

Landscape Assessment Report

Arrowsouth
Proposed Plan Change

4 September 2026



Document Quality Assurance

Bibliographic reference for citation:

Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report.
Arrowsouth. Proposed Plan Change. 4 September 2026.

Date: 4 September 2026

Project Number: 25062

Status: For a Proposed Private Plan Change Request

Revision 3: In response to Request for Additional Information dated 5 August 2026

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Executive Summary

This report has been revised since the initial formal lodgement to reflect the decisions of the Urban Intensification Variation as well as responding to the Council's Request for Further Information (RFI) issued on 9th April 2026 and issued on 5th August 2026. For clarity, response additions and or explanations are coloured blue in response to the April RFI with additions and relevant text¹ coloured purple in response to the August RFI.

The proposed plan change (**PPC**) seeks to rezone the Site from Arrowtown South Special Zone (**ASSZ**) within the Operative District Plan (**ODP**) to Suburban Residential Zone (**SRZ**) contained in the Proposed District Plan (**PDP**) with Building Restriction Areas (**BRA**) over parts of the Site. The following report includes a description of the PPC, a description of the landscape values of the Site and receiving environment, and an outline of the relevant policy provisions (both existing and proposed). The report then assesses the proposal's potential landscape and visual effects, as well as providing an assessment against the relevant policy provisions.

The receiving environment surrounding the PPC Site holds a range of landscape values; physical, perceptual, and associative attributes that contribute to its overall character. Prominent landforms created by uplift and glaciation, including mountain ranges, lakes, terraces and hummocky landscapes are highly legible landforms with a high degree of naturalness and natural character. The Wakatipu Basin, including Arrowtown and its surrounds, has high scenic values related to the mountainous surrounds, lake/river views. Open character and value is attributed to picturesque, park-like scenes. There are high transient values conveyed by seasonal variations of foliage and the presence of snow. High associative values relate to the wide variety of recreational opportunities, features of historic and cultural significance. These make Arrowtown and its surroundings a landscape of high physical, associative and perceptual values.

Urban development in Arrowtown is tightly constrained by the Urban Growth Boundary (UGB) and topographical/physical constraints, which serve to maintain the town's historic character and limit urban sprawl into the surrounding landscape. Arrowtown is an urban environment centred around its goldmining heritage, and historic heritage patterns of built form and development. The town transitions to more modern development patterns at its edges. The town itself has scenic amenity value owing to the prevalence of deciduous amenity trees, cottage-scale built form, and the overall [historic heritage](#) aesthetic informed and curated by the 2016 Arrowtown Design Guidelines [for the more historic areas of Arrowtown](#).

The Arrowtown Design Guidelines further guide development across key zones including the Arrowtown Residential Historic Management Zone (ARHMZ), which retains early gold-mining era patterns and character. Beyond the residential areas, the western and southern surrounds are characterised by a rural amenity and gently undulating landforms, reflecting the zoning under the PDP as Wakatipu Basin Rural Amenity Zone (WBRAZ), Wakatipu Basin Lifestyle Precinct (WBLP), and various Resort Zones (REZ). The Arrowtown Golf Course is located to the south of the ASSZ. These areas support a more dispersed pattern of development within a rural landscape that is valued for its open rural character and picturesque scenes against a mountainous backdrop. Arrowtown is

¹ There is text provided within the original Landscape Assessment Report that describes [why](#) the proposed development in POS – P3 will be appropriate. Relevant commentary has been changed to purple throughout the report, with Section 5.3.2 added to summarise the effects in response to QLDC's August RFI.

valued for its scenic setting, and views to the surrounding mountains, its historic heritage as a gold mining settlement, and its connection to the recreational and amenity values embed in the landscape.

The PPC will be visible from several public viewpoints, primarily along McDonnell Road, the top of the escarpment with limited public viewshafts from Advance Terrace and Cotter Avenue, elevated locations such as Feehly Hill, Tobin's Track, and distantly from the mountains surrounding the Wakatipu Basin. The visibility and visual effects vary by location, with the most noticeable changes occurring from McDonnell Road and the top of the escarpment, in proximity to the Site where views of open space will be replaced by lower density suburban development. Potential visual effects are reduced and / or mitigated by the context of the Site adjoining suburban development, the restoration planting already existing on the Site and [the proposed bespoke policy provision for planting along McDonnell Road and the southern boundary of the Site](#) Long views to Outstanding Natural Landscapes (ONLs), will be maintained from all key Viewpoints. Overall, the PPC is expected to have **low to low-moderate** potential adverse visual effects from closer or elevated locations, and **no to very low** effects from more distant Viewpoints.

The PPC will change the Site from ASSZ to a SRZ, resulting in an obvious and inevitable change in character for the lower portion of the Site. The report evaluates the potential effects on landscape values, including physical, perceptual, and associative values. [The PPC represents a logical extension to Arrowtown's suburban development pattern, essentially filling in the 'missing corner' of development along McDonnell Road. The PPC will have a low-moderate degree of adverse effects on the landscape values of the Site and its receiving environment, meeting the relevant provisions of the district plan.](#)

From a strategic perspective the PPC meets all the landscape related strategic direction matters outlined in Chapter 3² of the PDP. [The PPC provides a logical extension of urban development, avoiding ad-hoc or sporadic development. The PPC will read as a cohesive extension to the existing urban pattern, on flat land, that is well connected to Arrowtown. The legible landforms will be protected by the BRA overlay and the trail network which provides pedestrian connections will be maintained through the Site.](#)

Part of the Site is within a Landscape Character Unit (LCU), being LCU 24. The PPC will be an incremental increase of development within LCU 24, which has a moderate to moderate-high capability to absorb development. Considering the extent of existing development within LCU 24, such as existing nearby Special Housing Area developments, the PPC will be in keeping with the landscape character and amenity values of LCU 24.

The PPC is not subject to an Outstanding Natural Landscape or Feature overlay, nor is it identified a rural amenity area. The PPC Site is not subject to any of the landscape categorisations outlined in Chapter 6 of the PDP, and therefore Chapter 6 has not been specifically considered in this report.

² Including providing compact, well designed and integrated urban form that is well connected to the existing urban land use pattern of Arrowtown (2.2.2.1.a, 2.2.2.1.e and 3.2.3.2), minimising natural hazard risk by only developing on the flat parts of the site, and avoiding development in the riparian margin in order to protect the ecological value of the creek (2.2.2.1.d, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.4.5) and protects and maintains the existing trail network through the site (3.2.2.1.g)

1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (RMM) has been engaged by Arrowsouth Properties Limited (the Applicant, APL) to assess the actual and potential landscape and visual effects of the Arrowsouth Proposed Plan Change (PPC). The PPC Site is legally described as Lots 1-20 DP 535793, Lots 101-104 DP 535793 and Lot 38 DP 20153, (Site). The Site is approximately 8ha and located on the southern end of the Arrowtown adjacent to McDonnell Road. The Site is known as Arrowsouth and contains an existing subdivision, an escarpment planted with indigenous vegetation, an unnamed creek with riparian planting, a rocky outcrop and an approximately 2.9ha area of private open space, adjacent to McDonnell Road.

The proposal seeks to rezone part of the Arrowtown South Special Zone (ASSZ) currently under the Queenstown Lakes Operative District Plan (ODP) to Suburban Residential Development Zone (SRZ) under the Queenstown Lakes Proposed District Plan (PDP). The SRZ has been renamed from the Lower Density Suburban Residential Zone as a result of the decisions for the PDP Urban Intensification Variation (UIV). Although the PPC Site is 8 ha, the actual area of potential development is far smaller with an approximate area of 2.34 ha due to the existing development of Arrowsouth and natural topography of the balance of the Site.

The SRZ in the PDP is subject to the Urban Intensification Variation (UIV), with decisions being publicly notified on the 20th of February 2026. The proposed UIV seeks to give effect to Policy 5 within the National Policy Statement on Urban Development 2022 (increased height and density in certain locations). The notified PDP UIV was seeking to reduce the minimum vacant lot size in the LDSRZ (now SRZ) from 450m² to 300m², however, the decisions for the UIV have maintained a minimum lot size of 450m². [It is understood that there are no UIV appeals that seek the reintroduction of the minimum lot size of 300m² for the SRZ, and as such, the PPC is formulated on the basis of a minimum lot size of 450m².](#)

The landscape assessment report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions that are within the Proposed District Plan (and where relevant the Operative District Plan).
- The identification and description of the receiving environment, including the Site. The receiving environment is described in terms of the landform, land cover and land use and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, and visual effects.
- An assessment against the relevant statutory provisions.
- A conclusion.

This report is accompanied by Appendix A, Graphic Attachment (**GA**) that contains:

- Plans of the proposed plan change (**PPC**).
- The relevant Queenstown Lakes Operative District Plan (**ODP**) planning maps.
- The relevant Queenstown Lakes Proposed District Plan (**PDP**) planning maps.
- Topographical and aerial images of the Site and its receiving environment.

