HDRZ would achieve these objectives and result in positive social effects and a more efficient use of infrastructure.

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30 Stage 1 decisions determined the position of the ONL and UGB to be around the outside of the Arthurs Point North area, Stage 3b notified the UGB more specifically to protect the Landscape features in Arthurs Point North.

31 SO 4.2.2 A

32 Objective 9.2.6 and associated policies and Objective 8.2.5 and associated policies

33 S.O.3.2.2.1.an and S.O. 4.2.2 A

34 S.O.3.2.2.1.h and S.O. 4.2.2 A

## Natural Hazards

**4.16** Council's Natural Hazards Database<sup>35</sup> identifies areas known to be subject to natural hazards. The Hazards identified for the Arthurs Point North area are shown in **Figure 7**. The whole of the Arthurs Point North area is considered to have nil to low risk of liquefaction<sup>36</sup> and the northern part of the subject area is affected by active schist debris landslides. The debris landslide risks are relevant to submissions seeking rezoning of the whole zone and requests from Arthurs Point Woods Limited, Robert Stewart, QRC Shotover Limited and Coronet Peak Properties Limited<sup>37</sup> for the land adjoining the zone boundary north of Arthurs Point Road<sup>38</sup>. None of the submissions requesting rezoning have provided an assessment of natural hazards.



**Figure 7: Hazards Map for Arthurs Point North, outline shown with blue line. Green shows areas of nil to low risk liquefaction. Brown speckled overlay is Active Schist Debris Landslides hazard. Snip taken 19/02/2020.**

**4.17** The management of significant risk from natural hazards is a matter of national importance<sup>39</sup>. The PORPS seeks that risks that natural hazards pose to Otago's

35 <http://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=e007801d3f1c4384bedf1ed036dfc41b>  
36 Queenstown Lakes District 2012 Liquefaction Hazard Assessment  
37 31031, 31038, 31032,  
38 OPUS, 2002. Hazards Register Part II Stage 2 Risk Management Study Report  
39 Section 6(h) RMA

communities are minimized<sup>40</sup>. A consideration for assessing activities for natural hazard risk to people property and communities in the PORPS is considering measures to avoid, remedy or mitigate those risks<sup>41</sup>. The PORPS also seeks to minimise increase in natural hazards risk by avoiding activities that result in significant risk from natural hazard<sup>42</sup> and reduce existing natural hazard risk by discouraging activity that increase risk or increase community vulnerability<sup>43</sup>. Natural hazards provisions are contained in PDP Chapter 28. The Chapter 28 objectives seek that risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community<sup>44</sup>, and that development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed<sup>45</sup>.

**4.18** Natural Hazards considerations of this type and risk can be considered at the stage of subdivision and to an extent can rely on section 106 of the RMA, provided the rezoning does not create an unrealistic expectation about potential to develop. It is noted in this regard that the extent of the area proposed for rezoning is outside of the steeper land that surrounds Arthurs Point.

**4.19** Management of natural hazards risk is comparable in both the MDRZ and HDRZ as both the sets of provisions allow for residential development without a consent. However, HDRZ and MDRZ do provide for consideration of natural hazards when developing 4 or more residential units per site as an RD activity<sup>46</sup>. In the Rural Zone all residential development requires a consent and there is a greater ability to consider all aspects of natural hazard risk on the land.

**4.20** In the absence of any information to the contrary in Council's records or from the submitter, I consider that while there is some consideration of natural hazards for residential development in the MDRZ and HDRZ when above a certain threshold. The Rural Zone is the most appropriate zone for managing the effects and risks of natural hazards on the steeper land to the north of the existing urban area of Arthurs Point where the debris landslide risk appears to be more evident.

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40 PORPS 19 Objective 4.1  
41 PORPS 19 Policy 4.1.4.b  
42 PORPS 19 Policy 4.1.6.a  
43 PORPS 19 Policy 4.1.7.b  
44 Objective 28.3.1  
45 Objective 28.3.2  
46 PDP 8.4.10.j and 9.4.5.h

## Strategic Planning

- 4.21** The greater planning context for the rezoning's for this topic are considered in Mr Barr's Strategic Evidence. Considering the zoning against other planning documents such as the PORPS and the PDP strategic objectives and policies are important considerations in assessing the most appropriate zone for Arthurs Point North.
- 4.22** The Urban Growth Objective 4.5<sup>47</sup> and related policies within the PORPS are particularly relevant for this topic. In particular, the policies focus on providing for urban growth and development<sup>48</sup>, integrating infrastructure with land use<sup>49</sup>, and urban design<sup>50</sup>. Higher densities and well-designed development in the Arthurs Point North area give effect to the PORSP.
- 4.23** Within the PDP framework Chapter 3 and 4 give direction for urban development within the Queenstown Lakes District. PDP S.O. 3.2.2 directs urban growth to be managed in a strategic and integrated manner. This is elaborated further in PDP S.O. 3.2.2.1 which includes the promotion of compact, well designed and integrated urban form, protecting the rural landscapes from sporadic and sprawling development and ensuring a mix of housing opportunities. PDP S.O. 4.2.2 A directs a compact and integrated form coordinated with infrastructure and services. While PDP S.O. 4.2.2 B directs that urban development maintains and enhances the environment and rural amenity and protects ONLs.
- 4.24** I consider that to achieve these strategic objectives for the Arthurs Point North area, recognition should be given that Arthurs Point North is not a homogenous area in terms of character or issues, and that the different levels of development are appropriate for different areas to manage the effects on landscape values, as well as social and economic wellbeing.
- 4.25** I consider that the HDRZ provides for a greater mix of housing opportunities than the MDRZ and providing a mix of the two zonings (MDRZ and HDRZ) could provide a greater mix of housing as well as land uses such as visitor accommodation and commercial activities. This allows communities and visitors

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47 Objective 4.5: Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.

48 PORSP 19 Policy 4.5.1

49 PORSP 19 Policy 4.5.2

50 PORSP 19 Policy 4.5.3.

to provide for their social, cultural and economic wellbeing<sup>51</sup>. The strategic directions promotes the recognition of the existing activities and character<sup>52</sup> that are at Arthurs Point North. To recognise this distinctive character, I consider that the flat terrace area at Arthurs Point North should be planned as a core higher density hub of the wider Arthurs Point area, containing other existing activities complementary to HDRZ. This area is important for the social and economic wellbeing of Arthurs Point and allows people to live, work, and play in the greater Arthurs Point Area.

### **Consideration of zones**

- 4.26** Consideration of HDRZ formed option 4 considered as part of the s32<sup>53</sup> and was ranked as the second preferred option (behind MDRZ). The s32 undertook a high level analysis of the entire ODP RVZ area. It is my view that a finer grained analysis is appropriate. I concur with Koia and Arthurs Point Land Trustees Limited that the area is not homogenous in terms of character and issues and agree that multiple zones may better achieve the Strategic Objectives and Policies of the PDP (Chapters 3 and 4). In the next section I compare different zones that could address the issues the submitters raise.
- 4.27** The HDRZ provisions provide for a mix of residential, commercial and visitor accommodation activities as permitted and controlled activities that would provide a greater level of mixed use land use in Arthurs Point North than the notified MDRZ with VASZ. I consider that the HDRZ provisions would provide for an appropriate level of mixed use activities for the flat area of Arthurs Point North area and continue to provide for different land uses complementary to the MDRZ and adjacent zoning.
- 4.28** A HDRZ would allow for increased densities, 12m high buildings on the flat sites, which is a similar height to the large multi-storey buildings already in the area. This zoning could be appropriate in the flat areas, which are referred to as having low landscape sensitivity<sup>54</sup> as this would still protect the landscape values of the surrounding ONL. An HDRZ in appropriate locations could result in positive economic and social effects on the area of Arthurs Point North while effectively managing the potential effects development has on landscape values

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51 Interim decisions SO 3.2.6.

52 Interim decisions SO 3.2.3.

53 Table 2: Assessment of options to address issues relevant to Arthurs Point RVSZ

54 Mellisop Report

at Arthurs Point. Areas identified as Moderate landscape sensitivity, have less ability to absorb effects of development which if zoned HDRZ could result in significant landscape effects. I consider that the areas of moderate landscape sensitivity are better managed with through the MDRZ framework to avoid adverse effects on the landscape values. The matters of discretion for buildings and residential design guide, which come into consideration with a development in the MDRZ and HDRZ, in my opinion, establish appropriate controls so that development should protect, and will not have adverse effects on the adjacent ONL and the character and amenity of adjoining urban sites.

