

**BEFORE THE INDEPENDENT HEARING PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

Under the	Resource Management Act 1991
In the matter	of the Urban Intensification Variation to the proposed Queenstown Lakes District Plan

**SECTION 42A REPORT OF AMY BOWBYES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

SUBMISSIONS ON ARROWTOWN

6 June 2025



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1. QUALIFICATIONS AND EXPERIENCE

1.1 My full name is Amy Narlee Bowbyes. I am employed at Queenstown Lakes District Council (the **Council** or **QLDC**) as Principal Planner – Resource Management Policy. I have been in this position since October 2022, prior to which I was a Senior Policy Planner at QLDC.

1.2 My qualifications and experience are set out in the Strategic s42A on the Urban Intensification Variation at paragraphs 1.1 to 1.4.

1.1 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 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 me to give this evidence on its behalf.

2. INTRODUCTION

2.1 In this section 42A report, I provide recommendations to the Independent Hearing Panel (**IHP**) on the submissions and further submissions received on the Urban Intensification Variation (**UIV**) specific to Arrowtown.

2.2 A total of 566 original submissions were received on the notified UIV as it directly relates to Arrowtown. These submissions comprise a significant proportion (approximately 40%) of the total number of submissions received on the notified UIV. To assist the IHP, these submissions are addressed as a group in this evidence.

2.3 At Arrowtown, the notified UIV proposes changes to provisions for the Lower Density Suburban Residential Zone (**LDSRZ**), Medium Density Residential Zone (**MDRZ**), Local Shopping Centre Zone (**LSCZ**) and Chapter 27 – Subdivision and Development. Changes have also been proposed in the notified UIV to the subdivision chapter, that are specific to these zones. The location of these zones at

Arrowtown is shown in Figure 1, below. No 'rezonings', or changes are proposed to plan maps through the notified UIV, and all submissions addressed in this evidence are on the notified UIV provisions as they relate to Arrowtown only. No specific changes to the plan maps are sought by submissions on Arrowtown. A summary of the key changes proposed through the notified UIV for Arrowtown is provided in paragraph 3.6 below.

- 2.4** For the reasons set out in the s32 Report¹, the notified UIV did not propose changes to the Arrowtown Town Centre Zone (**ATCZ**) or the Arrowtown Residential Historic Management Zone (**ARHMZ**). No submissions have been received that seek changes to these zones. For local context, the location of the ATCZ and ARHMZ is also shown in **Figure 1**.

1 S32 report, Section 6.2.3.

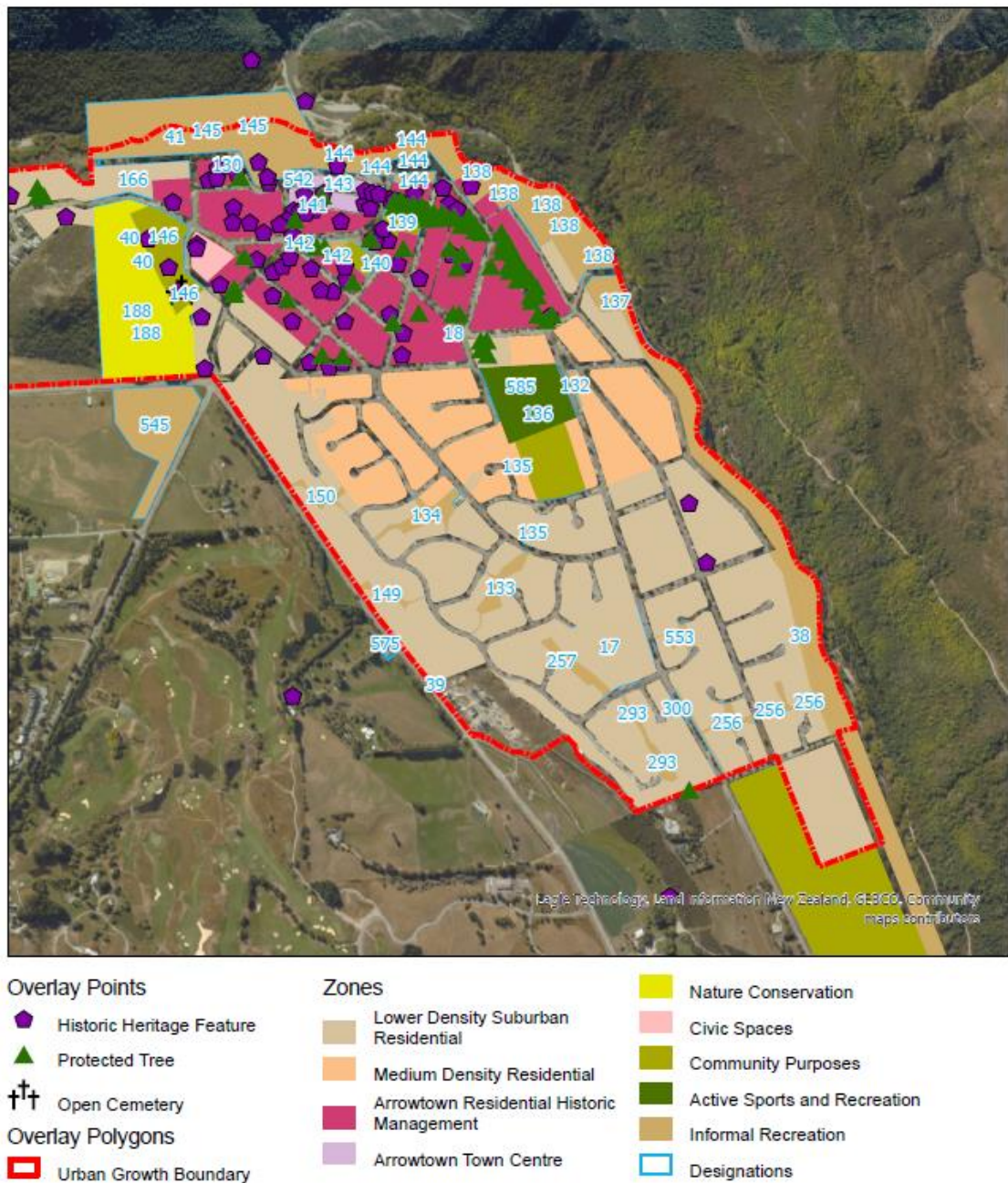


Figure 1: PDP map of urban environment at Arrowtown, showing only the layers displayed in the legend.

- 2.5 I have grouped my analysis of the Arrowtown submissions into the following topics:
- (a) Topic 1: General submissions on the notified proposal as it relates to Arrowtown;
 - (b) Topic 2: Submissions on specific LDSRZ provisions at Arrowtown;
 - (c) Topic 3: Submissions on specific MDRZ provisions at Arrowtown;
 - (d) Topic 4: Submissions on specific LSCZ provisions at Arrowtown; and

(e) Topic 5: Submissions on specific provisions of Chapter 27 – Subdivision and Development at Arrowtown.

2.6 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 PDP and any other applicable policy documents, and evaluate the appropriateness, including costs and benefits, of the requested changes in terms of section 32AA of the RMA.

2.7 Section 32AA evaluations are to contain a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Therefore, recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.

2.8 Due to the large number of submissions, I have not addressed every submission point, however I have read all submissions received and have addressed the general matters raised. **Appendix 1** to this Report provides a summary of the key matters raised by submitters.

2.9 My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

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

- (a) Mr Richard Knott, Richard Knott Limited – Character/ Heritage
- (b) Ms Susan Fairgray, Market Economics (ME) – Economic Geographer;
- (c) Mr Richard Powell, Queenstown Lakes District Council - Senior Infrastructure Development Engineer;
- (d) Mr Cam Wallace, Barker and Associates (B&A) – Urban Designer; and
- (e) Ms Corinne Frischknecht, Queenstown Lakes District Council – s42A Medium Density Residential Zone.

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

- (a) National Policy Statement on Urban Development 2020 (**NPS-UD**)
- (b) Proposed Urban Intensification Variation – Section 32 Report (**s32 Report**);
- (c) Queenstown Lakes PDP;
- (d) Queenstown Lakes Operative District Plan (**ODP**);
- (e) Regional Policy Statement 2019 for Otago (**ORPS 19**); and
- (f) Proposed Otago Regional Policy Statement 2021 (**PORPS 21**) - decisions version;
- (g) Queenstown Lakes Spatial Plan 2021 – 2050;
- (h) QLDC Ten Year Plan 2021-2031 (**LTP**);
- (i) QLDC Annual Plan 2023-2024; and
- (j) QLD Housing & Business Capacity Assessments (**HBA**) (2017, 2021).

2.12 Changes I recommend to the notified provisions in response to submissions and further submissions are tracked in Appendix 1 to my S42A – Strategic Evidence (**Strategic Evidence Appendix 1** hereafter). My recommendations for accepting or declining submissions are included in Appendix 2 to my S42A – Strategic Evidence (**Strategic Evidence Appendix 2** hereafter) alongside a summary of the relief sought in the submissions.

2.13 Where a submission is in support of a notified UIV provision and no other submissions have been received on that provision, I have not addressed the submission point. I recommend that these submission points are accepted, as shown in **Strategic Evidence Appendix 2**.

2.14 Where a submission opposes a provision and does not provide any reasons, I have not addressed the submission point, unless no other submissions were received on the provision sought to be amended. I recommend that these submission points are rejected, as shown in **Strategic Evidence Appendix 2**.

2.15 Throughout my evidence I refer to the following versions of the PDP text, as follows:

- (a) PDP [Provision] XX.X.X: to refer to the Proposed District Plan (i.e. PDP Objective XX.2.1);
- (b) notified [Provision] XX.X.X: to refer to the notified version of a provision amended through the UIV (i.e. notified Objective XX.2.1 or notified UIV); and
- (c) S42A [Provision] XX.X.X: to refer to the recommended version of a provision as included in Appendix 1 of this report (i.e. S42A Objective XX.2.1).