- Indicative Subdivision concept plan
- Proposed indicative Master Plan and Cross Sections of the PPC.
- Photographs of the Site from within the Site.
- Photographs of the PPC Site taken from the salient Viewpoints representing the views from the surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines³.

RMM has been involved with the Site on behalf of the applicant since 2016. RMM was first engaged to prepare the Overarching Open Space Management Plan (**OOSMP**) and the Private Open Space Management Plan (**POSMP**) as required by the ODP for residential subdivision in the Arrowtown South Special Zone (**ASSZ**) in 2016. RMM was also engaged by the applicant to provide Resource Consent Plans and administer the management of the Private Open Space areas for the first two growing seasons of the land managed by the Owners Group, and the first five growing seasons of the land owned by the applicant, as set out in the OOSMP and POSMP. This has resulted in an intimate understanding and familiarity with the Site, having undertaken well over a dozen visits over the past nine years.

Site visits were undertaken on 02/05/25 and 03/06/2025 for this PPC. The Site and surrounds were visited to assist in understanding the current landscape character and values within the receiving environment and to assess the proposal's potential landscape and visual effects.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the PPC are found in the RMA and the PDP and both provide the policy framework against which this landscape assessment has been evaluated.

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

Table 1 outlines the rating scales that are referred to in this report. Table 2 is a comparative scale between the seven-point scale, and the RMA s95A notification determination test and the RMA s95E “limited notification” test.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Table 1. The seven-point landscape and visual effects rating scale.⁴

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Table 2. The comparative scale of degree of effects.⁵

2 The Proposal

2.1 Description of the Proposal

The PPC seeks to rezone the Site from the ASSZ to the PDP Suburban Residential Zone (SRZ) with Building Restriction Areas (BRA) over parts of the Site and shift the Urban Growth Boundary (UGB) to the southern boundary of the Site. The location and extent of the proposed zoning and UGB are illustrated on the proposed zoning plan, on page 13 of the GA.

The proposed changes to the PDP maps and the details relevant to these plans are included in the PPC application, which this assessment forms a part of. Rather than repeating the proposal in full, the following points that are particularly relevant to an assessment of landscape and visual amenity effects of the PPC consist of the following:

- The Suburban Residential Zone (**SRZ**), will permit:
 - 450m² minimum lot sizes, resulting in a maximum yield of 44 lots and dwellings for the APD Site
 - Dwellings up to 6.5m tall
 - A maximum building coverage of 40%
 - A minimum landscaped (permeable) surface of 30%

⁴ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

⁵ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

- A minimum 4.5m setbacks from road boundaries
 - A minimum 2m setbacks for all other boundaries
 - A minimum 7m setback from water bodies
- The PPC will also apply to “Arrowsouth” subdivision an Area of Existing Development (AED) within the PPC site. There will be no anticipated landscape changes to the AED
 - The existing pedestrian network through Arrowsouth will remain under the PPC.
 - The existing stormwater reserve vested with council will remain as is. The indicative stormwater location is shown on pages 14-17 of the GA [to demonstrates the feasibility of a stormwater basin with a more detailed design undertaken as part of potential subsequent resource consent applications.](#)
 - The Indicative Masterplan and Subdivision Concept Plans (refer GA, pages 15-17) illustrate the indicative road network and vehicle connection through the Site and onto McDonnell Road. Some planting within the riparian margin will be removed to allow for a roadway within the Area of Potential Development (APD) as indicated on page 14 of the GA.
 - Building Restriction Area’s (BRA) will prohibit built form from being located on the escarpment and the rocky outcrop. The existing restoration planting that has been undertaken in the riparian edge, on the escarpment and around the rocky outcrop would remain as is. The planting on the escarpment and around the rocky outcrop will be protected from built development by the BRA.
 - The UGB will be shifted to the southern boundary of the Site to hug the extent of the proposed development.
 - The PPC will include new policy provisions that will ensure roadside planting along McDonnell Road, and planting along the southern boundary is included as part of the subdivision resource consent. The proposed policy provisions will also seek to maintain [and enhance](#) the existing riparian [and rocky outcrop](#) planting as part of the subdivision resource consent.

A Subdivision Concept Plan (SCP) has been prepared by Coterra and is included in the GA on page 15. The purpose of this plan is to demonstrate the potential development capacity of the APD land. The SCP is not intended to act as a formal structure plan. The plan is indicative only and indicate a potential subdivision scenario for the APD.

The SRZ minimum lot size of 450m² with a potential maximum yield of 44 lots and dwellings [on the APD land.](#)

The SCP is included to provide guidance to inform the landscape effects of the likely and/or potential residential development outcomes for the Site, although in reality there will be limited scope for alternatives given the small developable area of 2.34 ha.

3 Relevant Policy Provisions

3.1 The Resource Management Act 1991

The RMA informs the planning processes and underpins the PDP provisions that are referred to in relation to the PPC. The purpose of the RMA is *‘to promote the sustainable management of natural*

*and physical resources...whilst enabling people and communities to provide for their social, cultural and economic well-being’.*⁶

The Site has not been identified as forming part of any Outstanding Natural Feature’s (ONF) or Outstanding Natural Landscape’s (ONL).

The following Section 7 landscape related matters are relevant to the PPC:

- c. *the maintenance and enhancement of amenity values;*
- f. *maintenance and enhancement of the quality of the environment.*

3.2 The Queenstown Lakes Operative District Plan (ODP)

The Site is located within the ASSZ as illustrated on the Queenstown Lakes ODP GIS Planning Maps and pages 8 and 9 of the GA.

*“The ASSZ applies to 30 hectares of land that adjoins the established southern residential area of Arrowtown. The zoned area is bound by Centennial Avenue, McDonnell Road and the Arrowtown Golf Course.... The Structure Plan is divided into three broad areas; a residential area, rural living areas and areas of open space”*⁷.

The PPC Site is within the Residential Activity Area and Private Open Space Activity Area, specifically Residential Activity Area (R), and Private Open Space (POS) Escarpment 1 (POS-E1), Pastoral 3 (POS-P3), Waterway 1 (POS-W1) and Escarpment 5 (POS – E5), as shown on page 09, GA. The escarpment and creek (waterway) are identified as contributing to the zone’s landscape character and ecological value, the retention and enhancement of which positively contribute to landscape and amenity values. Several opportunities identified in the ODP Structure Plan have since been implemented on the Site, including ecological restoration of the escarpment and creek, as well as improved connectivity through a pedestrian trail network and the successful implementation of the residential development in the area identified as ‘R’.

The framework of the ASSZ is structured around a comprehensive and integrated planning approach, guided by the Structure Plan. The objectives are *“To provide for a range of residential and rural living activities in a way and at a rate that ensures a comprehensive and sustainable pattern of development is achieved”*⁸ and *“To manage and enhance the biodiversity values, physical features, landscape and amenity values of the Zone.”*⁹

The crux of the ASSZ is the protection of the *“...southern edge of the settlement is part of the wider visual amenity setting of the Wakatipu Basin; however, there is an opportunity to create a cluster of special living environments that have high amenity and that contribute to the overall character of the settlement. It is important that development occurs in conjunction with the protection and enhancement of the natural features (the Escarpment and Watercourse). The Zone seeks to provide*

⁶ Resource Management Act 1991. Part 2 – Purpose and Principles, Section 5 Purpose.

⁷ Queenstown Lakes Operative District Plan: Vol 1, Section 12: Special Zones, Arrowtown South Special Zone

⁸ Queenstown Lakes Operative District Plan: Vol 1, Section 12: Special Zones, Arrowtown South Special Zone, Objective 1

⁹ Queenstown Lakes Operative District Plan: Vol 1, Section 12: Special Zones, Arrowtown South Special Zone, Objective 2

for limited residential and rural living expansion of the Arrowtown settlement, creating a logical and clear edge, defined by the adjoining golf course open spaces and existing roads.”¹⁰

The PPC Site is in the northern part of the ASSZ and is closely associated with the urban area of Arrowtown.

3.3 The Queenstown Lakes Proposed District Plan (PDP)

The Site has not been included in the staged District Plan review to date under the PDP.

Immediately north and east of the Site is the SRZ, which results in the distinctly suburban modern form of Arrowtown. There is a small strip of Rural Zone to the east of the Site, between the Site and the residential dwellings on Advance Terrace and Cotter Avenue. This Rural Zone strip forms the top edge of the escarpment sandwiched between the ASSZ and SRZ. To the west of the Site is Wakatipu Basin Rural Amenity Zone (WBRAZ) and Wakatipu Basin Lifestyle Precinct (WBLP). The Urban Growth Boundary (UGB) crosses the PPC Site at the southern edge of the AED. The AED is within the UGB while 90% of the APD is outside the UGB, immediately to the south.