**4.29** The BMUZ has more flexibility and is significantly more permissive of commercial and retail activities than any other zone in the PDP. The purpose of the BMUZ is “to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres”. My concern with BMUZ is that it could allow intensification of land use on a scale that results in undermining the role of Queenstown town centre<sup>55</sup> resulting in adverse effects on the viability and functioning of the existing commercial centres in Queenstown and Frankton<sup>56</sup>. Additionally, the height standards in the BMUZ allows for buildings to 20m high as a RD activity status with no additional height restrictions for sloping sites, as opposed to the HDRZ which has RD activity status to 15m on flat sites and permitted activity to 7m on sloping sites (and significantly greater than the MDRZ which has a height limit of 8m). The BMUZ, therefore, allows significantly more building height than what Ms Mellsop’s report notes the landscape is capable of absorbing and I consider this extra height if provided for in the BMUZ would have significant effects on the landscape values at Arthurs Point North.

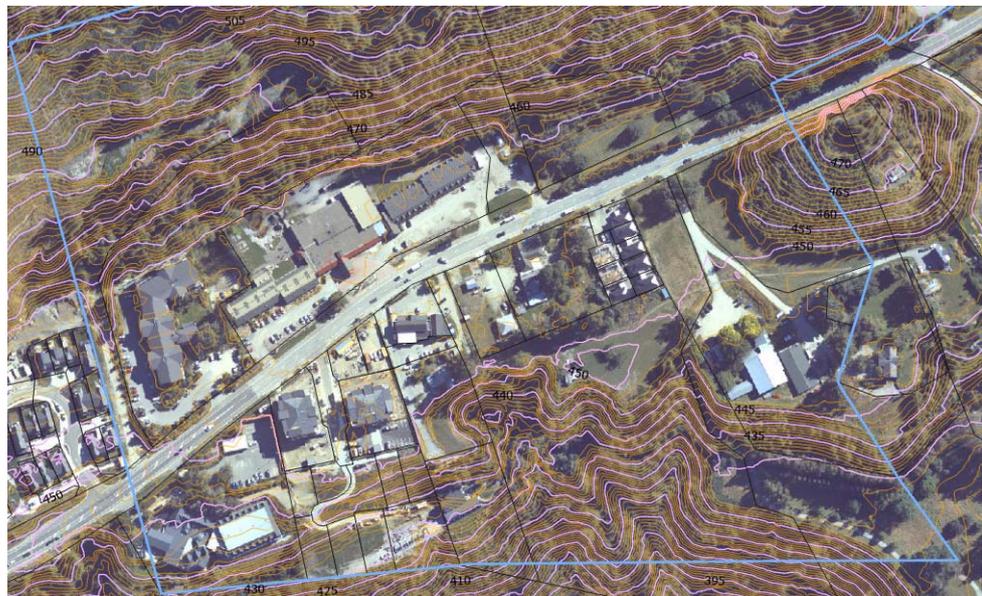
**4.30** The land adjoining the road is relatively flat (**Figure 8**) and, as well as dense residential activity, has existing commercial and visitor accommodation activities being undertaken on sites. These types of activities would be able to continue to be provided for through an HDRZ and provide for additional complementary activities that could have positive social and economic effects on the community at Arthurs Point North.

**4.31** Another zone which could address some of the points raised by Koia is the LSCZ. However, this zone has in my opinion, less flexibility in terms of the uses

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55 Interim decisions S.P 3.3.3  
56 Interim decisions S.P 3.3.6, S.P 3.3.10

it provides for, and is more restrictive for residential use with lower (10 m) height limits than the HDRZ. The existing LSCZ areas in the district (considered as part of Stage 1 of the PDP) also have a different character, with many existing LSCZ having low scale commercial activities more focused on local community needs and less focus on visitor accommodation. For example, the Frankton LSCZ has small shop fronts including fish and chip shop, florist, chemist and small restaurants with residential units above the ground floor shops. This is significantly different to what is currently developed at Arthurs Point North. I consider that the LSCZ would provide effective management of the effects development would have on landscape values. However, in my opinion LSCZ is unlikely to achieve what the submitter is requesting and could have reduced positive social effects including being less effective in providing housing capacity and a range of housing typologies.



**Figure 8:Map showing LiDar contours and aerial imagery taken 2019. Pink lines indicate 5 m contours, Orange lines indicate 1m contours and the blue line indicates the extent of Arthurs Point North. Snip taken 19/02/2020.**

- 4.32** The submission from Koia requests that a master plan approach be used. Masterplans are not part of this Stage 3b process and I consider the relief sought by the submission can be achieved through the existing framework and zones. For example, the Subdivision chapter, specifically Policy 27.2.5.5 has a detailed and prescriptive set of clauses ensuring the inclusion of access ways trails and walking and cycling connections, and provision for public transport in

subdivision designs. The MDRZ provisions, HDRZ provisions and Residential Design Guidelines also encourage provision of, or enhancement of different types of connections (e.g. Policy 8.2.5.3 and 9.2.6.1).

### **Overall recommended Zoning for Arthurs Point North**

**4.33** Overall, when considering the costs and benefits of the economic, social, cultural, and environmental effects of the rezoning of Arthurs Point North, it is my opinion that:

- (a) rezoning using a multiple zones approach is the most efficient and effective way to achieve the Strategic Objectives of Chapter 3, 4 and 6.
- (b) the Arthurs Point North Zone has the ability to absorb greater densities than the notified zoning.
- (c) a multiple zone approach of MDRZ, HDRZ and Rural Zone (**Figure 9**) is most appropriate at this point in time and with the information available to consider.
- (d) the relevant submission points for these submissions be accepted and rejected accordingly.



**Figure 9: Recommended mapping (zoning and overlays) of Emma Turner for Arthurs Point North. Snip taken 19/02/2020**

**5. INDIVIDUAL REZONING: MATT AND YUKO BAUMFIELD (31017)**

**5.1** The submitter seeks that the entirety of Lot 7 DP 520106 be rezoned from MDRZ to HDRZ. The southern part of the site is identified as moderate landscape sensitivity in Ms Mellsop’s report, where the northern part of the site is identified as low landscape sensitivity. A summary of information and maps of the site can be found in **Appendix 3**.

**5.2** I have considered the merits of the MDRZ and HDRZ above in section 4, Topic 2 and in my view the same analysis is relevant to compare the effect on landscape values for these zones. The site is a small site and I consider that a split zone across the site would be inefficient from a plan administration perspective. In the notified map, the area covered by the BRA did not have a VASZ overlay. Within the BRA overlay built development is not anticipated and

the activity status is NC<sup>57</sup>. Removing BRA 1 as the submitter requests (and per my recommendation in para. 3.14 ) would allow for a density of one residential unit per 250m<sup>2</sup> as a permitted activity. Applying a VASZ to the MDRZ area around Powder Terrace that have a notified BRA would allow visitor accommodation as a RD activity, this is equivalent to the visitor accommodation activity status in the HDRZ (albeit with 2 more matters of discretion in the MDRZ than the HDRZ) I consider that VASZ could be applied in order to better enable Visitor Accommodation over this area without the same negative impacts that built development at the scale and intensity enabled by the HDRZ could have on the landscape values.

**5.3** For the reasons also set out in relation to the wider rezoning of this area also, overall I recommend the submission is accepted in part and recommend that the BRA be removed from the site with the whole of the site remaining MDRZ with the VASZ extended to cover the site as shown in **Figure 9**.

## **6. INDIVIDUAL REZONING: MANDALEA AND GOLDREAM PROPERTIES LIMITED (31028)**

**6.1** The submitter requests that the Arthurs Point North area be rezoned to ODP RVZ. I consider the ODP RVZ zone to be an inappropriate zone for the area and agree with the assessment of the ODP RVZ outlined in the s32. The submitter also requested the ONL classification be removed from the property. I consider landscape and the location of ONL boundaries in para. 3.3. Relying on Ms Mellsop's landscape report/evidence<sup>58</sup>, and the existing environment I consider the location of the ONL boundary in the notified proposals to be the most appropriate location for the ONL boundary. A summary of information and maps of the site can be found in Appendix 3.

**6.2** For the reasons also set out in relation to the wider rezoning of this area also, I recommend that the submission is rejected and recommend the zoning and ONL location as shown in Figure 9.