3. EXECUTIVE SUMMARY

3.1 This s42A Report makes recommendations on submissions received on Arrowtown. These submissions apply to the following chapters of the PDP (as they relate to Arrowtown only):

- (a) Chapter 7 – Lower Density Suburban Residential Zone
- (b) Chapter 8 – Medium Density Residential Zone
- (c) Chapter 15 – Local Shopping Centre Zone
- (d) Chapter 27 – Subdivision and Development

3.2 In this s42A Report I recommend the following changes to the following notified provisions as they relate to Arrowtown (as shown in **Strategic Evidence Appendix 1**):

MDRZ:

- (a) I recommend that notified Rule 8.5.1 (for Arrowtown only) be amended to enable a permitted building height of 8m plus an additional 1m for pitched roof forms only, which would enable 2 storey development. I recommend that the non-complying activity status for breaches be retained;
- (b) I recommend that notified Rule 8.5.7 (for Arrowtown only) be amended to apply the following recession planes and retain the current restricted discretionary activity status and matters of discretion for breaches:
 - (i) Southern boundary 2.5m & 35 degrees

- (ii) Northern boundary 2.5m & 55 degrees
- (iii) Western & eastern boundaries 2.5m & 45 degrees

LDSRZ:

- (c) I recommend that notified Rule 7.5.1 (for Arrowtown only) be amended to enable a permitted building height of 6.5m and a restricted discretionary building height band of 6.5m – 8m. I recommend that the non-complying activity status for buildings exceeding 8m be retained. I recommend the following matters of discretion for the restricted discretionary height band:
 - (i) consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016;
 - (ii) any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and
 - (iii) external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

3.3 In my view, the recommended amendments:

- (a) would better recognise Arrowtown’s character, which more effectively and efficiently implements the Arrowtown-specific PDP Objectives and Policies in the MDRZ and LDSRZ. These include PDP Objective 8.2.4 which seeks that “In Arrowtown medium density development occurs in a manner compatible with the town’s character”, and PDP Objective 7.2.4, “Residential development in Arrowtown compatible with the town’s existing character”;
- (b) would still enable increased opportunities for additional residential development capacity in Arrowtown (including through increased flexibility for infill residential development) and would be effective and efficient in achieving the purpose of the UIV and the objectives of the NPS-UD, including contributing to well-functioning urban environments which enable a variety of homes that meet the needs of different households; and
- (c) would give effect to SO 3.2.2, as they would still assist with achieving urban development that promotes a compact, well designed and

integrated urban form that builds on historical urban settlement patterns, that achieves a built environment that provides desirable, healthy and safe places to live, work and play, and ensures a mix of housing opportunities.

4. TOPIC 1: GENERAL SUBMISSIONS ON THE NOTIFIED UIV PROPOSAL AS IT RELATES TO ARROWTOWN

Summary of the Notified UIV

- 4.1** As notified, the UIV generally treats Arrowtown similarly to other parts of the District where the LDSRZ, MDRZ and LSCZ also apply. While these PDP zones are designed to apply in many different locations across the District, they also contain a number of Arrowtown-specific provisions, which reference the Arrowtown Design Guideline 2016 (**ADG**). The ADG is a document incorporated by reference in the PDP.
- 4.2** The changes proposed in the notified version of the LDSRZ, MDRZ and LSCZ are summarised below at paragraph 3.6. The s42A Reports on the LDSRZ, MDRZ and LSCZ contain recommendations on the provisions for each zone, which are recommended to apply to the entire zones, including Arrowtown. The recommended changes to the notified provisions contained in this s42A Report are for Arrowtown only and are in addition to the recommendations in the respective s42A Reports on the LDSRZ, MDRZ and LSCZ.
- 4.3** The ATCZ and ARHMZ are Arrowtown-specific (i.e. they only apply in Arrowtown), and they include provisions to address impacts on historic heritage and meet the requirements of section 6(f) RMA.
- 4.4** The ADG also includes an Arrowtown Historic Management Transition Overlay Area (**Transition Overlay**) which is located over part of the MDRZ adjacent to the ARHMZ. Within the Transition Overlay, residential units are a restricted discretionary activity, and via the consent process development proposals are assessed against a matter of discretion on 'consistency "with Arrowtown's character, utilising the ADG as a guide" (Rule 8.4.10.1). In the remainder of the

MDRZ at Arrowtown, the restricted discretionary activity trigger applies when two or more residential units are proposed on a site (PDP Rule 8.4.10.2).

4.5 The notified UIV does not propose changes to the ADG (nor to any other design guides). Section 10 of my s42A Report on Strategic Evidence provides recommendations on the notified amendments to the references to design guidelines erroneously include in the notified UIV.

4.6 The notified UIV provisions make changes to the LDSRZ, MDRZ and LSCZ (in summary):

	LDSRZ: Summary of notified amendments that are relevant to Arrowtown
1.	Changes to the zone purpose statement to refer to <i>average</i> minimum density of 300m ² and the enablement of a range of houses sizes and typologies.
2.	Delete Policy 7.2.3.2 which seeks to limit building height on sites smaller than 900m ² .
3.	Amend Policy 7.2.6.2 to allow for consideration of infrastructure upgrades.
4.	Amend Interpretation Provision 7.3.2.4 regarding information requirements to demonstrate compliance with <i>average</i> densities provided for by notified Rule 7.4.9.
5.	Add new Rule 7.4.4 which prescribes permitted activity status for one residential unit on an existing site that has a net area less than 450m ² .
6.	Amend Rule 7.4.9 which prescribes restricted discretionary activity status for residential units where the density of development is less than 450m ² - 300m ² so the rule references 300m ² <i>average</i> net area. Amendments are also proposed to the matters of discretion to include discretion on how the design provides a range of unit sizes and typologies, capacity of existing and planned infrastructure / servicing and low impact stormwater design.
7.	Amend the permitted building heights in Rule 7.5.1 (and via deletion of PDP Rules 7.5.2 and 7.5.3) from 6.5m for Arrowtown currently to 8m; and to remove the current limit for sloping and flat sites across the zone with maintenance of one area where specific height limits apply.
8.	Amend Rule 7.5.7 to apply recession planes to development on all (flat and sloping) sites; amend the exemptions; amend the activity status for breaches from non-complying to restricted discretionary, with inclusion of matters of discretion.

9.	Amend Rule 7.5.9 to adjust the maximum permitted density to one residential unit per 300m ² <i>average</i> net area calculated over the entire site.
10.	Reference update to Rule 7.6.1.1 to reflect change in rule numbering.
11.	Numbering updates to adjust internal references.

	MDRZ: Summary of notified amendments that are relevant to Arrowtown
1.	Changes to the zone purpose statement to broaden the range of housing typologies acknowledged; delete the current reference to 250m ² sites; and adjust the current reference to building heights from two to three storeys.
2.	Amend Objective 8.2.3 – to reference the <i>changing</i> future character intended within the zone.
3.	Amend Objective 8.2.5 – to include <i>roading</i> networks.
4.	Amend Policy 8.2.1.4 – to support increased heights and low-rise apartments and delete the current reference to small lot detached housing.
5.	Delete Policies 8.2.3.1 and 8.2.3.2 and replace with two new policies on character, amenity and built form outcomes.
6.	Add new Policy 8.2.5.2 regarding parking and mode shift.
7.	Amend Policy 8.2.5.2 (renumbered to 8.2.5.3 in s42A recommended provisions) – to enable consideration of future upgrades to infrastructure networks.
8.	Delete Interpretation Provision 8.3.2.5 to align interpretation guidance with the notified changes to density in Rule 8.5.5.
9.	Amend Rule 8.4.10 which prescribes the number of permitted residential units per site to add new matters of discretion on residential amenity values for occupants, capacity of existing and planned infrastructure / servicing, low impact stormwater design and waste and recycling storage space and collection; and to amend existing matters of discretion to include consideration of provision of a range of unit sizes and typologies and cumulative privacy effects.
10.	Amend Rule 8.5.1 to change the permitted building height from 7m currently to 11m + 1m for pitched roof forms. The current non complying activity status for breaches is proposed to be retained.
11.	Amend Rule 8.5.4 Building Coverage to amend the matters of discretion on amenity, views and privacy, and add a new matter of discretion on stormwater.

12.	Delete PDP Rule 8.5.5 which prescribes a maximum site density of one residential unit per 250m ² net site area (noting that the 250m ² minimum lot area is proposed to remain in Chapter 27 – Subdivision and Development for the creation of vacant lots).
13.	Add Rule 8.5.5 which prescribes a new minimum outdoor living space requirement with restricted discretionary activity status for breaches.
14.	Add Rule 8.5.6 which prescribes minimum outlook space requirements per unit with restricted discretionary activity status for breaches.
15.	Amend Rule 8.5.7 to amend the recession plane requirement so they apply to development on both sloping and flat sites, update exceptions and relax the recession plane heights and angles.
16.	Amend Rule 8.5.11 to apply the waste and recycling area to developments of three units or less.
17.	Numbering updates to adjust internal references.

	LSCZ: Summary of notified amendments that are relevant to Arrowtown
1.	Rule 15.4.3 Restricted discretionary activity status for all buildings - amended matters of discretion for residential units to include consideration of outlook space, and provision and screening of loading and service areas.
2.	Rule 15.5.2 Setbacks and sunlight access – amended recession planes and refinements to the current wording of the setbacks rule.
3.	Rule 15.5.7 - Building Height - maximum permitted building heights within the Fernhill and Kelvin Heights LCSZ increased to 14m and the remainder of the LCSZ (including the LCSZ on Adamson's Drive, Arrowtown) increased to 10m (currently 7m). Current non-complying activity status for breaches retained.

Matters Raised by Submitters

4.7 A large number of submissions were received in general opposition to the notified UIV as it relates to Arrowtown. The submissions include a range of reasons which are summarised below. Due to the volume of submissions, not all submissions on Arrowtown are referenced, however I have grouped examples of the matters raised by submitters into key themes:

- (a) Heritage/Character;
- (b) ADG;
- (c) Views;

- (d) Tourism;
- (e) Sunlight access;
- (f) Affordable housing;
- (g) Transport and parking;
- (h) Permeable surfacing;
- (i) Biodiversity and vegetation;
- (j) Insufficient local amenities to support growth; and
- (k) Interpretation of NPS-UD definition of *urban environment*.

4.8 The submissions within each theme are summarised in **Appendix 1: Key matters raised by submitters on Arrowtown to this report.**

Heritage / Character

4.9 A key concern raised by submitters is that the notified UIV will adversely impact Arrowtown's unique character and heritage values. The predominant built form of Arrowtown currently comprises low-scale detached housing on sites of sufficient size to accommodate gardens with established trees. The character of the area of Arrowtown that is subject to the notified UIV is described in the 'new town' section of the ADG,² which includes a detailed description of the current character. The location of the 'old' and 'new' towns is shown in **Figure 2**, below. I note that a small portion of the MDRZ and LDSRZ is located in the southeastern area of the 'old town'.

2 Arrowtown Design Guidelines 2016, from page 91



Figure 2: Location of Arrowtown's Old Town, New Town and Town Centre shown in the ADG, page 4.

- 4.10** Regarding heritage, section 6(f) of the RMA includes as a matter of national importance, the protection of historic heritage from inappropriate subdivision, use and development. The RMA definition of historic heritage includes 'historic sites, structures, places and areas' and 'surroundings associated with natural and physical resources'. As explained in the s32 Report³ the ATCZ and ARHMZ have been excluded from the UIV on the basis that these locations contain a high number of heritage items and notable trees, afforded significance by section 6(f) of the RMA. The s32 Report establishes that these matters of national significance pose a constraint on the application of Policy 5 of the NPS-UD. I agree with the rationale and policy approach outlined in the s32 Report for excluding these areas from the notified UIV. As mentioned earlier, no submissions have been received that specifically seek changes to the ATCZ or ARHMZ.