The APD Site sits within Landscape Character Unit 24. *“The unit encompasses the flat to gently rolling land on the south side of Arrowtown...”*. LCU 24 Character unit boundaries are; *“North: Arrowtown Urban Growth Limit., East: ONL/study area boundary., South: cadastral boundaries., West: McDonnell Road, toe of hummocky hill landform pattern.”¹¹*

The PDP zoning context of the Site is illustrated on page 11 of the GA.

The relevant broader PDP objectives and policies are found in:

- Chapter 3 – Strategic Objectives, in particular as it relates to the protection of distinctive landscapes from inappropriate development. Chapter 3 recognises the need for urban growth, allowing urban growth to occur in a strategic and integrated manner, that protects the district’s landscapes (including rural landscapes) from sprawling urban development. Chapter 3 recognises the landscape and amenity values of all landscapes, but in particular ONLs, ONFs, RCL, and rural amenity landscapes.
- Chapter 4 – Urban Development. Defines the Urban Growth Boundaries and identifies areas of potential growth. Urban growth should respond to the landscape character and be well connected with existing infrastructure.
- Chapter 6 – Landscapes and Rural Character. No Outstanding Natural Landscapes, Features, or Rural Character Landscapes are relevant or impacted by the PPC. There is no overlap or abutment with the Site and these landscape designations.
- Chapter 24 – Wakatipu Basin applies to the WBRAZ and WBLP. The purpose of the zone is to maintain or enhance character and amenity values of the Wakatipu Basin. While the PPC is not within an amenity zone, it is adjacent to them and part of the Site is within LCU 24, as such the potential effects of the PPC on character and amenity values have been considered in Section 5.

¹⁰ Queenstown Lakes Operative District Plan: Vol 1, Section 12: Special Zones, Arrowtown South Special Zone, Explanation and Principal Reasons for Adoption

¹¹ Queenstown Lakes Proposed District Plan, Part four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24, 24. Arrowtown South

- Chapter 27 – Subdivision and Development generally supports subdivisions that align with the QLDC subdivision design guidelines 2015, responds to the landscape context and the opportunities and constraints of the Site.

The body of the landscape and visual effects assessment has considered these policy provisions, and a summary assessment against them is included in Section 6 of this report.

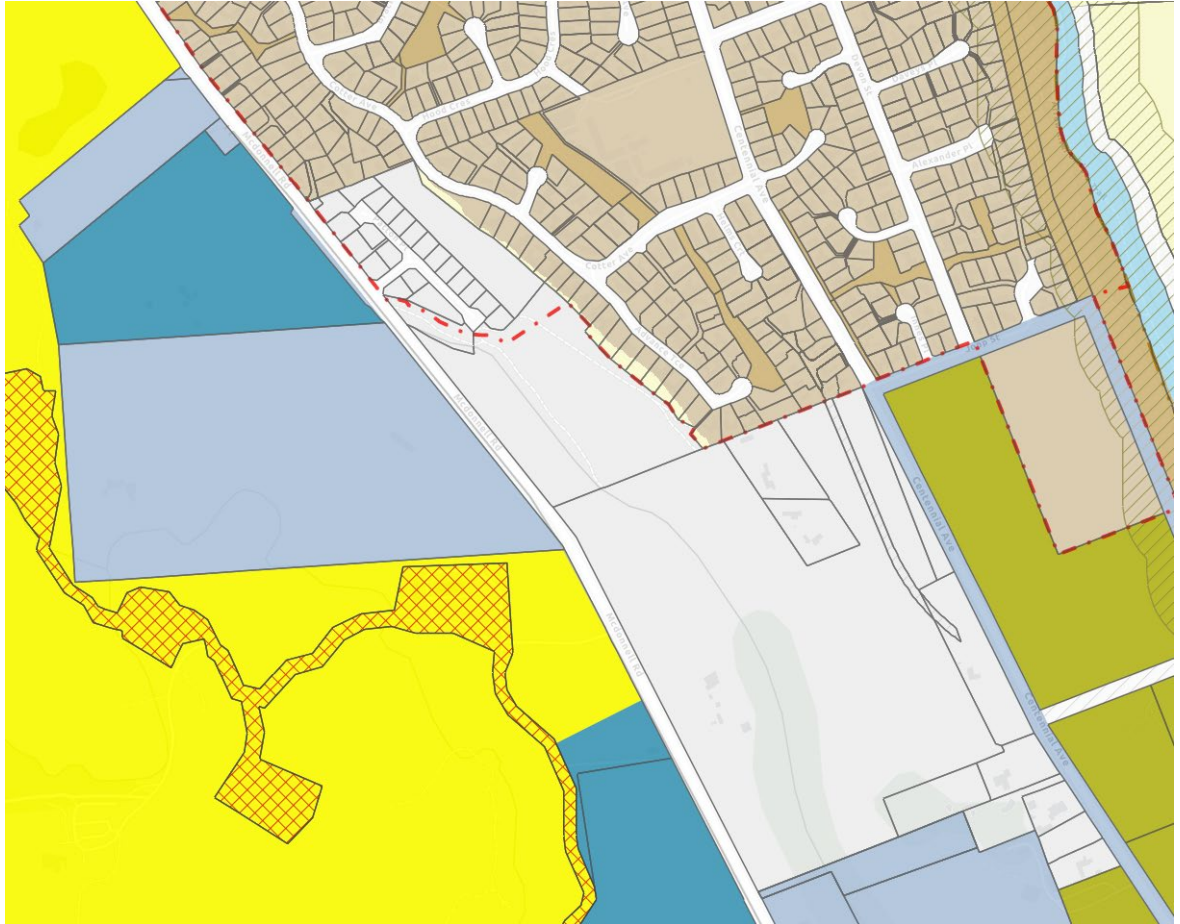


Figure 3. Queenstown Lakes PDP GIS Map, illustrating the Site's surrounding zoning and location of the UGB¹². Refer to page 11 of the GA for a broader planning context and legend.

4 Landscape Description

4.1 Description of the Receiving Environment

The receiving environment is determined to be the extent of the landscape on which effects may arise from the PPC and form the scale at which the proposal is assessed. The receiving environment is to an extent, considered to be the whole of the Wakatipu Basin, although the landscape within a 1.5km radius of the Site is considered to be the most relevant scale of assessment for this PPC. There is a diverse range of land uses and zones within the receiving environment including, SRZ, Rural Zone,

¹² Queenstown Lakes Proposed District Plan, GIS Planning Maps

WBLP, WBRAZ, MDRZ, Arrowtown Residential Historic Management Zone, Resort Zones (including The Hills, Millbrook and Hogans Gully), Nature Conservation, Community Purposes, Active Sport and Recreation, and Informal Recreation.

The result is a landscape with a diverse and complex range of uses including, suburban and rural living, tourism activities, and recreation activities (in particular three existing nearby golf courses, including Arrowtown Golf Course, Millbrook Golf Course and The Hills Golf Course) all undertaken with views and connection to the scenic landscape.

Refer GA, Pages 3 and 4 that illustrate the receiving environment. The Wakatipu Basin Landscape Study 2017¹³ provides a robust description of the wider receiving environment. Below is the relevant excerpt from the study.

Wakatipu Basin is a "glacial carved basin, defined by prominent peaks and ridges of surrounding mountains. The distinctive formative processes provide sculpted basin-wide features, including roche moutonnées, alluvial terracing, lakes and rivers

Within the basin, settlement patterns vary in size with Arrowtown and Queenstown being the principal areas. Locally quarried stone brings a noted harmony to much of the built environment drawing on the area's mountainous setting. The basin setting has influenced drainage, soil, vegetation, land use and settlement.

Open and expansive valley floors, where natural vegetation patterns relate only to parts of the 'edge' of the basin and the higher elevated area where alpine and tussock vegetation dominate.

Both the Shotover and Kawarau Rivers flow into Lake Wakatipu and demonstrate significant alluvial erosion and cutting through basement rock along their Wakatipu stretches.

Farming (both arable and pasture) is limited to a few areas, with the predominance of lifestyle and low-density living paramount. A mix of densities proliferates throughout the basin, all angled to capture views and aspect. Specific areas such as Dalefield retain higher densities of dwellings as opposed to parts of Speargrass Road for example, creating a difference within the basin character. New areas of development, such as Lake Hayes Estate and Shotover Country are further changing the urban built form outside of Queenstown and Arrowtown, creating new nodal communities.

Shelterbelts and deciduous tree lines define land use boundaries within the basin. Species, despite being exotic, have become known to typify the area, promoting seasonal variation.