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57 PDP Standard 8.5.16  
58 Section 3.2.6 of Ms Mellsop's landscape report

## 7. INDIVIDUAL REZONING: ROBERT STEWART (31038)

- 7.1 Robert Stewart<sup>59</sup> requests that Lot 1 DP 515200 be included within the UGB and rezoned to MDR with VASZ or ODP RVZ or PDP RVZ. I consider that ODP RVZ and PDP RVZ are inappropriate zones for Arthurs Point North and agree with the assessment outlined in the s32 report, and refer to my evidence earlier on the wider zoning for the Arthurs Point North area. A summary of information and maps of the site can be found in **Appendix 3**.
- 7.2 Urban Growth Boundaries (**UGBs**) are a strategic tool to manage urban development – in terms of both its extent and timing. UGBs also provide greater protection of rural landscapes, greater certainty about the location of strategic infrastructure, and greater certainty to productive rural land uses. The Stage 1 decisions report from the Panel on Chapter 3, 4 and 6 notes<sup>60</sup> the reason for having UGBs is they reduce the cumulative effects of small urban growth where the urban areas within the district increase incrementally through the resource consent process. PDP Chapter 3 and Chapter 4 contain objectives and policies that establish a framework for the appropriate application of UGBs across the district. While moving the UGB does not have any critical implications from a strategic point of view, my opinion is that aligning the UGB and the ONL boundary on Lot 1 as notified creates a distinct and defensible urban edge<sup>61</sup>. In my view the UGB location should be aligned with the decisions on the location of the ONL to best protect the landscape values from potential development anticipated within the UGB.
- 7.3 To enable appropriate protection of the ONL (discussed above in para. 3.3), I recommend that the zone remains as Rural Zone. It would be inconsistent to extend the UGB and rezone Rural ONL land with an urban zone when the provisions for ONL (for example 21.21 assessment matters) are only applied to the Rural Zone. Therefore, I consider the Rural Zone best manages the effects of development on ONLs.

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59 31038

60 Paragraph 562-563, Report 3, Report and Recommendation of Independent Commissioners Regarding Chapter 3, Chapter 4 and Chapter

61 PDP S.O. 4.2.1

**7.4** I recommend the submission is rejected as I consider that the most appropriate location for the UGB and Rural Zoning is where they appear on the notified planning map and recommend amendments to zoning as shown in Figure 9.

**8. INDIVIDUAL REZONING: CORONET PEAK PROPERTIES LIMITED (31040)**

**8.1** Coronet Peak properties<sup>62</sup> request that Lot 1 DP 376236 and Lot 2 376236 be rezoned to HDRZ. I compare the MDRZ and HDRZ in section 4, Topic 2 and recommend that the flat area identified in Ms Mellsop's landscape report as low landscape sensitivity would be appropriate to zone HDRZ. A summary of information and maps of the site can be found in Appendix 3.

**8.2** My recommendation leaves out a small section of the northern sloping section of the site as I consider the toe of Mt Dewar to be a better location for the zone to end rather than the parcel boundary, after consideration of landscape effects and natural hazards. I recommend the submission be accepted in part and recommend that most of the site be rezoned HDRZ as shown in **Figure 9**.

**9. INDIVIDUAL REZONING: ARTHURS POINT LAND TRUSTEE LIMITED (31042)**

**9.1** Arthurs Point Land Trustee Limited<sup>63</sup> request that their properties be rezoned to HDRZ and that the BRA is amended to more accurately reflect the terrace edge. I compare the MDRZ and HDRZ above in para. section 4, Topic 2. I consider part of the request is out of scope as one of the BRAs the submitter seeks to amend is not on land notified as part of Stage 3 and was determined as part of Stage 1 of the PDP. A summary of information and maps of the site can be found in Appendix 3.

**9.2** I rely on Ms Mellsop's recommendation in her EiC for my recommendation on an appropriate amendment to the BRA to protect the landscape values. I recommend that this part of the submission is accepted and that the BRAs should be amended as per Ms Mellsop's EiC and shown in **Figure 9**.

**9.3** I recommend the zoning as considered above in para. 4.33 and shown in Figure **9** to rezone part of the site as HDRZ and the remainder as MDRZ.

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63 31042

## 10. TOPIC 3: HDRZ - AMENITY AND URBAN DESIGN PROVISIONS

**10.1** Coronet Peak Properties Limited<sup>64</sup> and Arthurs Point Land Trustee Limited<sup>65</sup> requests HDRZ and proposes a new objective and associated policies addressing amenity and urban design. The rezoning submission has been considered separately above in section 8 and 9 and in summary I recommend it be accepted in part. While I agree in principle that what they are trying to achieve would fit within Arthurs Point North, I consider the issues the submitters are trying to address through their proposed amendments are already provided for within the PDP HDRZ provisions, and the Stage 3b Residential Design Guidelines, including the variation that incorporates by reference the design guidelines into the HDR provisions (**Table 1**). I do not consider that objectives and policies specific for Arthurs Point North are required. I consider that it is more efficient and effective to have plan provisions apply to the whole zone, rather than many bespoke provisions for different areas of the same zone.

**10.2** The strategic directions (Chapters 3 and 4) provide direction for:

- (a) urban growth to be managed in a strategic and integrated manner<sup>66</sup>
- (b) A quality built environment that takes into account the character of individual communities<sup>67</sup>.
- (c) Provision for the visitor industry to maintain and enhance attractions, facilities and services elsewhere in the district's urban areas. At locations where this is consistent with the objectives and policies for the zone<sup>68</sup>.

**Table 1: Summary of new provisions proposed by submitter 31040 and 31042 compared to existing provisions that achieve similar outcomes.**

<b>Submitters' proposed provision</b>	<b>Existing PDP provisions that deal with issues proposed provisions seek to.</b>
New Objective 9.2.9	Objective 9.2.2 and 9.2.3
New Policy 9.2.9.1	Achieved through Policy 9.2.1.1 and 9.2.3.2

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64 31040  
65 31042  
66 PDP S.O 3.2.2  
67 PDP S.O 3.2.3  
68 PDP S.O 3.3.1

New Policy 9.2.9.2	No existing provisions to deal with what submitter seeks. Residential Design Guidelines addresses integration with the street
New Policy 9.2.4 and 9.2.9.5	Policy 9.2.2.1 and the Residential Design Guidelines which are incorporated by reference as part of Stage 3 of the PDP.

**10.3** Proposed New Policy 9.2.9.2 does not have an equivalent in the PDP Chapter 9. However, the Design Guide (also incorporated by reference into the PDP through Stage 3 notification and subject to a separate s42A report by Mr Devlin) addresses the integration with the street through the illustration of good design elements such as (1.) entrances and detailing and (5.) connections to open space, which is partially what the proposed policy seeks. The variation to include the Design Guide by reference in Chapter 9 addresses the key issues of the submitter.

**10.4** While I agree there is importance in a shared and integrated public realm, it is not clear to me how that this proposed new policy will result in better outcomes in the Arthurs Point North area, particularly as the submitters do not request rules that achieve the new policy they propose. However, the addition of the proposed new policy would possibly give more strength to the consideration of the Design Guide and the assessment of RD developments. Additionally, I consider that the addition of the proposed new policy could complement existing objectives<sup>69</sup> and policies within the HDRZ and achieve the Strategic Objectives (Chapter 3), specifically, S.O 3.2.2 which seeks to achieve a built environment that provides desirable, healthy and safe places to work and play.

**10.5** If the policy were to be included, my opinion is that while it would fit well with Objective 9.22 the policy would need the qualifier to apply only to the Arthurs Point HDRZ area. I recommend that their request be accepted and that this could be achieved by the following wording:

Policy 9.2.2.X “Promote a distinct streetscape for the *Arthurs Point North* neighbourhood that is based upon a shared and integrated public realm.”  
(Italicised text is additional to the submitters’ request).

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69 PDP Objective 9.2.2 and 9.2.3 and related policies

- 10.6** New Rule 9.4.6a as requested by the submitter contains more permissive controls on visitor accommodation activity status instead of RD. There is already a number of visitor accommodation providers in the area of Arthurs Point North. The purpose of the HDRZ focuses on residential activity with a scale of other activities that complements the residential component. I do not consider that the RD activity status is overly onerous or that the matters of discretion would be difficult to comply with. It is also consistent with the activity status for MDRZ VASZ also within the Arthurs Point North. I consider it is also more appropriate to have a RD activity when considering the neighbouring zones to my recommended HDRZ areas.
- 10.7** In relation to new rule 9.5.3.4a – Sloping sites as sought, I consider that while the ODP RVZ height was more permissive, this height was not suitable for the landscape context which has been reviewed as part of Stage 3b. The area of Arthurs Point that I recommend for rezoning to HDRZ is mostly flat, and therefore, PDP Rule 9.5.3.4 would not be triggered for development in this area (**Figure 8**). Areas outside of the flat area have been identified as having greater landscape sensitivity which requires different management such as lower height limits and lower densities. If the Panel was to recommend that additional lots be rezoned to HDRZ, I consider that this rule is important to manage the effect of built development on the ONL, therefore, achieving the outcomes sought through the Strategic Objectives in Chapters 3, 4 and 6.
- 10.8** A 12 metre height limit on sloping sites would be contrary to the evidence of Ms Mellsoop and I consider the effects on the landscape would be significant if the height became more permissive. I consider that PDP 9.5.3.4 is appropriate to remain as per the decisions on Stage 1 with a maximum building height of 10m which, allows for more height than what was notified as part of stage 3b for Arthurs Point North, without the significant effects on landscape values.
- 10.9** Coronet Peak Properties Limited<sup>70</sup> and Arthurs Point Land Trustee Limited<sup>71</sup> request controlled activity status for Visitor Accommodation activities within the Arthurs Point North area. Amending the visitor accommodation rules to provide for visitor accommodation as a controlled activity would make it more similar to BMUZ, without other more permissive building heights, retail, and commercial activities which would have adverse effects on the environment. However, I

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consider that the RD activity status of Visitor Accommodation better meets the objectives and policies of the PDP HDRZ. I consider the RD status enables visitor accommodation to establish while ensuring that adverse effects on residential amenity values and traffic safety are avoided, remedied or mitigated<sup>72</sup>.