3 S32 Report, Section 6.2.3.

4.11 In my view, the ‘surroundings associated with’ the listed historic heritage do not extend across the entire LDSRZ, MDRZ and LSCZ at Arrowtown. However, the ‘surroundings’ may extend across sites that are physically associated with listed heritage items within the area subject to the notified UIV. These areas are subject to PDP Chapter 26 which applies to listed heritage items and development in the ‘surroundings’ of a listed item.

4.12 No listed heritage items are located within the MDRZ or the LSCZ at Arrowtown. The following heritage items are located in the LDSRZ (as shown on planning maps and in **Figure 1**, above):

- (a) Item 348: Johnston Cottage - 51 Devon Street;
- (b) Item 341: Wilcox Cottage – Corner Devon & Cornwall Streets;
- (c) Item 361: Summers Place – 12 Stafford Street;
- (d) Item 302: Explosive Magazines – Corner Malaghans Road & Berkshire Street;
- (e) Item 342: Lukers Cottage – 1 Durham Street;
- (f) Item 352: Curries Cottage – 62 Manse Road; and
- (g) Item 366: Presbyterian Manse – 51B Manse Road.

4.13 Notable trees are listed in PDP Chapter 32 – Protected Trees and are in the following locations within the LDSRZ at Arrowtown (also shown on planning maps and in **Figure 1**, above):

- (a) Three trees (one Abies Cephalonica and two Sequoiadendron Gigantium) identified as 269 and 277 at 51D Manse Road; and
- (b) Four trees (all Sequoiadendron Gigantium) identified as 276 at 1A – 3C Inverness Crescent (noting that these trees are on Council-owned land that, despite being zoned LDSRZ, appears to function as a small public park).

4.14 A key theme in submissions is opposition to notified building heights, due to impacts on Arrowtown’s character and heritage values. The following section steps through the Otago Regional Policy Statements (operative and proposed) and PDP provisions that relate to heritage and character, and their relevance to Arrowtown.

Proposed Otago Regional Policy Statement 2021 (pORPS) and partially Operative Otago Regional Policy Statement 2019 (RPS 2019) - Historic Heritage

- 4.15** At the time the s32 report for the UIV was prepared on 16 May 2023 the pORPS had been publicly notified. Therefore, the s32 report has considered the provisions of the pORPS as notified, in addition to the Partially Operative Otago Regional Policy Statement 2019 (RPS 2019), which became fully operative on 4 March 2024.
- 4.16** On 27 March 2024, the Otago Regional Council (**ORC**) made decisions on recommendations for both the freshwater planning instrument and non-freshwater planning instrument parts of the pORPS. The decisions were publicly notified on 30 March 2024, and appeals to both the freshwater and non-freshwater provisions were received.
- 4.17** All of the pORPS objectives and policies of the Historic Heritage Chapter, except for one policy, are not subject to appeal.
- 4.18** The UIV is to give effect to any operative regional policy statement,⁴ and regard shall be had to any proposed regional policy statement.⁵ Although the relevant provisions of the pORPS are not yet operative, and one policy is still subject to appeal, QLDC must still have regard to the pORPS when preparing the UIV. The weight to be given to a proposed regional policy statement is a matter for the decision maker. I understand that generally, the closer a plan comes to its final content, the more weight is given to it.
- 4.19** In this case, I consider there are good reasons to give the decisions version of the pORPS some weight in decision making, with the policy that is under appeal deserving slightly less weight. This is because it has already been the subject of testing and public participation through the hearings process, is closer to its final content as the majority of provisions are not subject to appeal, and it has been prepared to give effect to the NPS-UD.

4 RMA, s 75(3)(a).

5 RMA, s 74(2)(a)(i).

4.20 I have considered the decisions version of the pORPS as well as 2019 RPS which I consider relevant to the UIV in the context of historic heritage.

4.21 The objectives and policies of the RPS 2019 of most relevance are assessed as follows:

- (a) Objective 5.2 Historic heritage resources are recognised and contribute to the region's character and sense of identity;
- (b) Policy 5.2.1 Recognising historic heritage; and
- (c) Policy 5.2.3 Managing historic heritage.

4.22 The objectives and policies of the pORPS of most relevance are assessed as follows:

- (a) Objective HCV-HH-O3 – Historic heritage resources;
- (b) Policy HCV-HH-P3 – Recognising historic heritage;
- (c) Policy HCV-HH-P5 – Managing historic heritage (subject to appeal); and
- (d) Policy HCV-HH-P6A – Maintenance and enhancement of historic heritage.

PDP Strategic Policies

4.23 PDP Chapter 3: Strategic Directions makes specific reference to Arrowtown in Strategic Policy 3.3.14: *Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements.*

4.24 The following PDP Strategic Objectives and Policies (PDP Chapter 3: Strategic Directions) apply to character and historic heritage across the District:

- (a) Strategic Objective 3.2.3: *A quality built environment taking into account the character of individual communities.*
- (b) Strategic Policy 3.2.3.1: *The District's important historic heritage values are protected by ensuring development is sympathetic to those values.*
- (c) Strategic Policy 3.2.3.2: *Built form integrates well with its surrounding urban environment.*

- (d) Strategic Policy 3.3.17 *Identify heritage items and ensure that they are protected from inappropriate development.*

4.25 The following PDP Chapter 4: Urban Development Objectives and Policies apply to character and historic heritage, with Policies 4.2.2.12 and 4.2.2.19 specific to Arrowtown:

- (a) Policy 4.2.1.4: *Ensure Urban Growth Boundaries encompass, at a minimum, sufficient feasible development capacity and urban development opportunities consistent with:*
 - [...] c. the constraints of development of the land such as its topography, its ecological, cultural or landscape significance;*
 - [...]*
 - e. a compact and efficient urban form; [...].*
- (b) Policy 4.2.2.2: *Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:*
 - [...] b. its ecological, heritage, cultural or landscape significance, if any; [...]*
 - d. connectivity and integration with existing urban development;*
 - e. convenient linkages with public transport;*
 - f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;*
 - g. the level of existing and future amenity that is sought (including consideration of any identified special character areas) [...].*
- (c) Policy 4.2.2.3: *Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.*
- (d) Policy 4.2.2.12: *Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan web mapping application that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent urban areas.*

- (e) Policy 4.2.2.19: *Ensure that development within the Arrowtown Urban Growth Boundary provides:*
- (i) *an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;*
 - (ii) *opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;*
 - (iii) *a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where development abuts the urban boundary for Arrowtown; [...].*

4.26 In summary, at a strategic level the PDP contains policy that acknowledges the character of Arrowtown, including reference to the guidance contained in the ADG. Strategic policy also seeks to limit urban sprawl at Arrowtown, as a method to maintain Arrowtown's character, whilst seeking to enable opportunities for infill development to provide housing choice and limit pressure for urban expansion. In my view, the PDP provision framework on matters relating to historic heritage referred to above give effect to both the 2019 RPS and the pORPS.

Role of the ADG 2016 in the LDSRZ, MDRZ and LSCZ

4.27 Pursuant to PDP interpretation provisions 7.3.2.10 and 8.3.2.10, for sites in Arrowtown, the ADG applies instead of the Residential Zone Design Guide 2021.

4.28 The PDP contains the following Arrowtown-specific objectives and policies of the LDSRZ and MDRZ (which are not proposed to be changed by the notified UIV⁶):

LDSRZ:

- (a) Objective 7.2.4: Residential development in Arrowtown compatible with the town's existing character;

⁶ Aside from the version references to the ADG, addressed in Section 9 of my 42A on Strategic Evidence.

- (b) Policy 7.2.4.1: Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2016, with particular regard given to:
 - (i) building design and form;
 - (ii) scale, layout and relationship of buildings to the street frontage(s);
 - (iii) materials and landscape response(s);
- (c) Policy 7.2.4.2: Avoid flat roofed dwellings in Arrowtown;

MDRZ:

- (a) Objective 8.2.4: In Arrowtown medium density development occurs in a manner compatible with the town's character;
- (b) Policy 8.2.4.1: Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines 2016 with particular regard given to:
 - (i) building design and form;
 - (ii) scale, layout and relationship of buildings to the street frontage(s);
 - (iii) materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s); and
- (c) Policy 8.2.4.2: Avoid flat-roofed dwellings in Arrowtown.

4.29 The PDP LDSRZ and MDRZ contain a number of provisions which reference the ADG in matters of discretion. The PDP provisions consistently use the following standard wording:

"...in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide."

4.30 The notified UIV does not propose to amend this wording, and it applies to the following restricted discretionary activities:

LDSRZ:

- (a) 7.4.8: Commercial activities – 100m² or less gross floor area;
- (b) 7.4.9: Residential units – density exceeding 1 unit per 450m², but not exceeding 1 unit per 300m² average net area;
- (c) 7.5.5: Recession planes – breaches;
- (d) 7.5.7: Building separation within sites – breaches;
- (e) 7.5.8: Building length – breaches;

MDRZ:

- (a) Rule 8.4.10: One or more residential unit per site in the Transition Overlay; and two or more residential units per site in the rest of the MDRZ in Arrowtown;
- (b) Rule 8.5.4: Building coverage exceeding 45% - breaches;
- (c) Rule 8.5.7: Recession planes – breaches;
- (d) Rule 8.5.8: Landscaped permeable surfacing – breaches;
- (e) Rule 8.5.9: Minimum boundary setback – breaches; and
- (f) Rule 8.5.10: Building length – breaches.

4.31 Neither the current PDP LSCZ nor the notified LSCZ contain Arrowtown-specific provisions, however they do include the following objectives and policies relevant to local character:

- (a) Objective 15.2.2: Buildings respond to the existing character, quality and amenity values of their neighbourhood setting;
- (b) Policy 15.2.2.1: Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with established amenity values;
- (c) Policy 15.2.2.2: Ensure that development generally comprises a scale that is commensurate with the receiving built environment; and
- (d) Policy 15.2.2.4: Place specific controls on the bulk and location of buildings on sites adjoining Residential-zoned properties to ensure that an appropriate standard of residential amenity is maintained.

- 4.32** The ADG describes the character of Arrowtown, and shows the LDSRZ, MDRZ and LSCZ as part of the 'new town'.⁷ This is distinct from the 'old town' which includes the ATCZ and ARHMZ. The area identified as the 'old town' comprises the area where a significant number of historic heritage items are located and are shown on planning maps (see Figure 1).
- 4.33** The ADG is incorporated by reference in the PDP and influences land-uses when resource consent is required and the ADG is referenced in a matter of discretion. As the ADG is referenced in policies in the LDSRZ and MDRZ, it is also able to be considered when consent is sought for discretionary and non-complying activities in these zones.
- 4.34** The ADG does not apply to permitted activities. It influences development outcomes primarily by describing Arrowtown's character. The ADG has most influence in the area identified in the ADG as the 'old town' and has targeted influence in the 'new town', which is the area subject to the notified UIV.
- 4.35** The LDSRZ, MDRZ and LSCZ at Arrowtown are not within a 'Special Character Overlay' or 'Precinct'. As mentioned earlier, the ADG includes an Arrowtown Residential Historic Management Zone Transition Overlay (**Transition Overlay**)⁸ area across part of the MDRZ adjacent to the ARHMZ. Section 4.5.1.2 of the ADG (page 101 of the ADG) includes guidance on development within the MDRZ in locations where the Transition Overlay applies.
- 4.36** The Transition Overlay is referenced in PDP Rule 8.4.10.1 which enables 1 residential unit as a permitted activity within the Transition Overlay, with restricted discretionary activity consent required for breaches. The matters of discretion in Rule 8.4.10.1 include *(g) in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide.*
- 4.37** For completeness I note that neither the PDP, nor notified UIV versions of the LSCZ references the ADG.