*The roading network is typically straight, dual-lane and sealed. Many roads are lined with hedges and trees, which are generally located on adjacent private properties. Views towards the surrounding peaks and ridges provide containment and internal basin features including the roche moutonnée, lakes and rivers amplify the formative processes within this basin landscape. "*¹⁴

There are several ONL's and ONF's that form the receiving environment of the PPC Site. Rather than repeating the ONF and ONL description in full, the Priority Areas (PA) that are particularly relevant within the receiving environment of the PPC Site are:

- 21.22.2 Feehly Hill PA encompassing Feehly Hill

¹³ Wakatipu Basin Land Use Planning Study, Final Report, March 2017

¹⁴ Wakatipu Basin Land Use Planning Study, Final Report, March 2017 referencing; Proposed District Plan Proposed Plan Review (Chapters 21 and 22), Statement of Evidence of Yvonne Pfluger, 21 April 2016

- 21.22.8 Haehaenui (Arrow River) PA encompassing the river corridor to the toe of the Crown Escarpment
- 21.22.14 Northern Remarkables PA encompassing the Remarkables Range
- 21.22.15 Central Wakatipu Basin PA encompassing the steep western end southern slopes of Mount Dewar and the steep south-facing slopes of Coronet Peak, Brow Peak and Pt 1120 near Big Hill, taking in German Hill and Pt 675. Collectively the mountain slopes form the northern backdrop to the Wakatipu Basin and Arrowtown.
- 21.22.16 Eastern Wakatipu Basin PA encompassing Pt 1108, Pt 1080, Pt 1331, Crown Peak, and Pt 1426. It also includes Mt Beetham, the New Chum Gully and the Crown Terrace Escarpment, and the lower reaches of feeder gullies on the Crown Terrace
- There are ONL's visible to the East of the Remarkables, that are beyond the Queenstown Lakes District boundary. These ONL are within the Central Otago District. The notable peaks and ranges east of the Remarkables that are visible from the PPC Site include Mt Mason, Mt Rosa, Mt Edward peaks. The southern Pisa, Carrick and Horne ranges also add to the mountainous back drop, although they are not necessarily prominent from the PPC Site.

Views to these ONL's and ONF's are referred to throughout the report. Specific mountains, ranges, and features are mentioned to assist with orientation, however, overall views to ONL's and ONF's are considered broad and encompassing and should be considered as part of a broader panorama. This is particularly relevant for landscapes such as this that are valued for wide views amongst other physical, perceptual and associative values.

The Arrowtown settlement sits within the broader context of the Wakatipu Basin enclosed by the surrounding mountain ranges including Brow Peak, Big Hill, German Hill, Mt Betham, and Crown Peak, glacial landforms, including *roche moutonnées* (Feehly Hill), and hummocky landforms, (The Hills golf course), rivers (the Haehaenui (Arrow River)), escarpment faces, (Tobins Track Face) and terraces (Crown Terrace), which are all highly legible in this landscape. The Haehaenui (Arrow River) to the north-east of the town, has eroded the alluvial outwash plain to form a river gully and terraces. At a local scale, the Haehaenui (Arrow River) constrains the town to the east, and the mountain ranges constrain growth to the north of the town.

Arrowtown has generally spread south – south-east, from its historic settlement and town centre with suburban development mostly confined to the alluvial terraces fronting McDonnell Road to the west. The Urban Growth Boundary (**UGB**) hugs Arrowtown settlement with no Indicative Future Expansion Areas identified for Arrowtown¹⁵. The UGB serves as a planning tool to manage urban sprawl by delineating the limits of urban development. For Arrowtown, the UGB is used to maintain the town's historical character and scenic landscapes. The UGB in combination with the Arrowtown Design Guidelines¹⁶ offers a means to safeguard the town's unique charm and protect the surrounding environment from inappropriate development. By restricting urban expansion, the UGB ensures that development within Arrowtown is sustainable, promoting climate-smart growth and the creation of mixed-use, walkable neighbourhoods.

¹⁵ Queenstown Lakes PDP, Chapter 4. Urban Development, Figure one: Wakatipu Ward.

¹⁶ Noting that the ADG only applies to the Arrowtown Town Centre Zone and Arrowtown Residential Historic Management Zone

The development pattern and style within Arrowtown is informed by the Arrowtown Design Guidelines (ADG) 2016¹⁷. The purpose of the ADG is to inform and guide appropriate development within Arrowtown. The guidelines refer to the following zones and are also enabled by the PDP; Arrowtown Residential Historic Management Zone (ARHMZ) and Medium Density Residential Zone (MDRZ)¹⁸. The intent of the ADG is to protect and enhance the historic character of Arrowtown and provide explicit ways to achieve this. The ADG further provide a framework for appropriate development within Arrowtown, and patterns and characteristics of existing development within Arrowtown adhere to these guidelines. It is noted that the decisions for the UIV has removed the reference to the ADG for the SRZ in Arrowtown.

The ARHMZ is bound by Kent St, Suffolk St, Ford St and either side of Caernarvon St to the south and west and the historic town centre and Haehaenui (Arrow River) to the north and west. *This zone covers the older part of the residential settlement of Arrowtown. The area has a distinctive character and atmosphere which has evolved from the development pattern set at the time of early gold mining in the District*¹⁹. The purpose of this zone is to retain the early settlement patterns and character and ensure that future development is sympathetic to the present character.

The MDRZ is within an approximately 500m radius of the ARHMZ, and is bound by Foxs Terrace, Preston Drive, and Boundary Street. The purpose of the MDRZ is to provide land for residential development at a greater density than the SRZ. It is well situated within walking and cycling distance of community amenities such as schools, parks and supermarkets.

The SRZ forms the outer edge of development around Arrowtown and previously the ADG aimed for a spacious appearance with reduced building dominance, narrow carriageways and swales similar to ARHMZ, structure trees and hedges are encouraged, houses that relate to the street with small visually distinct forms, with parking and garages set back from the street with single width driveways. The SRZ is bound to the west by McDonnell Road and to the east by the Haehaenui (Arrow River). The southern extent of the zone is bound by cadastral boundaries that align with Jopp Street. Tewa Banks, a community housing area is within the SRZ and is on the south side of Jopp St. The UGB hugs the existing suburban pattern and includes approximately half of the Site, which is described as AED.

Outside the residential zones, the surrounds to the west and south of Arrowtown are characterised by a gently hummocked landscape, interspersed with terraces, rocky outcrops, and areas of flat land. The hummocky rolling landform enables ready absorption of development while still retaining a rural amenity acknowledged by the PDP zoning including the Wakatipu Basin Rural Amenity Zone (WBRAZ), the Wakatipu Basin Lifestyle Precinct (WBLP) and Resort Zone (REZ) resulting in various pockets of diverse development within the landscape.

The APD Site is located within Landscape Character Unit 24 (LCU 24) Arrowtown South²⁰ as illustrated on page 10 of the GA. The Arrowtown South LCU 24 includes gently rolling landforms, schist outcrops, and a steep escarpment marking the town's southwestern edge. Vegetation is diverse, with exotic plantings around dwellings and the Arrowtown Golf Course, native and weed species along waterways, shelterbelts and open pastoral land. LCU 24 includes a diverse range of land uses including a public golf course, rural residential properties, Tewa Banks Community Housing

¹⁷ Queenstown Lakes District Council, Arrowtown Design Guidelines 2016 (June 2018 – Decisions Version)

¹⁹ Queenstown Lakes PDP, Part three: Urban Environment, 10. Arrowtown residential historic Management Zone.

²⁰ Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

and the Arrowtown Lifestyle Retirement Village SHA, which introduces a more urban development pattern into the otherwise rural setting.

LCU 24 is highly visible from surrounding elevated areas, including the Crown Terrace, Tobin's Track, Feehly Hill. It contributes to the rural edge of Arrowtown, though the Arrowtown Lifestyle Village and Tewa Banks community housing area introduces a more urban form to LCU 24. Key views from within the unit relate to long-range views of the surrounding mountains and short-range views to rural-parkland landscape, while the escarpment and hummocky landform (including the Hills Golf Course) provide a degree of visual containment. The unit is visually complex due to its varied topography, vegetation, and building densities. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panoramic views²¹.

LCU 24 and its role in forming a greenbelt to constrain urban development from sprawling into 'more rural' areas²² that surround Arrowtown is challenged by the distinctly urban character of Tewa Banks and Arrowtown Lifestyle Village both present in the unit. LCU 24 has a moderate to moderate-high²³ capability to absorb additional development. The inclusion of Tewa Banks and Arrowtown Lifestyle Village within the unit suggests that LCU 24 has a high capability to absorb additional development²⁴.

The PPC Site abuts LCU 22 The Hills. LCU 22 is defined by its moraine landform with hummocky hills and remnant kettle lakes (now amenity ponds), and extensive exotic amenity planting and park-like setting. LCU 22 is predominantly The Hills golf course though there are scattered rural residential dwellings throughout the unit. The relatively complex landform and vegetation pattern create a variable sense of enclosure and openness. *"Generally, the area reads as a distinctly private, highly modified golf course parkland landscape in which rural residential development is an established component. Sensitively located sculpture adds to the aesthetic qualities of the landscape. The unit forms part of the swathe of golf courses that 'contain' the western and southern edges of Arrowtown, effectively functioning as a green belt to the village".*²⁵

Within 1.5km of the Site are three golf courses, including the Hills, Millbrook and Arrowtown Golf Courses which convey a manicured parkland character and picturesque amenity to the receiving environment. In addition, the Hogan's Gully Resort Zone, 2km south on McDonnell Road, is now operative, with site works for a golf course and resort development underway. In addition, there are two new urban developments within a 1.5km radius of the Site. Of these, Tewa Banks is a community housing area, located to the south of Jopp Street and within the UGB. The Arrowtown Lifestyle Village, approved under the SHA, lies outside the UGB, located (approximately) 800m south of the Site on McDonnell Road. There is also a comprehensive resort / residential development at Millbrook within 1.5km of the PPC.