**10.10** The submitters request a variation to Transport chapter. This chapter was decided on as part of Stage 2 of the PDP and if any amendments were to be made to this chapter they could only be made specific to Arthurs Point North I do not consider that amendments to the advice notes are required and consider that it is more efficient and effective to have plan provisions apply to the whole zone rather than many bespoke provisions for different areas of the same zone. I therefore reject the relief sought.

## **11. TOPIC 4: MDRZ PROVISION REQUESTS**

**11.1** Arthurs Point Woods Limited Partnerships<sup>73</sup> request amendments to the MDRZ Chapter 8 provisions for building height<sup>74</sup>, building setbacks<sup>75</sup> and the density standard<sup>76</sup> to make development more permissive. Robert Stewart<sup>77</sup> requests subdivision have a controlled activity status in the MDRZ VASZ<sup>78</sup>, construction of buildings be a permitted activity<sup>79</sup> and that all visitor accommodation and residential visitor accommodation activities are permitted in Arthurs Point MDRZ VASZ<sup>80</sup>.

**11.2** I have made my recommendations on zoning based on the provisions in the MDRZ as decided on through Stage 1 of the PDP. I do not consider that more permissive rules specific for Arthurs Point North are appropriate or required. I consider that it is more efficient and effective to have plan provisions apply to the whole zone, rather than many bespoke provisions for different areas of the zone. The sites<sup>81</sup> the submitters are interested in are identified as having high landscape sensitivity in Ms Mellsop's landscape report. The reason I consider that MDRZ is an appropriate zone for the site at 155 Arthurs Point Road is in

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72 PDP Objective 9.2.8  
73 31031  
74 31031.11, 31031.12, 31031.13  
75 31031.14, 31031.16  
76 31031.15  
77 31038  
78 31038.5  
79 31038.6  
80 31038.7  
81 155 Arthurs Point Road and 201 Arthurs Point Road

part due to the existing subdivision consent on the site. The level of development that MDRZ provides is already above what Ms Mellsop considers the landscape would be able to absorb and I consider the amendments the submitter seeks to provisions will further increase the impact and result in significant adverse effects on the landscape values at Arthurs Point North. I recommend these submission points be rejected.

## 12. TOPIC 5: GENERAL

- 12.1** A number of submissions requested “alternative, consequential and or other relief as necessary to address the issues raised in the submission”. This relief is considered while addressing the other issues within the submissions as applicable.
- 12.2** Nicola Roth-Biester<sup>82</sup> does not identify any specific changes sought to any part of the notified map or text. The submitter expresses concern with the reference (assumed to be in S32 at various places including paragraph 7.6) to Arthurs Point as an ‘urban area of Queenstown’ and note ‘Arthurs Point does not feel like part of the urban area of Queenstown and has its own character’. As no changes are sought to the PDP, I recommend this submission point be rejected.
- 12.3** Public Health South<sup>83</sup> supports the rezoning of the Arthurs Point land to MDRZ with VASZ. They submit that three waters infrastructure should be mandated for new development and that access to public and active transport should support the growth of Arthurs Point and a corresponding reduction of the use of cars. No specific changes are sought in the submission, however, the notified MDRZ and recommended rezoning considered previously in section 3, supports both of these requests<sup>84</sup>. Additionally, these matters are addressed as part of the subdivision<sup>85</sup> and transport<sup>86</sup> chapters that were considered as part of Stage 1 and 2 of the PDP. I therefore, recommend that the submission is accepted.
- 12.4** As a consequential change to rezoning, submitters Coronet Peak Properties Limited<sup>87</sup> and Arthurs Point Land Trustee Limited<sup>88</sup> requested an amendment to the purpose of the HDRZ to include Arthurs Point Terrace in the last paragraph.

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82 31044

83 31009

84 PDP Objectives 8.2.1 and 9.2.6

85 PDP Objective 27.2.5 and related policies

86 PDP Objective 29.2.1.c, 29.2.2.d, 29.2.4 and related policies

87 31040

88 31042

While I consider that at 6 km away, Arthurs Point is within the urban area of Queenstown and accessible to the town centre of Queenstown through public and active transport making it an appropriate location to consider HDRZ for. While I consider the objectives and policies of the HDRZ make Arthurs Point North an appropriate area for the HDRZ it is ambiguous whether Arthurs Point fits within the criteria as outlined in the purpose of the HDRZ that applies to other HDRZ areas within the district for being “near the town centres”. I agree that amending it to specifically clarify Arthurs Point North is important to improve clarity of where the HDRZ is appropriate to apply. I agree with the submitter’s proposed amendment to the last paragraph, I consider that “Arthurs Point North” is a more appropriate name for the area so it is clear that is not the lower terraces of Arthurs Point which is not under review in Stage 3b of the PDP. For consistency, I also consider it is appropriate to amend the first paragraph.



**Emma Turner**  
**18 March 2020**

**APPENDIX 1**  
**Recommended changes to Chapter 9 – High Density Residential**

**Key:**

Red underline and strike-through text are recommended amendments made in section 42A report, 18/03/20.

## 9 High Density Residential

### 9.1 Zone Purpose

The High Density Residential Zone provides for efficient use of land within close proximity to town centres and Arthurs Point North that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone plays a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.

In Queenstown, the High Density Residential zone enables taller buildings than in the other residential zones, subject to high design quality. In Wanaka, lower building heights are anticipated, accounting for its distinctive urban character, however relatively high densities are still achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport. Over time, low-rise apartments and terraced housing are envisaged to become commonplace within the zone.

Development in the zone will facilitate effective non-vehicular connections and access to high quality public open space.

Development controls provide minimum protections for existing amenity values, and are otherwise prioritised towards enabling the community's wellbeing by promoting growth and development. Given the focus on intensification, moderate to substantial change is anticipated including to both public and private views as the character of land within the zone develops into one that is characteristically urban.

Small scale commercial activities are enabled, either to support larger residential developments, or to provide low impact local services.

Small scale community facilities are anticipated, given the need for community activities within residential areas. However, large scale community facilities are not anticipated as this will reduce the effectiveness of the zone at its primary purpose of accommodating housing.

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point North, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

### 9.2 Objectives and Policies

**9.2.1 Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.**

**9.2.2 Objective - High density residential development provides a positive contribution to the environment through quality urban design.**

**Policies**

- 9.2.2.1 Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes:
- a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;
  - b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
  - c. achieving a variation and modulation in building mass, including roof forms;
  - d. use landscaped areas to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public.
- 9.2.2.2 Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.
- 9.2.2.3 Promote a distinct streetscape for the Arthurs Point North neighbourhood that is based upon a shared and integrated public realm.