7 Noting that a small portion of the MDRZ and LDSRZ are located in the south-eastern corner of the 'old town'.

8 [Arrowtown Design Guide 2016](#), page 16.

Assessment for heritage / character

- 4.38** Submitters raise particular concerns regarding the potential impact of the notified proposal on Arrowtown's unique character. As summarised in **Appendix 1**, of particular concern to submitters is the impact of taller buildings, including the notified provision for 3 storey buildings in the MDRZ.
- 4.39** Mr Knott has provided evidence that assesses the potential impact of the notified proposal on Arrowtown's character. As outlined in his evidence,⁹ Mr Knott finds that 3 storey buildings would present a significant departure from the existing character, which Mr Knott finds is accurately described in the ADG.
- 4.40** In summary, Mr Knott recommends that the notified building heights for the LDSRZ and MDRZ be amended (reduced) to limit the potential impact on Arrowtown's character.
- 4.41** Ms Fairgray¹⁰ has modelled a lower-height scenario for the MDRZ and a restricted discretionary height scenario for the LDSRZ and finds that they would still enable a level of development that would encourage a dwelling mix that is substantially greater than existing patterns of development and aligns with the level of relative demand in this less-central part of the urban environment. It also enables a level of development capacity that is large in comparison to the projected future demand for housing in Arrowtown. As discussed in Ms Fairgray's findings, from a modelling perspective restricted discretionary activities are 'enabled' activities.¹¹ The use of restricted discretionary activity status to provide a trigger for consideration of the ADG is an established method in the LDSRZ and MDRZ.
- 4.42** In my view, the location of the MDRZ proximate to the ARHMZ is a matter that sets the Arrowtown MDRZ apart from other locations in the District where the zone is located or proposed via the UIV. Other locations are typically located adjacent to built-up urban centres, generally in locations where height increases within the

9 Mr Knott's evidence at Section 6.

10 Ms Fairgray's evidence, Section 6.

11 Clause 3.4(2) of the NPS-UD states that, for development capacity to be plan-enabled capacity, the housing or business use must be a permitted, controlled or restricted discretionary activity.

closest commercial centre are also proposed in the notified proposal. As the UIV proposes no intensification within the ARHMZ or the ATCZ (and no submissions seek that outcome), the impact of 3 storey development in the MDRZ in Arrowtown will be greater than in other locations.

- 4.43** As the ATCZ is excluded from the notified UIV, the proposed changes at Arrowtown are not proposed in conjunction with increasing the current business development capacity, aside from the notified increase in permitted height in the LSCZ from 7m to 10m. The notified changes to the LSCZ would enable a small increase in enabled gross floor area which, pursuant to the LSCZ provisions, could be used flexibly for commercial or residential activities at above ground floor level.
- 4.44** Arrowtown does not currently have any greenfield commercial land, and future development of the Arrowtown town centre is limited due to the historic heritage constraints. There may be an opportunity to investigate additional provision of business capacity through the review of the ODP Special Zones that adjoin Arrowtown (Meadow Park and Arrowtown South), however this will be undertaken as a separate plan change at a later stage of the district plan review, as discussed in my Strategic Evidence.
- 4.45** In my view, due to the limited business-zoned land at Arrowtown, there is a risk that significantly increasing plan-enabled capacity for residential activities at Arrowtown, may place increased demand on Arrowtown's commercial centre. Policy 1 of the NPS-UD requires planning decisions to contribute to well-functioning urban environments which as a minimum, in conjunction with enablement of *a variety of homes that meet the needs in terms of type, price and location of different households, also have or enable a variety of sites that are suitable for different business sectors in terms of location and site size.*
- 4.46** In my view, the notified UIV as it relates to Arrowtown, has not sufficiently considered the potential local impact of significantly increasing plan-enabled residential capacity at Arrowtown, whilst also excluding the ATCZ from increased development opportunities.

- 4.47** Regarding effects on character, whilst Arrowtown's existing character is currently predominantly low scale detached housing with low site coverage, the PDP rules already enable 2 storey development both within the MDRZ (where 7m heights are permitted in the PDP provisions) and the LDSRZ (where 6.5m heights are permitted in the PDP provisions).
- 4.48** Therefore, whilst existing development is predominantly single storey, the permitted baseline in both the MDRZ and LDSRZ anticipates 2 storey development.
- 4.49** I do wish to set out that I consider that the influence of the ADG on development in the LDSRZ and the MDRZ (excluding the Transition Overlay), is over-emphasised by some submitters. The ADG does not apply to permitted activities and has most influence in the ATCZ and ARHMZ, with targeted influence elsewhere in Arrowtown. This is evident in the existing development in the LDSRZ which has more of a standard suburban character and includes examples of modern architecture that, aside from being limited to 2 storeys, appear not to be consistent with the character described in the ADG and are located in visually prominent locations such as Advance Terrace and Cotter Ave.
- 4.50** In my view, it is appropriate for the variation to apply to the Arrowtown LDSRZ, MDRZ and LSCZ which are not in a special character area and are within the urban environment in a location that has good accessibility to the town centre and local amenities, as discussed in the Accessibility and Demand Assessment¹² appended to the s32 Report.
- 4.51** However, in my view, a reduction in the notified UIV height standards in the LDSRZ and MDRZ would assist with implementing the current PDP policy framework for Arrowtown, which emphasises the need for consideration of Arrowtown's character. In my view, a reduction in notified heights would still be consistent with Policy 1 of the NPS-UD, as reduced permitted building heights would not prejudice infill opportunities which enable a variety of homes that meet the needs of different households.

12 S32 Report, Appendix 3.

4.52 Regarding Policy 2 of the NPS-UD, Ms Fairgray¹³ has modelled a reduced-heights scenario and finds that the level of development capacity is still large in comparison to the level of projected demand.

4.53 Having considered the matters raised by submitters who generally oppose the notified provisions as they relate to Arrowtown, the requirements of the NPS-UD, and the Strategic Directions of the PDP, I recommend the following changes to the notified UIV MDRZ provisions:

- (a) Amend notified Rule 8.5.1 (for Arrowtown only) to enable a permitted building height of 8m plus an additional 1m for pitched roof forms only, which would enable 2 storey development. Retain the non-complying activity status for breaches;
- (b) Amend notified Rule 8.5.7 (for Arrowtown only) to apply the following recession planes and retain the current restricted discretionary activity status and matters of discretion for breaches:
 - (i) Southern boundary 2.5m & 35 degrees
 - (ii) Northern boundary 2.5m & 55 degrees
 - (iii) Western & eastern boundaries 2.5m & 45 degrees

4.54 I recommend the following changes to the notified UIV LDSRZ provisions:

- (a) Amend notified Rule 7.5.1 (for Arrowtown only) to enable a permitted building height of 6.5m and a restricted discretionary building height band of 6.5m – 8m. Retain the non-complying activity status for buildings exceeding 8m. Insert the following matters of discretion for the restricted discretionary height band:
 - (i) consistency with Arrowtown’s character, as described within the Arrowtown Design Guidelines 2016;
 - (ii) any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and
 - (iii) external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

13 Ms Fairgray’s evidence, Section 6.

- 4.55** In my view, the recommended changes to heights and recession planes address the key matters raised by submitters. My assessment of the additional matters raised are briefly set out below.

Views

- 4.56** In my view, the recommended amendments to building heights would reduce impacts on views, however I note that views and view shafts are not currently protected in the PDP LDSRZ or MDRZ provisions.
- 4.57** Objective 4 of the NPS-UD states that urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations. Changes stemming from implementing the NPS-UD will in many locations result in changes to the outlook from existing dwellings, including current views and such changes are acknowledged by the NPS-UD. Therefore, I do not recommend any additional changes specifically to provide for views.

Tourism

- 4.58** Some submitters¹⁴ raise concern that the notified UIV will impact on tourists' appreciation of Arrowtown. In my view, the proposal in the notified UIV to exclude the ATCZ and ARHMZ significantly reduces the risk that implementing the NPS-UD will impact on heritage values, or tourists' appreciation of Arrowtown. In my view the recommended changes to the notified building heights for the LDSRZ and MDRZ in Arrowtown (recommended s42A provisions) may further mitigate this risk, if such risk does exist.

Sunlight access

- 4.59** Several submitters¹⁵ raise concern with sunlight access due to the notified building heights. In my view, the s42A Recommended Rule 7.5.1 (building heights in the

14 Including the submissions of P Sharp (225) and N Spice (51).

15 Including the submissions of N Morrison (294), J Maris (345) and L Stringer (222).

LDSRZ) and matters of discretion that would be applied for heights between 6.5m – 8m, would address submitters' concerns regarding sunlight access.

Affordable housing

4.60 Several submitters state that the notified UIV will not result in affordable housing due to Arrowtown's existing high property values. I address matters relating to housing affordability in my s42A on Strategic Evidence at Section 6.

4.61 In my view, enabling more efficient use of land, particularly in the LDSRZ in Arrowtown will contribute to implementing Policy 1 of the NPS-UD, as it will contribute to enabling a variety of homes (including attached medium density housing and infill housing).

4.62 I note that the 'Tewa Banks' Queenstown Lakes Community Housing Trust development¹⁶ at Jopp Street in Arrowtown, comprises a 68-unit residential development which includes a mixture of assisted and affordable housing. The land is zoned LDSRZ and therefore is subject the UIV. In my view, the UIV will support the provision of affordable housing on the Tewa Banks site, which is currently only partially developed.

4.63 Some submitters¹⁷ suggest that an alternative approach could be to extend the urban environment at Arrowtown in locations such as Bush Creek or on land towards Arrowtown golf course or along McDonnel Road. As outlined in my s42A Report on Strategic Evidence¹⁸ the notified UIV is on the existing urban environment, focussing on enabling more efficient use of existing urban land. In my view, any proposal to extend the urban environment would be considered in a separate plan change or variation.