The receiving environment, at a local scale, is a highly modified landscape with a concentration of urban development associated with Arrowtown, and a periphery of manicured and highly managed landscapes with an open character associated with the golf courses and resorts. There are pockets of rural living in the area, identified as WBRAZ and WBLP, primarily used for rural living opportunities, as illustrated on page 11 of the GA.

²¹ Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

²² Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

²³ Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

²⁴ Wakatipu Basin Land Use Planning Study, Final Report, March 2017

²⁵ Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

The northern and eastern extents of the UGB are clearly defined and constrained by landscape features including the Haehaenui (Arrow River), and mountain ranges to the north and east. The western boundary of the UGB is largely defined by McDonnell Road, a physical and definable barrier to development. The southern boundary of the UGB is dictated by cadastral boundaries, a social construct, and the only physical manifestation is a fence line with no defensible edge.

The Site is bordered by urban development on two sides and includes and is adjacent to privately managed open space. The PPC Site is visually connected to the urban pattern of development, especially when approaching Arrowtown on McDonnell Road.

The PPC Site sits within a diverse, highly modified, and visually complex receiving environment that is characteristic of the eastern Wakatipu Basin. The immediate receiving environment reflects a transitional landscape, where rural character meets urban development. While the PDP identifies the peripheral rural character of Arrowtown important for its contribution to amenity values, recent developments such as Tewa Banks and the Arrowtown Lifestyle Village have introduced a more urbanised character on the outskirts of Arrowtown, suggesting the area has capacity to accommodate further development. The presence and development of the SHA have eroded the rural landscape character and has resulted in a fundamental change to the landscape character.

The vegetation in the area reflects the zoning and the rural and resorts zones are generally characterised by open space, pasture and the prevalence of exotic deciduous trees (poplar, liquidambar and pin oak and other species) that provide seasonal colour in the Wakatipu Basin. There are sparse pockets of native vegetation across Arrowtown surrounds.

Overall, the receiving environment is defined by landscape diversity and a blending of urban and rural land uses, retaining a strong visual connectivity to Outstanding Natural Features and Landscapes (ONFs/ONLs).

4.2 Description of the Site

The Site is located to the south of Arrowtown with the north and east boundaries adjoining the SRZ. The southern boundary of the Site adjoins part of ASSZ and the western boundary adjoins McDonnell Road opposite three properties within the WBRAZ and WBLP. The 101ha Hills Golf Course also fronts part of McDonnell Road to the west of and in the vicinity of the Site.

Arrowtown's UGB hugs the extent of existing suburban development including the AED within the Site and divides the Site with no defensible boundaries. The UGB does not follow landscape features and appears somewhat random in its orientation cutting across the scarp face before following cadastral boundaries and the Arrowsouth – McDonnell Road boundary.

The Site is within the ASSZ in the ODP. The Site is comprised of the existing Arrowsouth subdivision, and approximately 3ha of open pasture immediately to the south of the subdivision. The current Site layout is in accordance with the ASSZ structure plan. Refer GA, page 09. The intention of this special zone is to enable a comprehensively planned residential living environment that defines the southern edge of the township, provides connection between Centennial Avenue and McDonnell Road, ensures the protection of the escarpment and watercourse, creates a network of walking trails, maintains a predominantly low-density residential character and provides consistent landscape treatment of open space areas²⁶.

The Site has several distinct features and characteristics including;

²⁶ Queenstown Lakes ODP, Chapter 12, Special Zones, 12.31 Arrowtown South Special Zone, operative 29/05/2024

- An area of suburban development, a 20-lot residential subdivision including new dwellings, street trees, and other features typical of suburban development including gardens, fences, sheds etc. This area is referred to as Area of Existing Development (**AED**) throughout this report
- Existing stormwater and wastewater pump station reserves owned by Queenstown Lake District Council.
- There are two trails within the Site. One trail runs parallel to the unnamed creek along its true left. The second track ascends the escarpment, connecting the AED with Advance Terrace. These publicly accessible trails cross private land owned by the applicant APL and form part of a wider network of trails that link the Arrowtown settlement, Arrowtown Lifestyle Village, and golf courses.
- An unnamed creek runs through the (currently) undeveloped part of the Site and is owned by the applicant APL. This creek feeds into the Haehaenui (Arrow River). The unnamed creek is identified in the ASSZ Structure Plan, within the Private Open Space Activity Area - Watercourse. Also identified on the Structure Plan as POS – W3. Refer to page 09 of the GA.
- An approximately 20-30m high 40-60m wide escarpment (393-404masl – 422-425masl) lies within the Site and runs parallel to the north-east boundary of the Site. The escarpment has been planted in accordance with the existing resource consent, RM161093, with native vegetation and clusters of deciduous trees at the toe of the slope. The escarpment is identified in the ASSZ Structure Plan, within the Private Open Space Activity Area - Escarpment. Also identified on the Structure Plan as POS – E1. Refer to page 8 of the GA. The escarpment is partially Existing Communal Privately Owned Land (**ECPOL**) and partially by owned by the applicant APL, as illustrated on page 06 of the GA.
- There is a rocky outcrop in the southernmost corner of the Site, owned and maintained by the applicant APL, as illustrated on page 06 of the GA. It is an area of exposed schist bedrock, most legible on its eastern aspect. An area around the rocky outcrop has also been planted with native vegetation in accordance with the existing resource consent, RM161093. The rocky outcrop is identified in the ASSZ Structure Plan, within the Private Open Space Activity Area - Escarpment. Also identified on the Structure Plan as POS – E5. Refer to page 09 of the GA.
- There is an area of generally flat and maintained (mown) pastoral land, owned and maintained by the applicant APL, that gently slopes from the toe of the escarpment to meet the unnamed creek and then gently rises again to meet McDonnell Road. The open pastoral land is identified in the ASSZ Structure Plan, within the Private Open Space Activity Area - Pastoral. Also identified on the Structure Plan as POS – P3. Refer to page 09 of the GA.

4.3 Landscape Values of the Receiving Environment

The landscape's (physical, perceptual and associative) values of the receiving environment form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the receiving environment (including the Site) stem from its past and present landscape attributes (physically described in terms of landform, landcover and land use). The landscape values that are relevant to an assessment of the proposed development are listed below.

4.3.1 Physical²⁷

- Notable landscape features in the receiving environment include Coronet Peak, Brow Peak, German Hill, Crown Terrace, Feehly Hill, the Crown Range, Mt Betham, The Remarkables Mountain Range, Haehaenui (Arrow River), and Cecil Peak. These landscape features created through tectonic uplift and glaciation are classified as ONL and ONFs under the PDP.
- Arrowtown and its surrounding geological / glacial features are described in section 4.1 of this assessment. The Feehly Hill (roche moutonnée) and Tobin's Track (escarpment terrace) are highly natural features of note in the receiving environment.
- Rocky outcrops, terraced escarpments and hummocky landforms west of Arrowtown are also highly natural and legible landscape features. There are exposed schist outcrops on the north-western side of Feehly Hill, as well as the rocky outcrop at the southern end of Site that extends across McDonnell Road to the west beyond the Site. In addition to the escarpment described within (and extending from) the Site, there are terraced escarpments that run parallel to Malaghans Road, as well as the Tobin's Track escarpment. The hummocky landforms west of Arrowtown are occupied by Millbrook and The Hills golf courses.
- The Wakatipu Basin floor, including Arrowtown is a modified, domesticated landscape contained and contrasted with the high natural character of the surrounding mountain landforms. The basin has clusters of exotic deciduous trees, and evergreen shelter belts interspersed with maintained or grazed pasture and the manicured parklands of the various golf courses.
- The Site contains some glacial features including the escarpment face and rocky outcrop that contribute to natural character. These features have had restoration planting undertaken by the applicant. An unnamed creek runs through the open, flat area of the Site, with [existing](#) riparian planting along the creek margins, also undertaken by the APL as required by the ASSZ and subsequent resource consent.

4.3.2 Perceptual²⁸

- The high legibility and natural character of the large-scale landforms - mountains, rivers, lakes, and other glaciated landforms creates a memorable landscape for visitors and residents alike. These elements and the strong sense of enclosure coupled with the mountain – lake juxtaposition afford **very-high** scenic values.
- The open, hummocky landform to the west of Arrowtown, with predominant land use of golf courses and rural living, has **high** scenic amenity values.
- The glacial features and subsequent alluvial processes are highly legible in the landscape, including within the Site.