## **APPENDIX 2**

### **Summary of submissions and recommended decisions**

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Planner Recommendation
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.1	Oppose	That the residential density proposed for Arthurs Point (medium residential) be increased.	Accept
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.2	Support	That the objective to increase residential in the Queenstown Area be retained.	Accept
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.3	Oppose	That the area next to Arthurs Point Road should lean towards commercial development that supports the residential and visitor accommodation in the area.	Accept in part
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.4	Oppose	That the outstanding natural landscape lines be refined and adjusted following more detailed analysis.	Reject
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.5	Oppose	That more analysis and consideration be undertaken to arrive at a cohesive strategy for the development of Arthurs Point.	Accept in part
31004	Happs	David	Koia Architects Queenstown	Tony Koia, Koia Architects Queenstown LTD, Koia Investments Queenstown	31004.6	Oppose	That the current Rural Visitor Zone at Arthurs Point be changed to a mixed-use zone with both commercial and visitor activities and higher density residential activities.	Accept in part
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.4	Support	That the re-zoning of the Rural Visitor Zone at Arthurs Point to medium density residential with a visitor accommodation subzone be retained as notified.	Accept in part
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.8	Support	That the zoning of Mount Dewar and the Shotover River as Rural Zone be retained as notified.	Accept
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.9	Oppose	That Plan Change 3b ensures that access to public and active transport supports the growth of Arthurs Point and a reduction in the use of cars.	Accept
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.10	Oppose	That appropriate three waters infrastructure is mandated for any new developments at Arthurs Point.	Accept
31017	Baumfield	Matt and Yuko			31017.1	Oppose	That the Building Restriction Area be entirely removed from Lot 7 DP 520106 (7 Powder Terrace).	Accept
31017	Baumfield	Matt and Yuko			31017.2	Oppose	That Lot 7 DP 520106 (7 Powder Terrace, Arthurs Point), being approximately 995 m2), be re-zoned High Density Residential rather than the notified zone of Medium Density Residential (Visitor Accommodation Sub-Zone).	Reject
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.1	Support	That the Arthurs Point Medium Density Residential Zone and applicable provisions be retained as notified.	Accept in part
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.2	Support	That the Arthurs Point Visitor Accommodation Sub-Zone and applicable provisions be retained as notified.	Accept in part
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.3	Support	That the provisions for Visitor Accommodation to be undertaken within the proposed Medium Density Residential Sub-Zone and the Visitor Accommodation Sub-Zone in Arthurs Point as a Restricted Discretionary Activity be retained as notified.	Accept
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.4	Support	That the Rural Outstanding Natural Landscape Zoning and applicable provisions in Arthurs Point be retained as notified.	Accept
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.5	Oppose	That the Arthurs Point Building Restriction Area be extended to align with the Right of Way easement areas on Lot 3 DP 376799 and Lot 1 DP 20925 (identified in Figure 2 of this submission) and provides for all built form in these areas to be treated as a non-complying activity.	Reject
31026	Dent	Sean	Southern Planning	Totally Tourism Limited	31026.6	Oppose	That any similar alternative, consequential and/or other relief as necessary to address the issues raised in this submission be provided.	Accept in part
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.1	Oppose	That the notified zoning and standards as they relate to Arthurs Point be rejected.	Accept in part
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.2	Oppose	That the Operative District Plan Rural Visitor Zone at Arthurs Point be retained.	Reject
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.3	Support	That the standard for glare (Rule 46.5.3) be retained as notified.	Reject
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.4	Support	That 46.5.4 (setback of buildings from waterbodies) be retained as notified.	Reject
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.5	Support	That Rule 46.5.5 (setback of buildings) be retained as notified.	Reject
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.6	Oppose	That zoning standards in Arthurs Point focus on enabling both residential and visitor accommodation of varying scale that supports the existing character, amenity and environment.	Reject
31028	Rivai	Natasha	The Property Group	Goldstream Properties Limited	31028.7	Oppose	That the Operative District Plan Rural Visitor Zone and standards be retained on the submitter's property at 146 Arthurs Point Road.	Reject
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.1	Support	That the Medium Density Residential Zone and Visitor Accommodation Sub-zone on 155 Arthurs Point Road (Lot 3 DP 331294) be retained as notified.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.2	Support	That the zone purpose (8.1) for the Medium Density Residential Zone that deals with increased densities for residential development be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.3	Support	That Objective 8.2.1 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.4	Support	That Objective 8.2.2 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.5	Support	That Objective 8.2.3 and associated policies that support the residential density provisions within the Medium Density Residential Zone be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.6	Support	That Rule 8.4.6.2 that provides for three or more residential units as a permitted activity within the Medium Density Residential Zone be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.7	Support	That the seventh paragraph of the zone Purpose (8.1) of the Medium Density Residential Zone about visitor accommodation be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.8	Support	That Objective 8.2.11 and relevant supporting policies that seek to enable visitor accommodation in the Medium Density Residential Area be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.9	Support	That Rule 8.4.11 that provides for visitor accommodation as a restricted discretionary activity within the Visitor Accommodation Sub-zone be retained.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.10	Support	That Rule 8.6.1.2 that provides for visitor accommodation within the Visitor Accommodation Sub-Zone to be processed without limited or public notification and no written approval of affected persons be retained as notified.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.11	Support	That the permitted height of 8 m for the Medium Density Residential Zone in Rule 8.5.1.2 be retained for Arthurs Point.	Accept
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.12	Oppose	That a restricted discretionary activity resource consent be required to build between 8 m and 12 m on 155 Arthurs Point Road, with matters of discretion for buildings being building design, appearance, sunlight access, and amenity/privacy effects.	Reject

31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.13	Oppose	That buildings which exceed 12 m in the Medium Density Residential Zone at 155 Arthurs Point Road require a non-complying resource consent.	Reject
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.14	Oppose	That a 20 m setback from the northern boundary of 155 Arthurs Point Road be imposed for buildings that exceed 8 m in height.	Reject
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.15	Oppose	That Rule 8.5.5 is amended as it relates to 155 Arthurs Point Road as follows: The maximum site density shall be one residential unit per 250 m <sup>2</sup> net site area, "or one residential unit per site for any site less than 250 m <sup>2</sup> net site area".	Reject
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.16	Oppose	That Rule 8.5.8 be amended so that the minimum road setback requirement is 1.5 m for the Medium Density Residential Zone at Arthurs Point.	Reject
31031	Freeman	Scott	Southern Planning Group	Arthurs Point Woods Limited Partnership	31031.17	Oppose	That such further or consequential or alternative amendments are made that are necessary to give effect to the submission.	Accept in part
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.1	Support	That the proposed Medium Density Residential Zone and Visitor Accommodation Sub-Zone on the submitter's land at 157 Arthurs Point Road (Lot 2 DP 331294) be retained as notified.	Accept in part
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.2	Support	That the zone purpose (8.1) for the Medium Density Residential Zone that deals with increased densities for residential development be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.3	Support	That Objective 8.2.1 and its associated policies which support residential density within the Medium Density Residential Zone be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.4	Support	That Objective 8.2.2 and its associated policies which support residential density within the Medium Density Residential Zone be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.5	Support	That Objective 8.2.3 and its associated policies which support residential density within the Medium Density Residential Zone be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.6	Support	That Rule 8.4.6.2 that provides for three or more residential units as a permitted activity within the Medium Density Residential Zone be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.7	Support	That the seventh paragraph of the Medium Density Residential Zone Purpose (8.1) be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.8	Support	That Objective 8.2.11 and its associated policies be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.9	Support	That Rule 8.4.11 be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.10	Support	That Rule 8.6.1.2 be retained.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.11	Oppose	That Rule 8.5.1.2 be amended to provide for a permitted building height of 8 m for the Medium Density Residential Zone at Arthurs Point.	Accept
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.12	Oppose	That Rule 8.5.1.2 be amended to provide for buildings between 8 m and 12 m in height as a restricted discretionary activity with matters of discretion relating to building design, appearance, sunlight access, amenity/privacy effects.	Reject
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.13	Oppose	That Rule 8.5.1.2 be amended to specify buildings greater than 12 m in height as non-complying activities.	Reject
31032	Freeman	Scott	Southern Planning Group	QRC Shotover Limited	31032.14	Oppose	That such further or consequential or alternative amendments necessary to give effect to the submission be provided.	Accept in part
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.1	Oppose	That the Arthurs Point Outstanding Natural Landscape (ONL) boundary be amended so that the entirety of Lot 1 DP 515200 at 201 Arthurs Point Road is excluded from the ONL classification (i.e. the deletion of the ONL boundary as amended by Stage 3 of the PDP and the re-instatement of	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.2	Oppose	That the Arthurs Point Urban Growth Boundary (UGB) be amended so that the entirety of Lot 1 DP 515200 at 201 Arthurs Point Road is included within the UGB (i.e. the deletion of the UGB as amended by Stage 3 of the PDP and the re-instatement of the UGB as per the Stage 1 Decisions	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.3	Oppose	That the Building Restriction Area over part of Lot 1 DP 515200 at 201 Arthurs Point Road be rejected.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.4	Oppose	That the Rural zoning proposed over part of Lot 1 DP 515200 at 201 Arthurs Point Road be deleted.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.5	Oppose	That the default activity status for subdivision in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone be a controlled activity.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.6	Oppose	That the construction of all buildings in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone be made a controlled activity.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.7	Oppose	That all Visitor Accommodation and Residential Visitor Accommodation activities be made a controlled activity in the Arthurs Point Medium Density Residential Zone Visitor Accommodation Sub-zone.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.8	Oppose	That if submission point 31038.10 is not accepted, Lots 1 and 2 DP 515200 at 201 Arthurs Point Road be rezoned to the Operative District Plan Rural Visitor Zone, or in the alternative rezoned to the Proposed District Plan Rural Visitor Zone subject to amendments to the Rural Visitor Zone	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.9	Oppose	That alternative, consequential, or necessary additional changes be made to give effect to the matters raised in the submission.	Reject
31038	Robb	Vanessa	Anderson Lloyd	Robert Stewart	31038.10	Oppose	That Lots 1 and 2 DP 515200 at 201 Arthurs Point Road be rezoned Medium density Residential Zone with a Visitor Accommodation subzone, subject to the amendments to the MDRZ as set out in submission points 31038.5, 31038.6 and 31038.7.	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.1	Oppose	That 161 Arthurs Point Road, that contains the Swiss-Belresort Coronet Peak and 10-pin bowling alley, contained within Lot 1 DP 376236 and Lot 2 DP 3762362 with a land area of approximately 1.5ha, be rezoned to High Density Residential Zone with that land referenced as the Arthurs	Accept in part
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.2	Oppose	That the balance of the Arthurs Point neighbourhood notified as Medium Density Residential be zoned High Density Residential, with reference to that land as the Arthurs Point Terrace precinct or neighbourhood.	Accept in part
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.3	Oppose	That any additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, matters of control or discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.	Accept in part
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.4	Oppose	That 46.1 be amended as follows: (...) Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point Terrace, to respond to projected growth in visitor numbers, provided	Accept in part
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.5	Oppose	That a new objective be added to 9.2 as follows: 9.2.X Objective - Arthurs Point Terrace: Enhance and develop the amenity, character and unique streetscape qualities of the Arthurs Point Terrace neighbourhood.	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.6	Oppose	That a new policy be added to 9.2 as follows: 9.2.X.X To provide a range of residential and visitor accommodation options within the neighbourhood that positively contribute to the amenity and character of the area.	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.7	Oppose	That a new policy be added to 9.2 as follows: 9.2.X.X To promote a distinct streetscape for the neighbourhood that is based upon a shared and integrated public realm.	Accept in part
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.8	Oppose	That a new policy be added to 9.2 as follows: 9.2.X.X To develop a high density residential neighbourhood that is characterised by 4-5 level buildings, and where the effects of additional building height is offset by topography.	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.9	Oppose	That a new policy be added to 9.2 as follows: 9.2.X.X Encourage buildings to be located to address the street, with car parking generally located behind or between buildings	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.10	Oppose	That a new policy be added to 9.2 as follows: 9.2.9.5 Ensure that the design of buildings contribute positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.	Reject