16 [Tewa Banks - Queenstown Lakes Community Housing Trust](#)

17 Including submissions 225, 266, 290.

18 Sections 3, 6 & 8.

Transport and Parking

- 4.64** Submitters¹⁹ raise concerns that provision for additional houses will result in on-street parking congestion and unsafe footpaths. As outlined in my Strategic Evidence,²⁰ pursuant to Policy 11 of the NPS-UD, territorial authorities must not set minimum car park rate requirements, other than for accessible parking. This means that there may be additional pressure on street parking, which the NPS-UD strongly encourages to be managed through comprehensive parking management plans.²¹
- 4.65** Changes resulting from the s42A recommended provisions will occur incrementally over time, and adjustments to the roading corridor (including to footpaths and swales) may be needed. These sit outside the ambit of the PDP in Council's capacity as the Road Controlling Authority.
- 4.66** Density provisions in the LDSRZ are not proposed to be altered significantly by the notified UIV proposal. Rather, the proposal is to remove current barriers to achieving the density anticipated by the PDP provisions. For the LDSRZ, the notified changes to Rule 7.5.9 provide additional flexibility for infill to occur by enabling one residential unit per 300m² *average* net area per dwelling calculated over the entire site area.
- 4.67** A minimum net site area of 300m² would apply when a vacant lot is proposed via subdivision consent, pursuant to notified Rule 27.6.1. Notified Rule 27.7.32 exempts proposals from complying with Rule 27.6.1 in instances when each allotment to be created all contain a residential unit. This supports the flexibility for the 300m² *average* net area land use density enabled by notified Rule 7.5.9. Breaches to the LDSRZ density rule would remain a non-complying activity.
- 4.68** Therefore I do not recommend any changes in relation to transport and parking.

Permeable surfacing

- 4.69** Submitters have raised concern that the notified UIV will result in less permeable surfacing and cause run-off effects. I note that the PDP permeable surfacing and

19 Including submissions 247, 271, 51, 345.

20 Section 11.

21 NPS-UD Policy 11(b).

site coverage rules are not proposed to change, either by the notified UIV or by s42A Recommended provisions. The current anticipated residential density in the LDSRZ is not proposed to significantly change via the notified UIV. Whilst many sites in Arrowtown are currently developed at a very low density, the PDP currently anticipates development to a density of one residential unit per 300m². A key outcome sought by the UIV is to enable additional development opportunity through height increases, rather than through site coverage increases. This approach seeks to limit impacts of site run-off.

- 4.70** Furthermore, notified Rule 7.4.9 requires restricted discretionary activity consent when the proposed density of development would exceed one residential unit per 450m² net area, but would not exceed one residential unit per 300m² average net area. The matters of discretion in notified Rule 7.4.9 include consideration of the capacity of existing or planned infrastructure / servicing and low impact stormwater design.
- 4.71** Subdivision that complies with notified Rule 27.6 (which prescribes a minimum site area of 300m² for subdivision in the LDSRZ) requires restricted discretionary activity consent pursuant to PDP Rule 27.5.7, which includes matter of discretion 27.5.7h *stormwater design and disposal*. Breaches would be assessed as a non-complying activity pursuant to PDP Rule 27.5.22.
- 4.72** Mr Powell's evidence on Infrastructure addresses matters relating to stormwater at Section 4 of his evidence, where he explains that the Council requires all developments to retain stormwater and release at pre-development flows or demonstrate how the stormwater infrastructure could or could not accommodate any additional flows. Mr Powell confirms that Council's demand projections for infrastructure currently plan for a minimum 300m² lot size in the LDSRZ.
- 4.73** Regarding the notified provisions, in my view the suite of notified provisions work together to ensure that there is adequate opportunity for consideration of stormwater design and disposal when assessing proposals for infill development.
- 4.74** Therefore I do not recommend any changes in relation to permeable surfacing.

Biodiversity and vegetation

- 4.75** Submitters have raised concern that the notified UIV will adversely impact local biodiversity and vegetation cover at Arrowtown. On this point, I note that whilst many properties in the MDRZ and LDSRZ at Arrowtown have established gardens and trees, aside from the notable trees listed at paragraph 3.13 above, retention of vegetation is not a requirement of the PDP. The notified UIV does not propose changes to the current site coverage and permeable surfacing rules. Increasing the flexibility in the notified LDSRZ density rules, will provide greater flexibility for infill development to be designed in a manner that limits vegetation removal if desired. The UIV also does not change (nor is there any scope to change) the Indigenous Vegetation Biodiversity chapter in the PDP, which is a district wide chapter and applies to both the rural and urban parts of the District, where relevant.
- 4.76** Regarding notable trees, the notified UIV does not propose any changes to existing rules in PDP Chapter 32 – Protected Trees. The levels of protection for the existing notable trees at 51D Manse Road and 1A – 3C Inverness Crescent would not change as a result of the notified (or s42A Recommended) proposal. The exclusion of the UIV from applying to the ATCZ and ARHMZ, which contain a significant number of notable trees, assists with limiting impact on notable trees.
- 4.77** Therefore, I do not recommend any changes in relation to biodiversity and vegetation.

Insufficient local amenities to support growth

- 4.78** Submitters²² state that Arrowtown's facilities are just adequate to serve the present population, and a significant increase in population would require provision of more local services. I consider that this point is addressed by the reduced building heights recommended in this s42A report for the LDSRZ and MDRZ.

22 Including Martin Barrett (271).

Interpretation of NPS-UD definition of ‘urban environment’

- 4.79** Submitters²³ question whether Arrowtown is part of the urban environment, as defined by the NPS-UD.
- 4.80** QLDC’s interpretation of the NPS-UD definition of ‘urban environment’ is discussed in my Strategic Evidence at Section 4. In my view Arrowtown is within the ‘urban environment’ as defined by the NPS-UD because it is predominantly urban in character and is part of a housing and labour market of at least 10,000 people. I understand this approach (Arrowtown being within the urban environment) was accepted in Stage 1 decisions on the PDP.
- 4.81** Furthermore, the PDP policy framework clearly identifies Arrowtown as urban due to the urban zones applied, and its location within an Urban Growth Boundary (**UGB**) mapped on planning maps. PDP Strategic Policy 3.3.1.4 identifies Arrowtown as urban, and the objectives and policies of Chapter 4 – Urban Development (which include the aforementioned policy on Arrowtown’s character) apply to Arrowtown.
- 4.82** Whilst Arrowtown is surrounded by rural-zoned land, in my view this is not a reason to exclude it from the ‘urban environment’. I note that Hāwea also sits surrounded by rural-zoned land and is located physically separate from a main urban centre and also relies on other larger centres for commerce and employment. Hāwea also has a predominantly urban character, has the LDSRZ and MDRZ located within its UGB, and is also within the ‘urban environment’.

Summary of Recommendations

- 4.83** In summary, I recommend that the notified provisions are amended as summarised above and as shown in **Strategic Evidence Appendix 1**.
- 4.84** I recommend for the reasons given in the assessment, that submissions in general support and opposition of the notified UIV proposal for Arrowtown be accepted in part as outlined in **Strategic Evidence Appendix 2**.
- 4.85** A section 32AA analysis of the specific recommendations is provided below.

23 Including James O’Brien (239) and Catherine Smith (132).

4.86 In my opinion, the changes to the notified provisions for the MDRZ and LDSRZ at Arrowtown that I have recommended through this s42A report are more appropriate in achieving the purpose of the RMA, and the objectives of the PDP and also the NPS-UD than the notified provisions. In particular, I consider that:

- (a) The s42A recommended provisions better recognise Arrowtown's character, which more effectively and efficiently implements the Arrowtown-specific PDP Objectives and Policies in the MDRZ and LDSRZ. These include PDP Objective 8.2.4 which seeks that "In Arrowtown medium density development occurs in a manner compatible with the town's character", and PDP Objective 7.2.4, "Residential development in Arrowtown compatible with the town's existing character";
- (b) The s42A recommended provisions for Arrowtown would still enable increased opportunities for additional residential development capacity in Arrowtown (including through increased flexibility for infill residential development) and would be effective and efficient in achieving the purpose of the UIV and the objectives of the NPS-UD, including contributing to well-functioning urban environments which enable a variety of homes that meet the needs of different households; and
- (c) The s42A recommended provisions for Arrowtown would give effect to SO 3.2.2, as it would assist with achieving urban development that promotes a compact, well designed and integrated urban form that builds on historical urban settlement patterns, that achieves a built environment that provides desirable, healthy and safe places to live, work and play, and ensures a mix of housing opportunities.

5. TOPIC 2: SPECIFIC RELIEF SOUGHT ON PROVISIONS IN THE LDSRZ AT ARROWTOWN

Rules 7.5.1 and 7.5.2 - Building Height

5.1 The notified amendments to permitted building heights in the LDSRZ propose to simplify the current rules which apply different permitted heights in different locations, on flat and sloping sites and where infill is proposed on sites smaller than

900m². The notified amendments would mean that the 8m limit would apply to all sites across the LDSRZ (whether sloping or flat), apart from where height limits are in place for landscape protection reasons (PDP Rule 7.5.1.23 – Kawarau Heights).

Matters Raised by Submitters

- 5.2** A George (363.4) seeks that the removal of Arrowtown's existing 6m sloping site height standard be rejected. No specific reasoning is provided.

Assessment

- 5.3** In my view, the removal of the sloping site standard (as notified) would have many benefits, including removing significant complexity from the PDP provisions. These are outlined in my s42A on the LDSRZ.
- 5.4** I am not persuaded that a specific rule for Arrowtown in respect of sloping sites is warranted. In my view, the Arrowtown s42A recommended building heights, including the restricted discretionary height band for buildings between 6.5m – 8m high, along with retention of the non-complying activity status for breaches to the 8m height, will go some way to addressing the relief sought by the submitter.

Summary of Recommendations

- 5.5** I recommend for the reasons given in the assessment above and in this report, that the relief sought by A George (363.4) on notified UIV Rules 7.5.1 and 7.5.2 be accepted in part as outlined in **Strategic Evidence Appendix 2**.

Rule 7.5.6 – Minimum Boundary Setbacks

- 5.6** No changes are proposed to the boundary setback standards in the notified UIV provisions.

Matters Raised by Submitters

- 5.7** A Pickard (126.3) seeks that there be no changes to the boundary setback rules in Arrowtown. No specific reasoning is provided.

Assessment

- 5.8** As no changes to the PDP boundary setbacks are proposed in the notified or s42A recommended provisions for the LDSRZ, I consider that the relief sought by the submitter be accepted.

Summary of Recommendations

- 5.9** I recommend for the reasons given in the assessment, that the submission of A Pickard (126.3) on Rule 7.5.6 be accepted as outlined in **Strategic Evidence Appendix 2**.

6. TOPIC 3: SPECIFIC RELIEF SOUGHT ON PROVISIONS IN THE MDRZ AT ARROWTOWN

Provision 8.1: Zone Purpose

- 6.1** The notified UIV provisions include changes to the MDRZ purpose statement to reflect the intent of the zone, which is to enable more housing typologies, more building height (up to 3 storeys) and increased density by removing the current minimum density standard. Notified changes also include minor changes to correct grammar and to also lists Arthurs Point as an area where MDRZ is present.

Matters Raised by Submitters

- 6.2** S Rowley (620.3) submits in opposition to the changes in the MDRZ purpose statement and seeks that the striking out of the words 'is maintained' in paragraph four of the purpose statement be rejected.
- 6.3** S Rowley reasons that the change insinuates that QLDC has no intention of maintaining current amenity values (ie character) in Arrowtown's MDRZ and that this is in direct contradiction with paragraph 5 of the MDRZ Purpose Statement which says 'consideration will need to be given to the town's special character'.