²⁷ **“Physical** means both the natural and human features, and the action (and interaction of natural and human processes over time.” (TTatM Guidelines, page 79) Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

²⁸ **“Perceptual** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses.” (TTatM Guidelines, page 79). Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

- The abundance of exotic trees within Arrowtown and the surrounding landscape contributes a high level of transient and ephemeral landscape values evident through the seasonal changes. These values are best demonstrated by the Arrowtown Autumn Festival, an annual festival that has been a tourism mainstay of Arrowtown for almost 40 years.
- Snow-covered peaks provide a striking and memorable ephemeral scene. The extent of snow varies across seasons, creating an ever-changing landscape. Changes in sunlight and shadow across ridgelines and faces throughout the day also contribute to the visual complexity and depth of the snow-capped mountains. The snow-capped mountains afford **very high** transient and scenic values.
- The visual qualities of Lake Hayes and Lake Wakatipu include expansive open water (especially Wakatipu), reflective surfaces (especially Lake Hayes) and dramatic mountainous backdrops contributing to a striking visual contrast and memorable landscape. The lakes of the receiving environment have **very-high** scenic values.

4.3.3 Associative²⁹

- There are strong Tangata Whenua cultural values associated with Haehaenui (Arrow River). Haehaenui was part of the mahika kai network in the area. Mana whenua travelled through these catchments to gather kai.³⁰
- There is a **high** degree of associative values that stem from the historic origins of Arrowtown, its gold mining history and abundance of historic features, remnant workings and buildings, within the landscape. Specifically, the historic heritage values associated with the Chinese Settlement in Arrowtown. There are several listed Chinese Heritage buildings in Arrowtown including Dudley's House Chinese Residence and Butlers House, 4 Buckingham Street Arrowtown and Ah Lum's Cottage, Arrowtown Chinese Settlement, Middlesex Street. The Arrowtown Chinese Settlement is also listed as an Archaeologic Site³¹.
- Further **high** associative values stem from the prevalence of recreational opportunities. Recreational activities in the context of this Site include skiing, horse-riding, golf, walking trails and mountain biking tracks.
- The scenic and amenity values, recreation, and history all contribute to Arrowtown's importance within the Wakatipu Basin to tourism.

²⁹ **"Associative"** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape." (TTatM Guidelines, page 79). Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

³⁰ Queenstown Lakes PDP, Part 5: District-Wide Matters, 39. Wāhi Tūpuna

³¹ Queenstown Lakes PDP, Part 5: District-Wide Matters, 26. Historic Heritage

5 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The PPC will change the Site from ASSZ under the ODP to SRZ under the PDP (as varied by the UIV). The Site currently has a revegetated escarpment, creek and rocky outcrop that the PPC proposes to protect from potential future development through a BRA overlay and setback requirements of the SRZ. The AED will have negligible landscape change under the PPC, however the PPC will enable a fundamental land use change within the APD with private open space changing to lower density suburban development. The maximum area affected by the PPC will be the 2.34 ha of the APD.

The potential landscape and visual effects arising from the PPC include the following:

- Potential effects on visual amenity and perceptual values, and the way in which the Site's current open character contributes to the views to the surrounding mountains, hills, peaks and ranges that have high scenic value and ONL and ONF overlays.
- Potential effects on rural character of the receiving environment
- Potential localised effects on the escarpment, rocky outcrop and creek, and their physical and perceptual values.
- Potential effects on the associative values that stem from recreational activities in the receiving environment.
- Cumulative effects of the incremental increase of urban development.

5.2 Assessment of Visibility and Visual Effects

*"A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects."*³²

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated.

Visual effects are integral to landscape effects, rather than a separate category. Physical, associative and perceptual dimensions are each experienced visually (and through other senses). However, effects on landscape values do not have to be visible to be an effect.

A desktop analysis, and on-site investigation found that visibility of the PPC will be limited to the following places:

³² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

- An (approximately) 1km stretch of McDonnell Road;
- The publicly accessible escarpment track provides representative views from the private properties along the top of the escarpment on Cotter Avenue and Advance Terrace;
- Feehly Hill scenic track;
- Parts of Tobin's Track;
- The Crown Range 'switch backs'; and
- Long views from Remarkables Ski Field Road, representative of long views from publicly accessible mountain ranges.

The Viewpoint locations were chosen [as representative of views from public places and proximate private properties](#). The GA includes panorama photographs, representing the views and visibility of the PPC gained from the above-mentioned public places. A Viewpoint location plan illustrating where these photos were taken from is also included. Refer to GA pages 22-31.

5.2.1

Viewpoints 1, 2 and 3 from McDonnell Road, travelling south-east. Viewpoint 1 is approximately 200m north of the Site while Viewpoints 2 and 3 are located on the Site boundary.

Extent of Visibility

Viewpoints 1 -3 are representative of users of McDonnell Road, when leaving Arrowtown.

The potential visual effect of the PPC is limited to an approximately 600m stretch of McDonnell Road when travelling south-east, beginning at 85 McDonnell Road and ending at the southern end of the Site. The visibility of the PPC will be variable, with the Site mostly screened by the existing pattern of development between Viewpoints 1 and 2, with only the western-most edge of the Site visible. The PPC Site will be visible from McDonnell Road for the (less than 500m) stretch of road directly adjacent to the Site.

Viewpoint 1 is adjacent to 85 McDonnell Road, approximately 200m north of the PPC Site. Established dwellings are visible along the east of the road (left of image). The dwellings on McDonnell Road are typical of 'new town residential'³³ layouts, with open frontages, large structure trees, houses setback from the road with hedges and low fences used to delineate property boundaries. Dwellings along Cotter Avenue are visible at the top of the escarpment from McDonnell Road. To the west there is an electricity substation, surrounded by a rural landscape due to the prevalence of pasture affording an open character, shelter belts and clusters of exotic trees. The mountain ranges provide a backdrop to the scene, with intermittent long views to Crown Peak and Crown Terrace, Mt Edward/Mt Rosa/Mt Mason range and the Remarkables when travelling south down McDonnell Road.

Viewpoint 2 is adjacent to the pump station, at the northern-most corner of the Site and includes the north-western part of the PPC Site AED, also referred to as Arrowsouth. Fencing, the roadside planting strip and houses dominate the view to the east of the road. To the west the scene conveys a pleasant rural amenity derived from the openness of the scene and the autumnal colours. The amenity of the scene will change throughout the year as the trees lose their leaves, however, the values associated with an open character will remain.

Viewpoint 3 is adjacent to the pedestrian access gate for the riparian trail and encompasses the area of private open space that currently forms part of Arrowsouth subdivision, as per ASSZ. This open space forms part of the PPC Site, specifically the APD. The unnamed creek crossing the pastoral

³³ Arrowtown Design Guidelines 2016

open space with riparian planting along the creek margins and the rocky outcrop are evident along the Site frontage within 5m of McDonnell Road. Part of the escarpment, its planting and trail is visible in the midground with houses perched along the top (Advance Terrace dwellings) and the skyline backdrop afforded by the Crown Range. These houses provide an urban context to the Site, and its proximity to the suburban fringe of Arrowtown. To the west (image right) of the road the landscape is rural in appearance, with fences, shelterbelts, clusters of exotic trees and the rocky outcrop that is part of an obvious glacial landform. The highpoint of the outcrop is visible on the right-hand side of the road and McDonnell Road cuts through its lower slope, before it continues into the PPC Site on the left.

Visual Effects

From Viewpoint 1 the western boundary of the PPC Site will be visible. This boundary will be subject to the bespoke policy provisions of the PPC, ensuring a continuation of amenity planting, contiguous in appearance to the AED roadside planting. No built form enabled by the PPC will be visible from Viewpoint 1 and therefore there will be **no** adverse effect arising from the PPC.

Although the PPC will change the zoning of the existing Arrowsouth subdivision there are no anticipated landscape changes to the layout or built form within the AED despite further potential subdivision and increased density being enabled by the PPC zoning. Some additional rooflines may be visible within the APD, however, when viewed in the context of the existing subdivision, and the existing built form on McDonnell Road, the visual effects will be negligible. There will be **very-low** adverse visual effect arising from the PPC from Viewpoint 2.

From Viewpoint 3 the PPC will be visible. The PPC will enable the open space to be developed into lower density suburban residential. BRA overlays have been proposed to protect the escarpment and rocky outcrop from built form. Both of these landscape features will remain visible and legible from Viewpoint 3. The PPC [bespoke “McDonnell Road Suburban Residential Zone”](#) policy provisions will ensure amenity planting is provided for along the Site / McDonnell Road boundary. It is anticipated that the planting will be a continuation of the existing native planting associated with the AED. Roadside planting will soften the potential visual effect of the SRZ from McDonnell Road although filtered views of rooflines and other elements of built form will be visible from Viewpoint 3. The softening effect of the roadside planting [as anticipated by the bespoke policy provision as well as the suburban context of the APD Site](#) will result in an overall adverse visual effect of **low-moderate** from Viewpoint 3.