31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.11	Oppose	That a new rule be added to 9.4.6 as follows: 9.4.6X Visitor Accommodation including licensed premises within a visitor accommodation development in Arthurs Point Terrace Activity Status: Controlled Control is restricted to: a. The location, nature and scale of activities; b. Parking	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.12	Oppose	That a new rule be added to 9.5.3.4 as follows: 9.5.3.4a Except sites within the Arthurs Point Terrace where a maximum building height of 12m applies.	Reject
31040	Edmonds	John	John Edmonds and Associates	Coronet Peak Properties Limited	31040.13	Oppose	That the following be added to 29.8.41.1: (...) f. When calculating the overall parking requirements for a development, the separation of area into different activities (for the purposes of b. above) will be required where the gross floor area of an activity (or public floor space or other such	Reject
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.1	Support	That the removal of the Rural Visitor Zone from Arthurs Point be retained as notified.	Accept
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.2	Oppose	That the location of the [Arthurs Point] Medium Density Residential Zone is amended so that it is not within, or directly adjoining Outstanding Natural Features or Outstanding Natural Landscapes.	Reject
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.3	Oppose	That appropriate controls are included to ensure development within the Medium Density Residential Zone (or any other subsequent zone adopted) will not have adverse effects on Outstanding Natural Features and Outstanding Natural Landscapes.	Accept
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.4	Oppose	That the Proposed Building Restriction areas are extended.	Reject
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.5	Oppose	That all properties within Outstanding Natural Landscapes and containing Outstanding Natural Features are zoned Rural.	Accept
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.6	Oppose	That the locations of the Outstanding Natural Landscape and Urban Growth Boundaries on the planning maps be amended to protect the Outstanding Natural Landscapes and Outstanding Natural Features of Arthurs Point.	Reject
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.7	Oppose	That any other additional or consequential relief is made to fully give effect to the matters raised in the submission.	Accept in part
31041	Simple (The Secretary)	J	Arthurs Point Outstanding Natural Landscape Society	Arthurs Point Outstanding Natural Landscape Society Inc	31041.8	Oppose	That rules be included which make buildings and all other activities within Building Restriction Areas a prohibited activity.	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.1	Oppose	That the Building Restriction Area be removed from Lot 1-3 DP 300462, Lot 2 DP 24233 and Lot 1 DP 384462 (182 Arthurs Point Road) and replace it with a BRA that accurately represents the terrace edge at the western end of the mid-terrace only.	Accept
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.2	Oppose	That the upper and mid-terraces at 182 Arthurs Point Road, located between Arthurs Point Road and Shotover River, contained within Lot 1-3 DP 300462, Lot 2 DP 24233 that have a total area of 14.17ha, be rezoned to High Density Residential Zone with that land referred to as the Arthurs	Accept in part
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.3	Oppose	That the balance of the land currently proposed as Medium Density Residential in the Arthurs Point community be zoned High Density Residential and refer to that land as the Arthurs Point Terrace precinct or neighbourhood.	Accept in part
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.4	Oppose	That 46.1 be amended as follows: (...) Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres and within Arthurs Point Terrace, to respond to projected growth in visitor numbers, provided	Accept in part
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.5	Oppose	That a new objective be added to 9.2 as follows: 9.2.X Objective - Arthurs Point Terrace Enhance and develop the amenity, character and unique streetscape qualities of the Arthurs Point Terrace neighbourhood.	Accept in part
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.6	Oppose	That a new Arthurs Point Terrace policy be added to 9.2 as follows: 9.2.XX To provide a range of residential and visitor accommodation options within the neighbourhood that positively contribute to the amenity and character of the area.	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.7	Oppose	That a new Arthurs Point Terrace policy be added to 9.2 as follows: 9.2.XX To promote a distinct streetscape for the neighbourhood that is based upon a shared and integrated public realm.	Accept in part
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.8	Oppose	That a new Arthurs Point Terrace policy be added to 9.2 as follows: 9.2.XX To develop a high density residential neighbourhood that is characterised by 4-5 level buildings, and where the effects of additional building height is offset by topography.	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.9	Oppose	That a new Arthurs Point Terrace policy be added to 9.2 as follows: 9.2.XX Encourage buildings to be located to address the street, with car parking generally located behind or between buildings	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.10	Oppose	That a new Arthurs Point Terrace policy be added to 9.2 as follows: 9.2.9.5 Ensure that the design of buildings contribute positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.11	Oppose	That a new rule be added to 9.4.6 as follows: 9.4.6X Visitor Accommodation including licensed premises within a visitor accommodation development in Arthurs Point Terrace Activity Status: Controlled Control is restricted to: a. The location, nature and scale of activities; b. Parking	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.12	Oppose	That a new rule be added to 9.5.3.4 as follows: 9.5.3.4a Except sites within the Arthurs Point Terrace where a maximum building height of 12m applies.	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.13	Oppose	That the following be added to 29.8.41.1: (...) f. When calculating the overall parking requirements for a development, the separation of area into different activities (for the purposes of b. above) will be required where the gross floor area of an activity (or public floor space or other such	Reject
31042	Edmonds	John	John Edmonds and Associates Limited	Arthurs Point Land Trustee Limited	31042.14	Oppose	That any additional or consequential relief to the Proposed Plan, including but not limited to the maps, issues, objectives, policies, rules, matters of control or discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.	Accept in part
31044	Roth-Biester	Nicola			31044.1	Oppose	That further consideration be given in regard to the inclusion of Arthurs Point within the urban area of Queenstown.	Reject

**APPENDIX 3**  
**REZONING TABLES FOR INDIVIDUAL SITE REZONING REQUESTS**

**1. INDIVIDUAL REZONING: MATT AND YUKO BAUMFIELD (31017)**

Submission number and name	Matthew Scott Baumfield and Yuko Baumfield (31017)
Stage 3 notified zone	MDRZ, part VASZ, part BRA
Stage 3 zone requested	HDRZ and removal of BRA
Area of re-zone request	995m <sup>2</sup>
Request referred to in report as	Submitter 31017
ODP Zone and mapping annotation	ODP RVZ
Stage 1 or 2 PDP Zone and mapping annotation	ONL and UGB placed around outside of Arthurs Point North
Legal Description	Lot 7 DP 520106 (7 Powder Terrace)
Total area of property	Approx. 995m <sup>2</sup>
QLDC Property ID	89420
QLDC Hazard Register	Nil to Low liquefaction risk
Supporting information provided by applicant	-
Position of Council experts	Accept in part (accept removal of BRA, reject up-zone due to landscape effects)



Figure. 1 Aerial photo of subject site showing area of re-zoning request. Snip of QLDC Aerial Imagery taken 2019 subject site shown outlined by the blue line. Snip taken 19/02/2020.

Area of requested re-zoning (from submission)



Figure. 2 Zoning sought by Matthew Scott Baumfield and Yuko Baumfield 31017.