Assessment

- 6.4** The notified deletion of the words 'is maintained' from paragraph 4 of the MDRZ Purpose Statement is a minor amendment that seeks to improve the wording of the paragraph, which would still refer to "*...the reasonable maintenance of amenity*

values...". The notified MDRZ Purpose Statement does not propose changes to paragraph 5 which acknowledges Arrowtown's special character and the role of the ADG, which influences building design when resource consent is required.

- 6.5 In my view, the MDRZ s42A recommended provisions would address the relief sought by the submitter, by applying a lower permitted height for buildings in the MDRZ (s42A Rule 8.5.1) at Arrowtown. Mr Knott's evidence on Arrowtown's character supports the s42A recommended Rule 8.5.1, and states²⁴ that the s42A recommended provisions will ensure that the current sense of place, character and heritage values will be maintained.

Summary of Recommendations

- 6.6 I recommend for the reasons given in the assessment, that the submission of S Rowley (620.3) opposing the MDRZ Purpose statement in relation to Arrowtown be rejected, as outlined in **Strategic Evidence Appendix 2**.

Rule 8.4.10 – Residential Units

- 6.7 Rule 8.4.10 is the activity standard for residential units in the MDRZ and outlines the permitted activity thresholds for the number of residential units per site. The notified changes to the matters of discretion for this rule are outlined and addressed in Ms Frischknecht's evidence on the MDRZ. Aside from the notified amendments to the matters of discretion, no other amendments to Rule 8.4.10 are proposed in the notified provisions.
- 6.8 Of specific relevance to Arrowtown, PDP Rule 8.4.10.1 requires restricted discretionary activity consent for one or more residential unit in the Transition Overlay at Arrowtown, and PDP Rule 8.4.10.2 requires restricted discretionary activity consent for two or more residential units in the remainder of the MDRZ at Arrowtown. The matters of discretion include matter (g) *in Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2023 as a guide*.

24 Mr Knott's evidence at Section 6.

Matters Raised by Submitters

- 6.9** W Baker (522.2) seeks that up to three units per site is made a permitted activity in the MDRZ in Arrowtown and seeks that this is not subject to a resource consent unless bulk and location standards are breached; and that the assessment against the ADG is not required until 4 units or more are proposed.

Assessment

- 6.10** The relief sought by W Baker would be implemented by deleting PDP Rules 8.4.10.1 and 8.4.10.2, so that PDP Rule 8.4.10.3 which requires restricted discretionary activity consent for four or more residential units per site, would apply to the MDRZ at Arrowtown. To implement the relief sought by W Baker, PDP Rule 8.4.6 would also require amendments to delete PDP Rule 8.4.6.1 and amend PDP Rule 8.4.6.2, which prescribes the permitted number of residential units per site. The relief sought would mean that the Arrowtown MDRZ would be treated the same as other locations where the MDRZ applies.
- 6.11** PDP Rule 8.4.10.1 specifically applies to the Transition Overlay which adjoins the ARHMZ and seeks to limit the impact of development on the heritage values of development within the ARHMZ. This is the only rule in the PDP that references the Transition Overlay. In my view, it is appropriate that PDP Rule 8.4.10.1 requires consideration of the ADG when a residential unit is proposed in the Transition Overlay in order to achieve the purpose of the Transition Overlay. PDP Rule 8.4.10.1 does not place a limit on the number of units enabled within the Transition Overlay, rather it requires restricted discretionary activity consent which enables consideration of the ADG. Section 4.5.1.2 of the ADG describes appropriate outcomes regarding site layout, building orientation, and how development relates to the street and adjoining properties in the MDRZ where it adjoins the ARHMZ. In my view, this is an appropriate requirement within the Transition Overlay, given its location relative to the ARHMZ.
- 6.12** I therefore recommend that the relief sought by W Baker, as it applies to MDRZ land within the Transition Overlay, be rejected.

6.13 Regarding the remainder of the MDRZ at Arrowtown, in my view a restricted discretionary activity consent for two or more dwellings on a site is not an onerous requirement as it is still an anticipated activity. A key benefit for new multi-unit development in the MDRZ at Arrowtown is that consideration of the design outcomes described in the ADG would continue to apply and would limit the impact on Arrowtown's character, whilst still ensuring that multi-unit development is an anticipated outcome for the MDRZ at Arrowtown.

6.14 Mr Knott's evidence,²⁵ also supports retaining notified Rule 8.4.10 as the existing activity status plays an important role in controlling the effects of both the existing and proposed density standards within the MDRZ and on the adjacent ARHMZ as it brings the requirement to respond to the design outcomes set out in the ADG.

Summary of Recommendations

6.15 I recommend for the reasons given in the assessment, that W Baker's (522.2) submission seeking changes to Rule 8.4.10 in relation to Arrowtown are rejected, as outlined in **Strategic Evidence Appendix 2**.

Rule 8.5.1 - Building Height

6.16 The notified UIV amendments to permitted building height limits in the MDRZ propose an increase in permitted height limits from the current 7m, to 11m +1m for roof forms (with no differentiation between sloping and flat sites).

Matters Raised by Submitters

6.17 As discussed in Section 4 of this report, many submitters are opposed to the notified MDRZ height increase. I have addressed these submissions in Section 4 above where I recommend amendments to the notified UIV provisions that responds to relief sought by submitters, however a small number of submitters seek specific relief not yet addressed. These include five²⁶ submission points specifically request an 8m height limit.

²⁵ Mr Knott's evidence at Section 6.

²⁶ Submission points: 61.2, 522.1, 602.2, 805.1, 856.7.

- 6.18** A Tomkins (61.2) seeks that a permitted height of 8m is applied to the Arrowtown MDRZ, which is the same height applied to Arthur's Point (notified Rule 8.5.1.1).
- 6.19** T Justice (856.7) seeks a permitted height of 8m plus an additional 1m for buildings with pitched roof forms and also raises that it is similar to what is proposed at Arthurs Point and Queenstown Hill.
- 6.20** W Baker (522.1) states that 12m building heights would significantly impact on Arrowtown's character and that the building height limit should be in proportion with the town centre of Arrowtown and the adjoining ARHMZ to avoid overbearing and dominating the important historic values. W Baker is of the view that the maximum height of 8m should apply in the MDRZ in Arrowtown as the town centre has low heights, that the MDRZ is the next zoning 'ring', and that the MDRZ should be in proportion to avoid overbearing and dominating the important historic values.
- 6.21** C Wozniak (602.2) seeks that the MDRZ in Arrowtown be amended to limit height to 8m, provided that a two-block buffer zone around the ARHMZ retains existing restrictions to maintain historic values.
- 6.22** E Schmitz (805.1) seeks that the current height limits be retained or that the height provisions specific to Arrowtown be set at 8m. E Schmits is an Architect and states that an 8m limit coupled with the proposed increase in permitted site density/unit potential (proposed lifting of Rule 8.5.5) would enable intensification to occur on the existing sites whilst mitigating the adverse effects on the Arrowtown character.

Assessment

- 6.23** My recommendations at paragraph 3.53 above, which include a recommended building height of 8m plus 1m for roof forms, address the relief sought by the above submissions on notified Rule 8.5.1.

Summary of Recommendations

- 6.24** I recommend for the reasons given in this Report that the submissions seeking changes to Rule 8.5.1 in relation to Arrowtown are accepted, as outlined in **Strategic Evidence Appendix 2**.

Rule 8.5.9 – Minimum Boundary Setbacks

- 6.25** No changes are proposed to the boundary setback standards in the notified MDRZ, however in her s42A on the MDRZ provisions, Ms Frishknecht has recommended amendments to notified Rule 8.5.9(a) regarding sites that have more than one frontage in order to apply a reduced setback requirement on one frontage. Ms Frishknecht recommends the s42A recommended drafting shown in **Strategic Appendix 1**.

Matters Raised by Submitters

- 6.26** A Pickard (126.4) seeks that there be no changes to the boundary setback rules in Arrowtown. No specific reasoning is provided.

Assessment

- 6.27** As no changes to the operative boundary setbacks are proposed in the notified provisions for the MDRZ, and the s42A provisions recommended by Ms Frishknecht propose an amendment for sites with two street frontages. I agree with Ms Frishknecht's assessment and recommendation. In my view there is no resource management reason to apply location-specific setback to the MDRZ in Arrowtown.

Summary of Recommendations

- 6.28** I recommend for the reasons given in the assessment that the submission of A Pickard (126.4) be rejected, as outlined in **Strategic Evidence Appendix 2**.

7. TOPIC 4: SPECIFIC RELIEF SOUGHT ON PROVISIONS IN THE LSCZ AT ARROWTOWN

- 7.1** At Arrowtown, the LSCZ applies to a 514m² site located at 32 Adamson Drive. The site directly adjoins sites zoned Open Space and Recreation (Informal Recreation) Zone and LDSRZ and is proximate to sites zoned MDRZ. Adamson Drive is specified as a Collector Road in the Roding Hierarchy in Chapter 29 – Transport (Section 29.13, Schedule 29.1 – Road Classification).

7.2 The site currently contains a Four Square. This is an existing zone, and no changes to its location or extent are proposed in the notified UIV.

7.3 Below, I address the Arrowtown-specific submissions on the LSCZ. All other submissions on the LSCZ are addressed in Ms Frishknecht's evidence.

Rule 15.5.7 – Building Height

7.4 The notified amendments to Rule 15.5.7 propose to change the permitted building height for the LSCZ in Arrowtown from 7m to 10m, with the current non-complying activity status for breaches to Rule 15.5.7 proposed to be retained.

Matters Raised by Submitters

7.1 Twelve submissions²⁷ on notified Rule 15.5.7 oppose the notified building heights for Arrowtown principally due to the effects on Arrowtown's character.

7.2 M Laming (449.2, 449.3) seeks that height limits for Frankton, Albert Town, Arrowtown, Hāwea, Sunshine Bay and Cardrona Valley Road should be consistent with other Local Shopping Centre Zones at 14m. No further reasoning or evidence is provided in the submission.

Assessment

7.3 Ms Frishknecht assesses the submissions on notified Rule 15.5.7 in her evidence on the LSCZ at Section 7. Ms Frishknecht recommends changes to the notified Rule as it relates to Lake Hāwea South to increase the permitted height from 12m (as notified) to 14m (s42A recommended Rule 15.5.7). No other changes are recommended to notified Rule 15.5.7 by Ms Frishknecht.

7.4 As set out in the s32 Report and accompanying Urban Design Report,²⁸ the notified LSCZ building height standards propose a height for the LSCZ that is 2m above the height of the adjoining residential zone. The LSCZ at Arrowtown adjoins the LDSRZ, which has a notified building height of 8m (notified Rule 7.5.1). As set out in Section

27 These include submissions 197, 262, 272, 274, 289
28 S32 Report, Appendix 4.

4 of this report, I recommend that notified Rule 7.5.1 be amended to include a restricted discretionary height band for buildings between 6.5m – 8m.