The PPC will change the overall scene when travelling southeast along McDonnell Road. However, when considering the landscape context, this development will represent a logical and coherent increase to the existing suburban pattern and built form, combined with the relative brief view of, at most, 600m when travelling south down McDonnell. This plus the softening and mitigating effects of [the roadside planting, as required by the bespoke McDonnell Road Suburban Residential Zone policy provisions will result in anticipated](#) potential adverse visual effects for users of McDonnell Road when travelling south will be **no to low-moderate** from Viewpoints 1, 2 and 3.

5.2.2

Viewpoints 4 - 7, are representative of views when travelling north-west on McDonnell Road. Viewpoints 4 – 7 range in distance from adjacent to approximately 350m south of the Site.

Extent of Visibility

Viewpoints 4-7 are representative of both vehicle and pedestrian users of McDonnell Road when travelling north-west towards Arrowtown.

The scenes include flat, open space adjacent to the east of McDonnell Road (on right), predominantly comprising the APD Site and the adjoining property also zoned ASSZ. The private open space ‘pastoral’ areas are managed landscapes and appear domesticated as mown parkland rather than

pastoral grazing (as per the intent of the ASSZ). The vegetated escarpment is a prominent and legible feature in the landscape with a row of houses visible along the top of the escarpment (off Advance Terrace and Cotter Avenue) beyond which lie the stepped mountain slopes enclosing the Wakatipu Basin as a backdrop to the view.

Development is visible along the flat, starting at Arrowsouth AED, and extending north to Arrowtown. The mountains beyond Arrowtown include Coronet Peak and the Brow Peak – Big Hill Ridgeline, New Chums Ridgeline and the distant Harris and Richardson Mountains which contribute landscape values and context to the scene. The western side of McDonnell Road in Viewpoints 5 and 6 overlooks the WBRAZ, comprising hummocky landform clusters of exotic vegetation and shelterbelts, providing a rural amenity to the scene. The western side of McDonnell Road in Viewpoints 6 and 7 overlooks the Hills Golf Club with rolling pasture and manicured greens interspersed with clusters of exotic vegetation lending a picturesque amenity to the scene. There is no visible built form to west of McDonnell Road from Viewpoints 4 -7

Visual Effects

The PPC will be visible from these Viewpoints. The PPC will enable lower density suburban development to populate the open, flat area of the Site identified as APD. As outlined above, there will be no anticipated visual landscape change within the AED, however, further potential subdivision and increased density will be permitted by the PPC zoning. The PPC has a BRA overlay over the escarpment and rocky outcrop and therefore these features will be protected from built development.

There will be an obvious change to the APD by the replacement of open space with suburban development under the PPC noting that the glacial rock outcrop and escarpment will remain as natural features [free of built form with the BRA overlay will](#) serve to nestle the development into the Site and provide relief to built development. Bespoke policy provisions requiring planting along the McDonnell Road boundary and southern boundary will soften views of built form and enhance natural character values in the vicinity.

The PPC Site has suburban development visible on two sides (north and east of the Site), and from a visual landscape perspective, development of the Site will appear logical, and represent a coherent increase in development. [The bespoke policy provisions will anticipate planting along the southern boundary of the Site providing planting](#) to soften and filter views of future residential development, especially from Viewpoints 6 and 7. The PPC will not impede views of the broader Wakatipu Basin or mountainous backdrop and their associated scenic values, and any amenity values associated with the rural landscape beyond the boundaries of the Site.

The PPC will remove the openness of the APD Site and replace it with lower density suburban development, but it will be in keeping with the existing development pattern, whilst keeping the escarpment face free of development. The protections offered by the BRA and the proposed policy provisions will nestle the development, enabled by the PPC, into the landscape. Overall, the PPC will have **low-moderate** adverse visual effects for users of McDonnell Road when travelling north-west, towards Arrowtown from Viewpoints 4-7.

5.2.3

Viewpoints 8 and 9 are representative of views when travelling north-west on McDonnell Road between Arrowtown Lifestyle Village and 214 McDonnell Road, an approximately 300m stretch of road.

Extent of Visibility

Viewpoints 8 and 9 are representative of users of McDonnell Road when travelling north-west towards Arrowtown. The focal point of the scene is the mountainous backdrop to Arrowtown. Views of the mountains are variable as users travel north along McDonnell Road, however, long views to Feehly Hill, German hill, Big Hill and the Brow Peak ridgeline dominate. This part of McDonnell

Road has a brief but concentrated area of development (Arrowtown Lifestyle Village) and roadside shelterbelts, hedgerows and plantings that draw the eye to the mountainous backdrop, while limiting midground views.

Arrowtown Lifestyle Village is a pocket of suburban development, disconnected from any pre-existing development pattern. There are clusters of other built form typical of the WBRAZ visible along McDonnell Road, which road users gain fleeting views of. The scene changes from Viewpoint 7 north (described above), as the enclosure of shelterbelts is replaced with the openness of the parkland landscape of The Hills Golf Course.

Visual Effects

The PPC will enable additional built form within a currently undeveloped area. Rooflines will likely be visible from Viewpoint 8, however, they will appear as an extension of the existing pattern of development and will be indiscernible from existing built form. The escarpment, a legible landscape feature from Viewpoint 8 will be unaffected because the BRA will protect it from built form. Planting required as part of the PPC policy provisions along the southern boundary of the Site will further soften any potential views. Overall, the PPC will afford **very low** adverse visual effects from Viewpoint 8.

The existing topography, vegetation and land use pattern screens any potential views of the PPC Site from Viewpoint 9, therefore there are **no** adverse visual effects.

5.2.4 Viewpoints 10 and 11, Escarpment walkway looking south-west

Under the Queenstown Lakes PDP the potential visual effects do not need to be assessed from the escarpment trail because it is not a 'Public Place', as defined in the PDP³⁴. However, Viewpoints 10 and 11 have been included as they represent the potential effects on adjoining private properties and assist in providing a thorough and complete assessment.

Viewpoints 10 and 11 in combination with the cross sections on page 18 and 19 of the GA have been used to assess the visual effects on the private properties, specifically the neighboring properties (to the Site) on Advance Terrace and Cotter Avenue.

Extent of Visibility

Viewpoints 10 and 11 are located on the Arrowsouth escarpment track. This track is predominantly used by locals, being a pedestrian connection between Advance Terrace and Arrowsouth. Views from this track (especially from higher elevations) will be similar to the views afforded from private dwellings along Advance Terrace, and to a lesser extent Cotter Avenue. Views from each dwelling will be variable, depending on elevation (the top of the escarpment is approximately 25m higher than the AED and APD), finished floor levels, location and layout, but the overall focus and panorama will be generally consistent with the views afforded from viewpoints 10 and 11.

The focus of the panoramas is towards the dominant skyline mountain ranges and peaks that enclose the Wakatipu Basin that afford a dramatic scenic outlook. The notable peaks and ranges visible from viewpoints 10 and 11 include the Remarkables Range, Cecil Peak, Ben Lomond, and Coronet Peak. The views overlook the picturesque hummocky landforms, and pasture interspersed with clusters of

³⁴ Queenstown Lakes PDP, Part 1: Chapter 2. Definitions. Public Place: Means every public thoroughfare, park, [reserve](#), [lake](#), [river](#) or place to which the public has [access](#) with or without the payment of a fee, and which is under the control of the [council](#), or other agencies. Excludes any [trail](#) as defined in this Plan.

Trail is defined as Means any public access route legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities.

exotic trees mainly afforded by The Hills Golf Course, rural lifestyle and rural amenity development. On the eastern side of McDonnell Road, the landform changes from a hummocky glacial landscape to the flat open alluvial terrace of which the Site is part.

The landscape features on the Site are the open “pastoral” land, the rocky outcrop and the creek as well as the AED of Arrowsouth. The [existing](#) riparian planting demarcates the creek’s location in the landscape. Once mature, the existing native restoration planting on the escarpment will soften and filter potential views of the PPC Site from elevated locations along the walkway and properties on Advance Terrace, whilst maintaining long views to the Mountain Ranges beyond.

Visual Effects

The development enabled by the PPC will be visible from these Viewpoints where elevated views in particular will overlook suburban development that will replace the open, flat area of the Site. This will inevitably represent a change to the landscape character.

The potential adverse effects of the PPC will be mitigated through the existing restoration planting that has already occurred on the Site, the proposed inclusion of two BRA overlays, [and the existing and proposed bespoke policy provisions of the District Plan](#). The PPC proposes a BRA overlay over the rocky outcrop and escarpment, protecting these features from built development.