**2. INDIVIDUAL REZONING: MANDALEA AND GOLDREAM PROPERTIES LIMITED (31028)**

Submission number and name	Mandalea and Goldstream Properties Limited (31028)
Notified Stage 3 zone	Rural and ONL, MDRZ with VASZ, MDRZ with BRA, and some of the site was not notified in Stage 3 (and is Rural in Stage 1)
Stage 3 zone requested	ODP RVZ and removal of ONL classification
Area of re-zone request	2.8702 ha
Request referred to in report as	Mandalea and Goldstream Properties Limited (31028)
ODP Zone and mapping annotation	ODP RVZ
Stage 1 or 2 PDP Zone and mapping annotation	ONL and UGB placed around outside of Arthurs Point North Part of site not "on" stage 3b zoned rural and MDRZ
Legal Description	Lot 1 DP 20925 (164 Arthurs Point Road, whole of Arthurs Point North)
Total area of property	Approx. 2.8702 ha
QLDC Property ID	7639
QLDC Hazard Register	Liquefaction Risk: LIC 1 - Nil to Low
Supporting information provided by applicant	-
Position of Council experts	Reject

Aerial photograph of the site

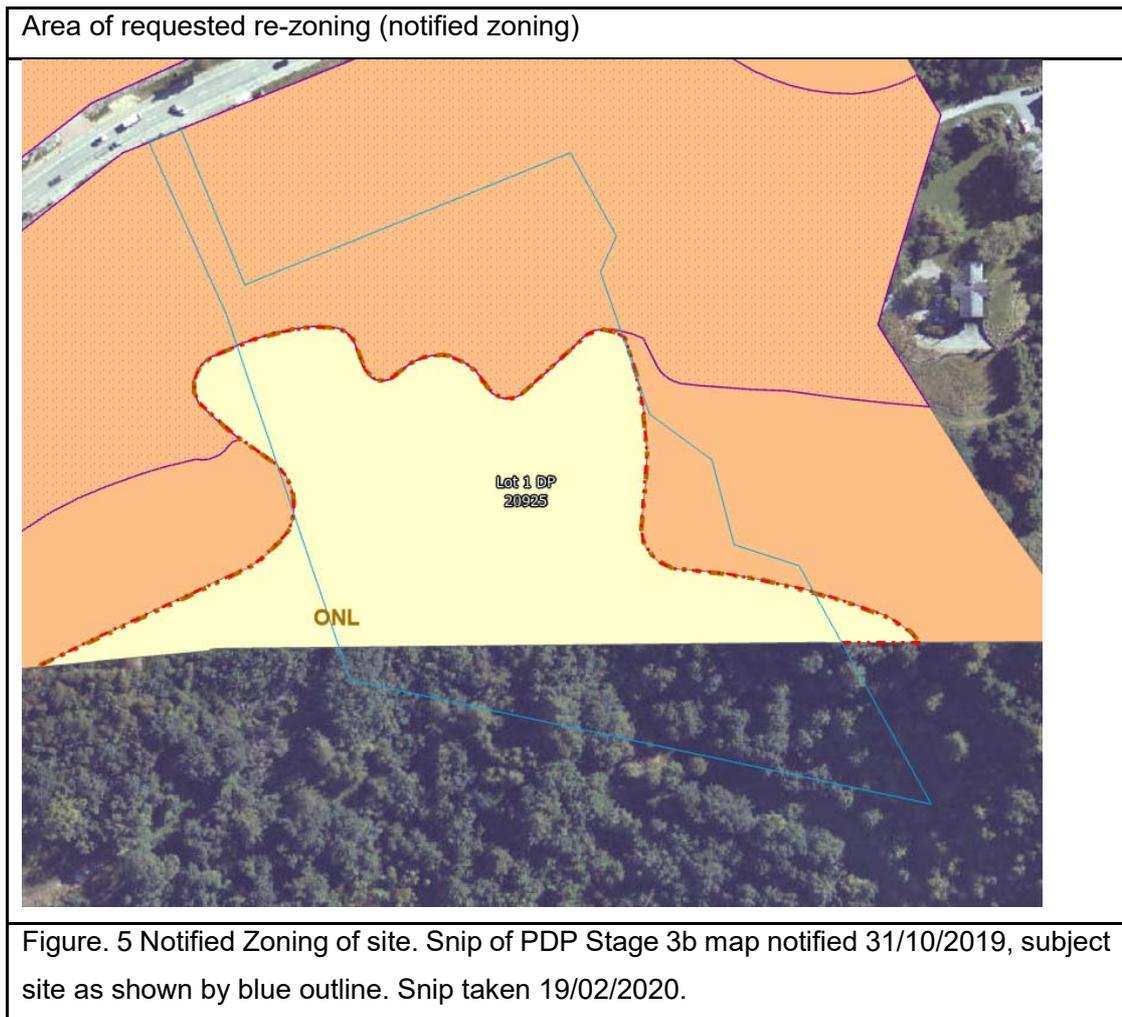


Figure. 3 Aerial photo of subject site showing area of re-zoning request. Snip of QLDC Aerial Imagery taken 2019 subject site shown outlined by the blue line. Snip taken 19/02/2020

Area of requested re-zoning (from submission)



Figure. 4 Zoning sought by xyz (ODP RVZ)- submitter seeks all of yellow be rezoned ODP RV, but also focuses on Lot 1.



### 3. INDIVIDUAL REZONING: ROBERT STEWART (31038)

Submission number and name	Robert Stewart (31038)
Stage 3 notified zone	Part MDRZ, with a BRA over part of the MDRZ, remainder Rural Zone
Stage 3 zone requested	MDR and VASZ with removal of BRA or ODP RVZ or PDP RVZ
Area of re-zone request	Approx. 39,00m <sup>2</sup>
Request referred to in report as	Robert Stewart (31038)
ODP Zone and mapping annotation	ODP RVZ
Stage 1 or 2 PDP Zone and mapping annotation	ONL and UGB placed around outside of Arthurs Point North Part of site not "on" Stage 3 zoned Rural

Legal Description	Lot 1 and 2 DP 515200 (201 Arthurs Point Road)
Total area of property	Approx. 55,800m <sup>2</sup>
QLDC Property ID	71150
QLDC Hazard Register	Nil to Low liquefaction risk and large portion of the site active schist debris landslides
Supporting information provided by applicant	-
Position of Council experts	Accept in part (remove BRA from property Rural zone and part of MDR as notified, rezone small part HDRZ)

Aerial photograph of the site



Figure.6 **Aerial** photo of subject site showing area of re-zoning request. Snip of QLDC Aerial Imagery taken 2019 subject site shown outlined by the blue line. Snip taken 19/02/2020.

Area of requested re-zoning (from submission)



Figure. 7 Zoning sought by Robert Stewart (31038).

**4. INDIVIDUAL REZONING: CORONET PEAK PROPERTIES LIMITED (31040)**

Submission number and name	Coronet peak properties (31040)
Stage 3 notified zone	MDRZ with VASZ
Stage 3 zone requested	HDRZ
Area of re-zone request	Lot 1 DP 376236 Lot 2 376236
Request referred to in report as	Coronet peak properties (31040)
ODP Zone and mapping annotation	ODP RVZ
Stage 1 or 2 PDP Zone and mapping annotation	ONL and UGB placed around outside of Arthurs Point North, part of site not "on" Stage 3 zoned Rural Zone
Legal Description	Lot 1 DP 376236 Lot 2 3762362 (161 Arthurs Point road)
Total area of property	Approx. 14,800m <sup>2</sup>
QLDC Property ID	23917 23916
QLDC Hazard Register	Nil to Low liquefaction Risk, small part of site identified as Active Schist Debris Landslides
Supporting information provided by applicant	-
Position of Council experts	Accept

Aerial photograph of the site



Figure. 8 Aerial photo of subject site showing area of re-zoning request. Snip of QLDC Aerial Imagery taken 2019 subject site shown outlined by the blue line. Snip taken 19/02/2020

Area of requested re-zoning (from submission)

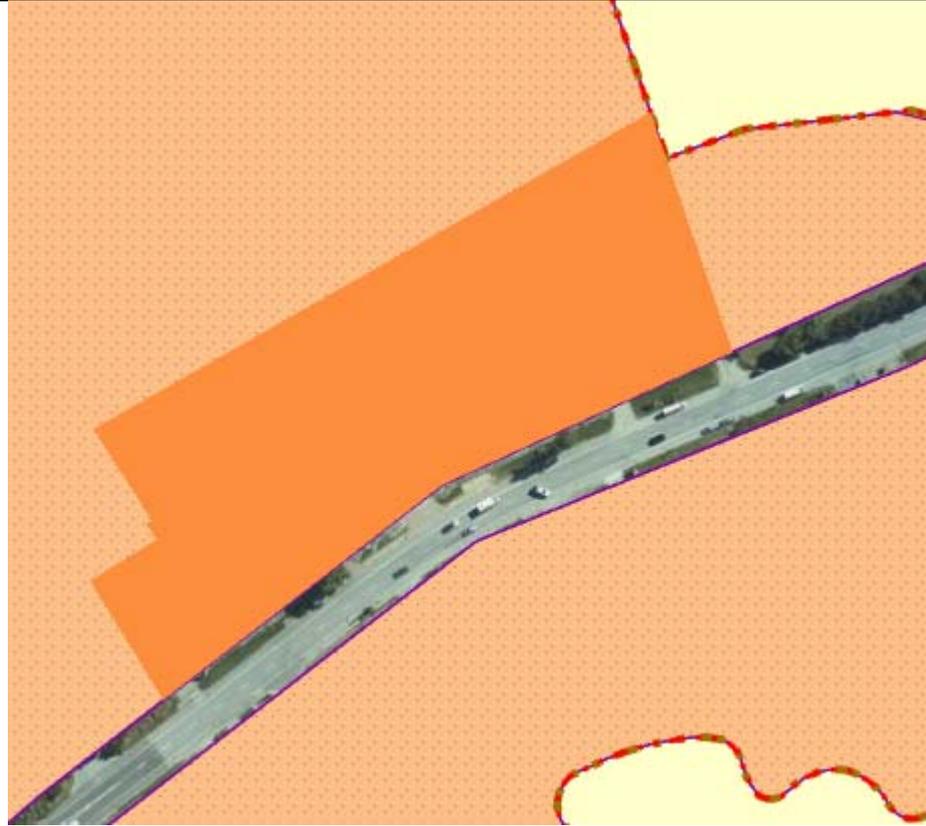


Figure. 9 Zoning sought by Coronet peak properties (31040)