7.5 The MDRZ is located on the opposite side of Adamson Road from the LSCZ. As outlined in Section 4 of this Report, I recommend that the notified height for the MDRZ be reduced from 11m plus 1m for roof forms (notified Rule 8.5.1) to 8m plus 1m for roof forms (s42A recommended Rule 8.5.1).

7.6 The recommended height changes for the LDSRZ and MDRZ at Arrowtown would result in 8m high buildings still being anticipated in the adjoining (and adjacent) residential zones at Arrowtown, albeit in the LDSRZ the 8m height would be enabled via a restricted discretionary activity consent pathway.

7.7 The notified LSCZ building height of 10m would therefore remain 2m above the anticipated height for the adjoining LDSRZ sites. In my view, in accordance with the rationale for the notified LSCZ heights outlined in the s32 Report, notified Rule 15.5.7 is appropriate for the LSCZ at Arrowtown.

7.8 Mr Knott has considered the notified height in his evidence at Section 6, and states that a permitted height of 10m, on a site area of 514m² would not have a significant impact on Arrowtown's sense of place. Mr Knott agrees that retention of the notified height is appropriate for the LSCZ at Arrowtown.

Summary of Recommendations

7.9 I recommend for the reasons given in the assessment, that the submissions seeking changes on notified Rule 15.5.7 in relation to Arrowtown be rejected, as outlined in **Strategic Evidence Appendix 2**.

8. TOPIC 5: SPECIFIC RELIEF SOUGHT ON PROVISIONS IN CHAPTER 27: SUBDIVISION & DEVELOPMENT AT ARROWTOWN

27.6 – Standards for Minimum Lot Areas

8.1 The notified UIV as it relates to Arrowtown includes a proposed decrease in the minimum lot area for the LDSRZ prescribed by PDP Rule 27.6 from the current

450m² to 300m². No change to the current minimum lot area of 250m² for the MDRZ is proposed by notified Rule 27.6.

Matters Raised by Submitters

- 8.2** H Finnie (882.4) conditionally supports the proposed reduction of minimum lot areas, but states that they may need to be reviewed to ensure they are workable in Arrowtown. Reasoning includes:
- (a) many of Arrowtown's older sections are large, and a second small scale house could be built on existing backyards.
 - (b) if a house or crib was demolished, a reduction in lot size may allow two smaller cottages to be built, designed in accordance with the ADG.

Assessment

- 8.3** The notified amendments to minimum lot areas prescribed by Rule 27.6 have been tested via the urban design assessment appended to the s32 Report, and the notified changes will have a meaningful impact by removing a current barrier to infill development anticipated by the current LDSRZ, and modelling undertaken by Ms Fairgray finds that the notified amendments to Rule 27.6 will improve commercial feasibility of the current anticipated density in the LDSRZ.
- 8.4** As discussed in Mr Matthee's s42A on Chapter 27 at Section 3, the notified change to the minimum lot area for the LDSRZ will provide greater flexibility for subdivision of vacant lots.
- 8.5** Notified Rule 7.4.9 provides for residential density not exceeding an average minimum net area of 300m² as a restricted discretionary activity, with matter of discretion 7.4.9d enabling consideration of consistency with the ADG. Furthermore, subdivision that complies with notified Rule 27.6 requires restricted discretionary activity consent pursuant to PDP Rule 27.5.7, which includes matter of discretion 27.5.7a *subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions*. Breaches would be assessed as a non-complying activity pursuant to PDP Rule 27.5.22.

- 8.6** In my view notified Rule 27.6 is appropriate for Arrowtown as it aligns the minimum standards for subdivision with the anticipated landuse density for the LDSRZ at Arrowtown. In my view this method is more efficient and effective than PDP Rule 27.6, which restricts subdivision of vacant lots to 450m² as a restricted discretionary activity and requires non-complying activity consent for vacant lots smaller than 450m².

Summary of Recommendations

- 8.7** I recommend for the reasons given in the assessment, that the submission of H Finnie (882.4) on Rule 27.6 in relation to Arrowtown be accepted in part, as outlined in **Strategic Evidence Appendix 2**.

9. TOPIC 6: SUBMISSION ON INDUSTRIAL LAND AT ARROWTOWN

- 9.1** Bush Creek Investments Limited (**Bush Creek**) (777.1) seeks that the land described as Lots 1 and 2 DP 18134 be included in the MDRZ. This land is zoned PDP General Industrial & Service Zone. In my view, this land is out of scope of the UIV. All industrial zoning in the district was reviewed as part of Stage 2 of the Proposed District Plan. There were two submissions on Stage 2 and resulting appeals seeking mixed used zoning as part of that process, one was withdrawn by the appellant and the other was struck out by the Environment Court.

- 9.2** I recommend that the relief sought by Bush Creek be rejected as it is not within scope of the UIV, as outlined in **Strategic Evidence Appendix 2**.

10. CONCLUSION

- 10.1** On the basis of the analysis set out in this report, I recommend that the changes within the Recommended Provisions, in **Strategic Evidence Appendix 1** be accepted by the Hearing Panel, and that submission points are accepted or rejected by the Hearing Panel as set out in **Strategic Evidence Appendix 2**.

- 10.2** The changes will give better effect to the national and regional planning framework than the notified version, take better account of the relevant statutory and non-

statutory documents than the notified version, and are considered to be more appropriate than the notified provisions.

A handwritten signature in black ink, appearing to read 'Amy Bowbyes', with a stylized, flowing script.

Amy Bowbyes

6 June 2025

APPENDIX 1

Key matters raised by submitters on Arrowtown

Heritage/Character

1. The Arrowtown Design Guidelines 2016 talk of views and vistas to mountains and the surrounding areas, which will be negatively affected by the proposed increases in heights (Paula Sharp, submission 225);
2. Arrowtown has come to be one of the jewels in the crown of the Wakatipu valley and should continue to be treated specially. Three storey dwellings as of right in the MDRZ would be unattractive and erode the special character (Neil Morrison, submission 294);
3. Arrowtown has special character, which is not limited to the historic zone of the town. Future development should remain consistent with this character. The proposed changes to height restrictions are fundamentally not suitable for a small town with predominantly low-rise, cottage-style dwellings in a rural setting (John Marris, submission 345);
4. It is the community feel that makes Arrowtown unique and a loss of the cottage feel, with sections with large mature trees that complement the historic zone, will be lost without significant achievement to the Council's objective to increase intensity of housing (Paula Sharp, submission 225);
5. The character of Arrowtown is enhanced by the village feel of the historical area and this feel needs to filter through to the proposed LDSRZ and MDRZ. Currently the character of Arrowtown is achieved by buildings of predominantly single storey dwellings, and outstanding natural landscapes of trees and views of the mountains (Barry McMeeken, submission 247);
6. The proposal inadequately addresses the preservation of localised neighbourhood vernaculars. It is crucial to recognise that the District is a remarkable part of NZ, characterized by its breathtaking natural beauty and unique architectural heritage. This proposal, if implemented without adequate consideration for the local context, could lead to detrimental consequences for the area's cultural and aesthetic values (Louise Stringer, submission 222);
7. Arrowtown is unique in the fact that all residential dwellings within the town are relatively proportional to one another, with no buildings greater than 2 storeys. The increased height will result in three storey, or possibly four storey dwellings. There is no logical reason as to why this increased height is required, especially as the

maximum density per site remains at 1 residential dwelling (Maarten Hofmans Architect, submission 189);

8. The proposed rule changes will have a detrimental effect on the historic heritage of Arrowtown. Successive Councils, and the Arrowtown Planning Advisory Group (APAG) have worked tirelessly to preserve Arrowtown's unique heritage characteristics, even as the town has expanded. If this plan change is approved, Arrowtown will pass the 'point of no return' with large-scale built development (Maarten Hofmans Architect, submission 189);
9. As well as ecological value, established trees and vegetation add character and heritage value. Established trees are a casualty of intensification. Loss of trees, particularly on boundaries, will reduce privacy of existing houses and the amenity value of character (Paul Stanfield, submission 217);
10. Intensification builds in spaces previously used as gardens. This can have serious repercussions for the physical environment. A reduction in public and private open green space can affect the amenity of an area (Paul Stanfield, submission 217);
11. Village character – this is quintessentially Arrowtown. Includes open sections, simple roads without markings, few formal footpaths and open stormwater swales. Increasing the housing density will most likely require a change to these, hence a loss of the essence of the village (Wendy Johnston, submission 187);
12. Open sections and gardens – much of Arrowtown has embraced an open garden style of property with insignificant fences. This adds to the beauty and uniqueness of Arrowtown. Reducing section size and reducing setback gives smaller gardens and plantings, more fencing, and a feel of less openness (Wendy Johnston, submission 187);

ADG

13. The proposed variation ignores the Arrowtown Design Guidelines 2016 and the Queenstown Lakes Spatial Plan 2021 (John Alexander, submission 307);
14. While the proposal tries to conform with the built form already established in the town, there is no guarantee that it would result in similar types of development promoted in the existing plan and Arrowtown Design Guidelines 2016 (John Alexander, submission 307);
15. The Arrowtown Design Guidelines are fundamental to promoting positive design outcomes within these zones. The submission highlights sections of the ADG

regarding development in the 'New Town' section, including that it is important to ensure that elements of the heritage character are seen in new developments in both the MDR and LDSR Zones (David Harding-Shaw on behalf of the Arrowtown Village Association (AVA), submission 302).

Views

16. A 12m building will remove my view of the mountains permanently (Nicolet Spice, submission 51);
17. The proposed changes will have a hugely detrimental effect on surrounding views within the MDRZ and beyond. One of the great charms of Arrowtown is its close proximity to, and brilliant views of, the surrounding peaks, hills and ranges. The prospect of these views being blocked by dwellings up to 12m in height is abhorrent (the submission includes images showing impacts on views) (John Marris, submission 345);

Tourism

18. If the town loses its historic appeal and the cohesiveness it currently has between the low and medium density zones, it will negatively impact tourism, bringing less tourists to the area (Paula Sharp, submission 225);
19. Arrowtown is unique in that it is a tourist town that generates money for the area – its heritage needs to be protected (Nicolet Spice, submission 51);

Sunlight

20. By increasing the height to 8m for low density and 12m for medium density, it will affect sunlight which is essential to all residents that reside in Arrowtown, especially through the winter months when more money will need to be spent on heating and potentially more fires will burn through the shoulder season and winter (Paula Sharp, submission 225);
21. Arrowtown is 400m above sea level and freezes in winter. The extra shade caused by the 12m structures will require surrounding houses to burn more fuel to heat – Arrowtown has the highest smoke particles than any other town in NZ and this will make the problem worse. It will worsen air quality for those with asthma. Twelve metre high structures will take away 83 days of sunlight from my house (Nicolet Spice, submission 51);

22. Arrowtown is tucked into a corner of mountains and faces an escarpment that is a treasure of colour in the autumn. The view looking up can be spectacular and contributes substantially to Arrowtown's charm. It is very cold in the winter but has a high sunshine so winter shading would have a very significant effect. It would be heartbreaking to find that access to sun and view was no longer a right in this zone (Neil Morrison, submission 294);
23. Residents rely on solar heat gain to at least supplement their own heating. An increase in shade will inevitably lead to the need for more heating, including increased use of fires. The smoke pollution in Arrowtown is already bad enough without the need to increased fire usage. There is a large body of scientific evidence to support the need for good levels of sunlight for good health and wellbeing. The increase in shade from the proposed height changes will undoubtedly impact people's health, particularly the elderly who may have reduced mobility (John Marris, submission 345);
24. Overshadowing not only affects the quality of life for current residents but also has implications for the long-term desirability of these neighbourhoods (Louise Stringer, submission 222);
25. The increased height and angle of recession planes will contribute to the increase in building mass, especially coupled with the maximum height. This will consequently result in shading and loss of sunlight. In winter, Arrowtown naturally has a restricted amount of sunlight due to the surrounding hills/mountains. (Maarten Hofmans Architect, submission 189);

Housing stock

26. The Council's objective, which is to increase intensification of housing will not be achieved, as it will serve to only increase the mass of the house, adding to the number of bedrooms, which will likely lead to increased property prices further making Arrowtown unaffordable for families, which will negatively impact on the school and community (Paula Sharp, submission 225);
27. If the Council's aim is to increase the supply of housing, an alternative solution needs to be sought in keeping with the Arrowtown Design Guidelines and that ensures the objective is met without risk. Greenfield new development sites that are in keeping with the Arrowtown guidelines are the solution with potential greenfield sites such as extending the town boundaries towards the golf course and along McDonnell

Road (but keeping away from Lake Hayes Road, so that Arrowtown does not lose its green fields as you arrive into Arrowtown. Another potential greenfields site is along Malaghans Road towards Coronet Peak, however again it should be kept a distance from the Lakes Hayes Road so that Arrowtown maintains its feel and character (Paula Sharp, submission 225);

28. New land being considered to subdivide in the wider Arrowtown area such as Bush Creek, land towards Arrowtown golf course against the hillside and McDonnell Road against the hillside could have 12m height options designed (John Griffin, submission 266);
29. I don't think Arrowtown should even have a medium density zone (Neil Morrison, submission 294);
30. The proposed changes will have negligible overall impact in achieving the goal of higher density living. The relatively small area covered by the proposal makes minimal opportunity for increased housing, while having a hugely detrimental effect on existing homeowners in the MDR Zone, the wider Arrowtown community, visitors to the town and to tourism (John Marris, submission 345);
31. The high value of properties within the proposed zone changes will mean it will only be economic to build high value, larger houses that house relatively few people and this will minimize the intended goal of increasing housing density (John Marris, submission 345);
32. I am a proponent of medium-density housing solutions, but I believe we should look to well-executed international examples that prioritise community-building, sustainability, and environmental considerations (international examples that illustrate these principles are provided in the submission). The national one-size-fits-all approach is not suitable for the District. I urge Council to engage in a comprehensive consultation process with the local community that draws on these examples to create a tailored approach that respects the local vernacular, ensures sustainability, and prioritises the wellbeing of residents (Louise Stringer, submission 222);
33. If the District needs 'intensification', QLDC should be encouraging suitable intensity into new greenfields developments, working with participating developers based on future needs and clever design. There is nothing wrong with intensive housing, indeed it can allow for a buzzy and vibrant community, but it must be in the right

place, comprehensively and cleverly designed at the outset (David & Elizabeth Palmer, submission 290);

34. Once the proposal is accepted, property values will escalate significantly in an already exorbitantly priced market. Developers will be snapping up properties at inflated prices because of the development potential. This will flow onto all of Arrowtown making property purchasing for first home buyers impossible (Martin Barrett, submission 271);
35. The argument that housing intensification leads to “affordable housing” is variable. Arrowtown is an area with high land values. Add to that high building costs then intensification does not necessarily create “affordable housing” if the income for those who work largely in service and hospitality is low. Intensification should only be applied where it is cost-effective (Paul Stanfield, submission 217);
36. There is no evidence that these provisions will solve either the affordability issue in Arrowtown, or the need for more mixed housing. These issues need to be addressed, but not by allowing 3-4 storey buildings in Arrowtown. With the Tewa Banks development, our community is already contributing to solving these problems more than other places in the District (Catherine (Kate) Smith, submission 132);
37. The stated need in the District Plan ‘to provide at least sufficient development capacity to meet demand’ is a nonsense in Arrowtown and the Wakatipu Basin as a whole. The entire area could be carpeted in housing and it would still not be enough to meet demand from people who want to live here. A focus on meeting unconstrained demand will destroy our environment (Catherine (Kate) Smith, submission 132);

Transport & Parking

38. The current provision of footpaths in place in Arrowtown is insufficient/inadequate to support the extent of development enabled by the variation and any increase in urban density would be dangerous to the citizens of Arrowtown because the lack of footpaths make it dangerous to walk around the village for the following reasons:
 - (i) The conflict between motor vehicles and pedestrians who have to walk either on the street or the verge of the street is very problematic and an increase in urban density would increase both pedestrians and motor vehicles which would need to be parked on the streets because no provision has been made for off-street parking;

- (ii) Currently it seems that a majority of parents who have children attending Arrowtown School do not allow them to walk to school but prefer to drive them. This result in vehicle congestion around opening and closing times in the immediate school vicinity, which will increase with increased urban density;
 - (iii) During the winter months the street berms become muddy with winter rains and/or slippery with permafrost. The only option is for pedestrians to walk on the streets. I have seen secondary school aged children walking 3-abreast along Kent St, all wearing headphones and when they approached a parked car happily veered into the middle of the street to pass it. Increasing the Arrowtown population and motor vehicles will inevitably lead to an accident (Barry McMeeken, submission 247);
39. Up to 5,000 more residents if each house is converted to high density, will bring in potentially 5,000 cars. There is no allowance for parking (Nicolet Spice, submission 51);
40. The relatively narrow streets in the MDRZ already create problems of parking congestion (figure attached to submission showing on-street parking congestion). A move to higher density living will doubtless worsen this problem (John Marris, submission 345);
41. It is extremely unlikely that developers of multi-storey residential blocks would be compelled by QLDC to provide adequate car parking of a minimum of 2 spaces per apartment. That being the case street parking will be chaotic and untenable. As a village, the roading is not designed for high levels of street parking. If the Council wants an example of this then view the property on the corner of Adamson Drive & Fox's Terrace which has multiple cars parked after work hours. Under the proposal this property could become a multi-storey development requiring up to 16 cars (Martin Barrett, submission 271);

Infrastructure

42. Arrowtown runs out of water every summer and there is not enough water to supply current housing, let alone another 5,000 people (Nicolet Spice, submission 51);
43. Arrowtown does not have stormwater facilities, only soak pits and no gutters. This extra surface area of potential building has not been factored into the planning (Nicolet Spice, submission 51);

44. The existing infrastructure in the MDRZ is already insufficient and inadequate to cope with the current population. The proposed height changes and consequent higher population density will increase pressure on infrastructure. Of particular concern is the lack of stormwater drainage, the lack of on-street parking and the lack or absence of footpaths (John Marris, submission 345);
45. The local infrastructure, sewerage, water supply, roading and streets, telecom and electricity is insufficient to cope with the potential extent of this scale of development. Most of the town has no stormwater network, relying instead on soak-pits and swale and berm soakage to deal with water runoff. This density of development would seriously impact on stormwater runoff creating street erosion and the potential for localised flooding. If a stormwater reticulation and street network including street kerb and channel was to be established in the town much of the character of the village would be destroyed (John Alexander, submission 307);

Permeable surfacing

46. Extra hard surfacing will be created by extra home sites being established on existing lots. Subdivision of existing large lots should be made individually with adjacent lots' approval required (John Griffin, submission 266);
47. The increased proportion of land coverage of dwellings would exacerbate current problems with flooding due to the lack of stormwater drainage. Climate change will lead to increased occurrences of extreme weather events, such as the recent heavy rain in Arrowtown and flooding in Queenstown. It is highly likely that, without major investment in stormwater drainage, these events will cause significant damage under a higher density housing regime (John Marris, submission 345);
48. Hard surfaces replace open spaces and vegetation. As a result, the ability for surfaces to absorb water is reduced. This increases run-off, which can cause flooding, erosion and pollution (Paul Stanfield, submission 217);

Biodiversity

49. Increased housing density will inevitably lead to harmful impacts on biodiversity. Currently we enjoy regular visits by tui, bellbird/korimako and karearea/NZ falcon. The presence of these species has increased significantly in recent years, in part, through outstanding community efforts. Higher density living will result in the removal of many of the trees in the zone, especially larger trees, and general

reduction in the green space needed to support these and other taonga species (John Marris, submission 345).

Local amenities

50. Arrowtown's facilities are just adequate for the present population. A significant increase in the population would require investment in various areas, including for example stores, medical services, police, education, and shops (Martin Barrett, submission 271);

NPS-UD application / interpretation

51. QLDC need not include Arrowtown in these changes because it falls under an exclusion defined by the Ministry for the Environment as:
- “a relevant residential zone does not include a mainly urban area that in the 2018 census recorded as having a resident population of less than 5,000 (unless a local authority intends it to become part of an urban environment)” – excerpt from the MfE publication on MDRS – guide for Territorial Authorities (James O'Brien, submission 239).
52. The NPS-UD relates to 'urban' areas as defined as 'part of a housing or business market of 10,000 people or more'. This means that Arrowtown (and pretty much the whole District) is being treated as a suburb of Queenstown. Arrowtown is not an urban environment. It is a rural township, with a population of 3,000, separate in character from Queenstown and with a discrete community with its own identity (Catherine (Kate) Smith, submission 132).

Other

53. No mention of the Arrowtown Community Visioning Document (2022) (Wendy Johnston, submission 187);
54. In 2018 the Arrowtown Village Association (**AVA**) was appointed guardian of the Shaping Our Future (**SOF**) 2017 report. The SOF Arrowtown report was updated with full community input in 2022. The proposal is against the aspirations the Arrowtown community holds, as expressed by the vision statements and recommendations within the SOF report. This proposal is contrary to the spirit of the current District Plan rules, the Arrowtown Design Guidelines and community recommendations expressed in SOF Arrowtown, which has the core principles of heritage, character,

community, environment. The submission, then explains the specific parts of the SOF that the proposal doesn't align with (David Harding-Shaw on behalf of AVA, submission 302).

Submitters in general support are (in summary)

- 55. K Sharpe (372.1) who submits in support but seeks retention of the existing PDP height rules;
- 56. T Justice (856.2, 856.6, 856.8) who submits in support of rules that require as a matter of discretion the consideration of the ADG.