**5. INDIVIDUAL REZONING: ARTHURS POINT LAND TRUSTEE LIMITED  
(31042)**

Submission number and name	Arthurs Point Land Trustee Limited (31042)
Notified Stage 3 zone	MDRZ with part BRA, part VASZ
Stage 3 zone requested	HDRZ
Area of re-zone request	182 Arthurs Point Road
Request referred to in report as	
ODP Zone and mapping annotation	ODP RVZ
Stage 1 or 2 PDP Zone and mapping annotation	ONL and UGB placed around outside of Arthurs Point North, part of stie not "on" Stage 3 zoned Rural Zone.
Legal Descriptions and areas	Lot 1 DP 300462, (.2208 ha) Lot 2 DP 300462, (.7215 ha) Lot 3 DP 300462, (1.2117) Lot 2 DP 24233 (2.117 ha)
Total area of property	Approx. 42,000 m <sup>2</sup>
QLDC Property ID	12012 16186 14977 7641
QLDC Hazard Register	LIC 1 - Nil to Low (most of the site) LIC 1 (P) - Probably Low (small portion of land requested)
Supporting information provided by applicant	-
Position of Council experts	Accept in part

Aerial photograph of the site

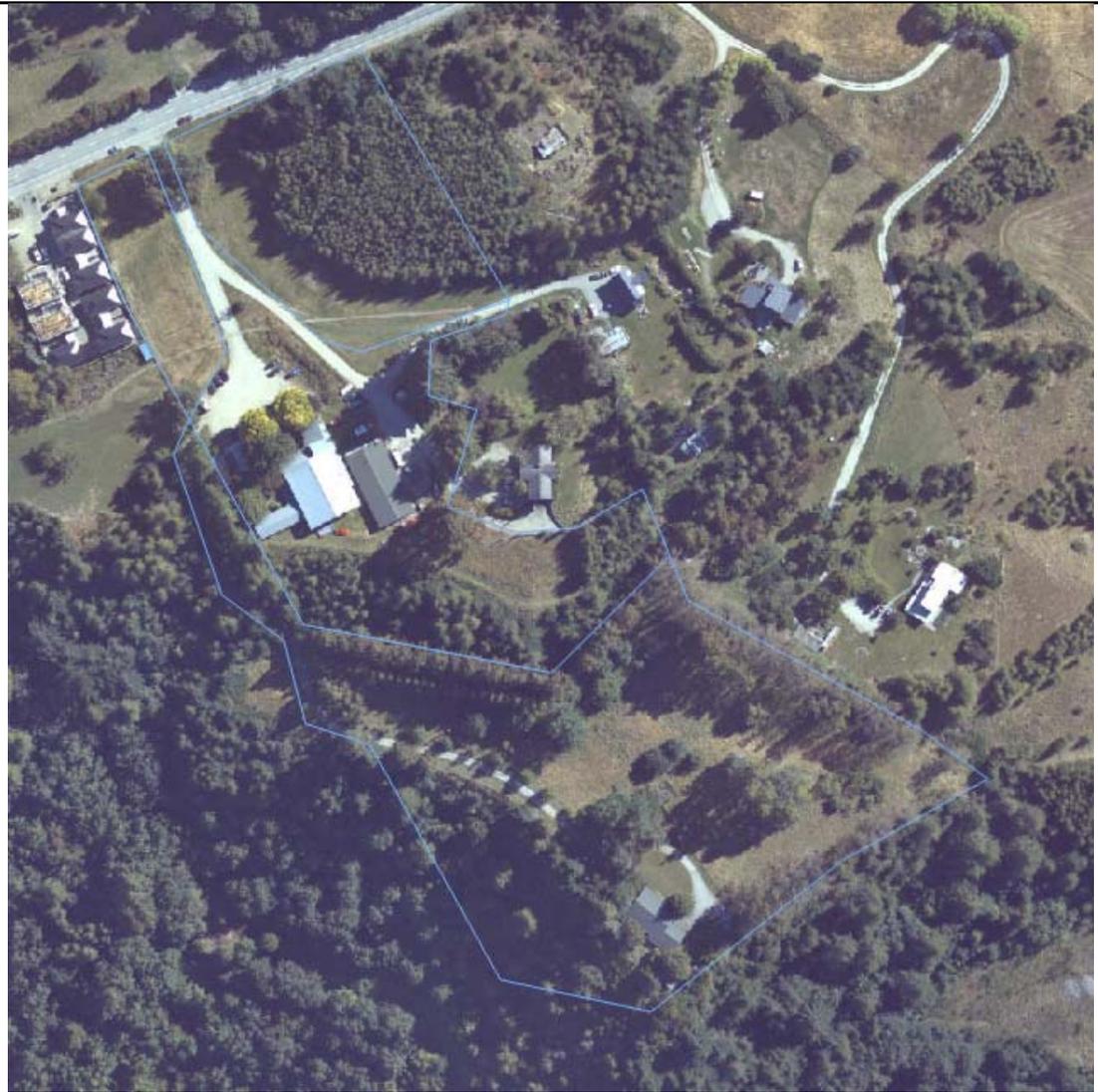


Figure. 10 Aerial photo of subject site showing area of re-zoning request. Snip of QLDC Aerial Imagery taken 2019 subject site shown outlined by the blue line. Snip taken 19/02/2020

Area of requested re-zoning (from submission)

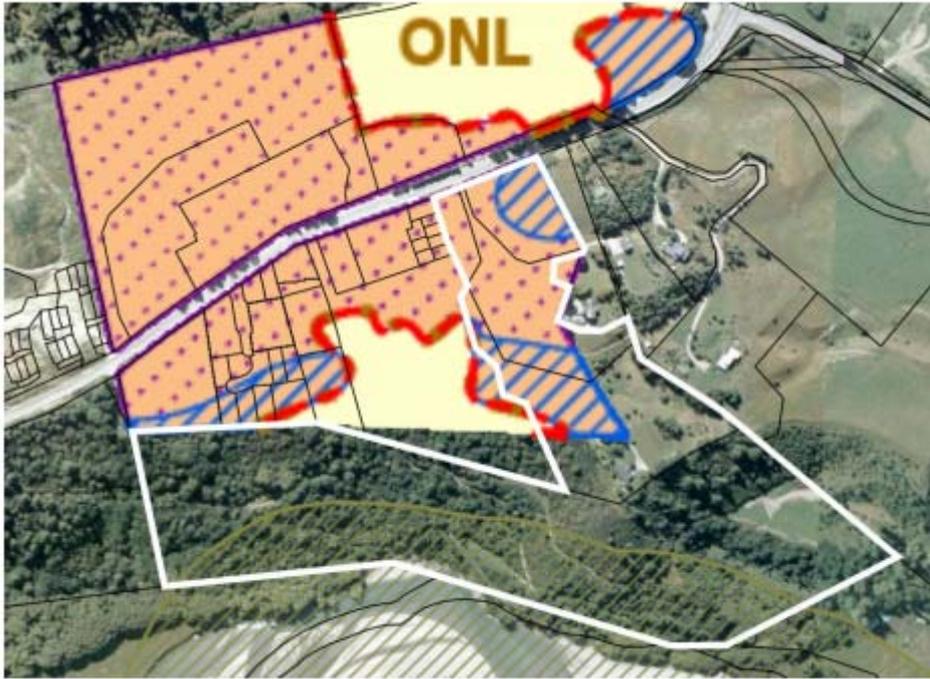


Figure 4 - The Submitter's Sites Relative to PDP – Stage 3 Zoning- Indicated by White Line

Figure. 11 Zoning sought by Arthurs Point Land Trustee Limited (31042)