Long views to the mountain ranges will be maintained for residents of Advance Terrace and Cotter Avenue although, filtered views of dwellings and rooftops will be visible, especially the future dwellings between McDonnell Road and the creek³⁵. Restoration planting, at maturity, will filter and soften views of the APD Site and amenity conveyed by the mid to distant views will be maintained. The stream and any associated amenity will be largely screened by built form and mature planting.

The potential visual effects experienced by individual residents will vary, depending on individual's values and their sensitivity to change. However, the panoramic views of the Wakatipu Basin and the enclosure of the surrounding mountains remain the focal point of the view. In general residents will overlook the Site towards the view beyond and the APD Site will be subservient to the dominant views of the Wakatipu Basin Mountain ranges. Any built form visible from Advance Terrace and Cotter Avenue will be in the lower peripheral view and the PPC will not impede views or the associated scenic amenity values appreciated beyond the Site.

There will be temporary adverse effects from Viewpoints 10 and 11, as well as from dwellings on Advance Terrace and Cotter Avenue while the [existing](#) planting reaches maturity and provides adequate filtering of the altered foreground. While increased elevation makes it possible to look down into the Site, the focus of views from these viewpoints remains the mid-ground and distant panoramic views, which means viewers will typically be looking outwards over the top of the Site.

Although the PPC will be visible to varying degrees from elevated locations, views to the mountains will be maintained and legible landforms will be protected from built form BRA, which will result in **low-moderate** adverse landscape effects from Viewpoints 10 and 11.

Overall, the PPC will have a **low-moderate** adverse visual effects from Viewpoints 10 and 11 reducing overtime to **low**.

³⁵ Refer to Cross Sections pages 18 and 19 of the GA

5.2.5

Viewpoint 12 and 12a 89 Cotter Avenue looking south. Viewpoint 12 is located 80 Cotter Avenue, 20m from the Site boundary. Viewpoint 12a is located on the Site boundary at 89 Cotter Avenue

Extent of Visibility

Viewpoints 12 and 12a represents the scene from Cotter Avenue and, along with Viewpoint 11, is one of the only public locations from which the PPC Site is visible from the upper escarpment terrace. Overall, public visibility from the upper terrace is limited. These Viewpoints are intended to be representative of the public and residents along the top of the escarpment. It is acknowledged that there are inherent limitations in assessing the full spectrum of effects experienced from private residences. Visual effects on nearby homes have been extrapolated from the cross sections on page 18 and 19 of the GA, Viewpoints 12 and 12a, and to a lesser extent (due to lower elevation) Viewpoint 11.

Effects will vary, particularly for elevated dwellings (e.g., two-storey homes), where visibility may increase. As viewers move further east from the escarpment edge, visibility reduces, with visual effects diminishing to nil approximately 20m from the edge, or within 10m once planting is mature. The diminishing effects of distance from the escarpment edge are illustrated by the inclusion of both Viewpoints 12 and 12a. Residents may experience higher effects than assessed, depending on their sensitivity to development changes and any additional personal landscape values they attribute to their views.

The scene from Viewpoint 12a extends south along the escarpment face before it dissipates into the landscape beyond. The focal point of the view is the skyline, with the dramatic and scenic backdrop of mountain ranges and peaks enclosing the Wakatipu Basin. Visible peaks from this location include the Remarkables Range, the Mt Edward–Mt Rosa–Mt Mason Range, and distant views to Walter and Cecil Peaks. The foreground encompasses picturesque hummocky landforms and manicured pastures with clusters of exotic trees and shelterbelts, creating a parkland landscape that is The Hills Golf Course and surrounding rural lifestyle properties. Arrowtown Lifestyle Village is visible, nestled among these glacial landforms and vegetation.

East of McDonnell Road, the landform transitions from hummocky glacial topography to the flat alluvial terrace, of which the Site is a part. Site features include the existing Arrowsouth subdivision, open “pastoral” land, a rocky outcrop, and a creek, which is demarcated by riparian vegetation. Restoration planting on the escarpment will mature over time, providing screening and filtering of views into the Site, softening the PPC’s visibility while retaining long views to the mountain ranges.

Viewpoint 12a is located at the top edge of the escarpment, close to the Site boundary, while this view is representative, it is not a typical view. In the context of ordinary use and living (i.e not walking the fence line), Viewpoint 12 is more representative of views from the top of the escarpment, or most likely somewhere on spectrum between 12a (visible) to 12 (not visible). The scene from Viewpoint 12 is similar to that of 12a, in that there are broad, panoramic views to the Remarkables ONL, overlooking the hummocky landform of The Hills Golf Course. However, from Viewpoint 12 the extent of suburban development on the upper terrace is more evident than from 12a, and the PPC is entirely screened from view due to the topography of the Site.

Visual Effects

The PPC will be visible from the upper terrace, especially from elevated locations or near the escarpment edge, where suburban development will replace the existing private open space. The PPC will enable the extension of suburban land use replacing the open pastoral landform with lower density residential development.

Visual effects will be softened over time as the restoration planting on the escarpment matures. The PPC represents a logical extension of development, constrained to the generally flat land between the escarpment toe and McDonnell Road. Once planting is matured the adverse visual effects from the upper terrace will be variable and dependent on location as described but overall, the PPC will constitute a small component of the view.

Long views to the Remarkables Range will remain unaffected by the PPC from all locations on the upper terrace. While the PPC will change some foreground and mid-ground views of the open pastoral landscape the overall adverse visual effect will be **low**.

Both Viewpoints have been included to help describe the variability of views and visual effects from Cotter Avenue and Advance Terrace. It is likely that residents would have a gradation of views from, complete visibility to no visibility. However, regardless of how visible the PPC Site may be from individual dwellings, the focal point of the views will remain the same. The dominant views of the Wakatipu Basin and the mountainous backdrop will not be affected by the PPC. While elevated views will experience a more pronounced change, the primary focal point remains the distant mountain ranges, with the Site occupying the lower peripheral field of view. The PPC Site will remain visible to varying degrees from private Viewpoints, but this visibility will be progressively screened and softened by maturing native planting along the escarpment, preserving views to the mountainous backdrop.

Overall, there are variable adverse effects from the upper terrace, including dwellings on Advance Terrace and Cotter Avenue. For the reasons outlined above the adverse effects range from **no** to **low-moderate** from Viewpoints 12 and 12a.

5.2.6 Viewpoint 13, Feehly Hill scenic reserve, track summit – looking south

Extent of Visibility

Viewpoint 13 is located at the summit of the Feehly Hill Scenic Reserve walking track, a short single-track accessed from Arrowtown Cemetery. The elevated position and dramatic outlook make it popular a popular track with visitors and residents alike.

The scene is dominated by views towards the mountainous landscape, including the Remarkables and Crown Ranges ONLs. Tobin's escarpment and Lake Hayes are also visible. The foreground view is split by McDonnell Road, with urban Arrowtown to the east and the hummocky landforms of The Hills golf course to the west. From Viewpoint 13 the PPC Site will be visible appearing as an incremental increase to the existing urban form.

Visual Effects

The Site is already bordered by urban form on two sides, with McDonnell Road defining its western boundary. The PPC will be visible from Viewpoint 13. The PPC will enable an area of open space to change to lower density suburban development, however, the prominence of this change is mitigated by distance and being an extension to the existing land use pattern. Overall, the PPC will have a **very low** adverse visual effect from Viewpoint 13.

5.2.7 Viewpoint 14, Tobin's Track, track summit – Looking west

Extent of Visibility

Viewpoint 14 is representative of views from Tobin's Track, a popular walking and cycling track known for its steep ascent and expansive views. The view spans much of the Wakatipu Basin, with prominent ONL ranges in the background and partial views of both Lake Hayes and Lake Wakatipu. From this elevated position, the legibility of the basin's landform is high, with a clear contrast between the rugged mountains and the more domesticated valley floor.

Both Arrowtown and Arrowtown Lifestyle Village are visible from Tobin's track. There are other, less prominent, clusters of built form visible from Viewpoint 14 including, Lake Hayes, Millbrook, and Queenstown as well as a smattering of rural lifestyle properties. The PPC Site will enable built form up to 8m and will be visible, in part, from Viewpoint 14. The Site is visible from Tobin's Track, mainly the rocky outcrop and the flat terrace between the creek and McDonnell Road. Much of the Site is screened by the escarpment.

As users ascend Tobin's Track, the view expands. From a foreground of vegetation that borders the track, to views across lower terraces, and increasingly elevated, panoramic scenes of the Wakatipu Basin. Views of the PPC Site are variable, as elevation increases it affords more visibility of the Site, while equally providing a broader, panoramic view of the Wakatipu Basin and the mountainous backdrop, diminishing the potential effects of the PPC.

Visual Effects

Due to the distance from the Site, the partial screening provided by topography and existing land use the PPC will appear as an insignificant extension of existing suburban development. In the context of the broad, panoramic views afforded from the summit of Tobin's Track the PPC will be indiscernible from Viewpoint 14. Overall, the PPC would result in **no to very low** adverse visual effects from Viewpoint 14.

5.2.8 Remarkables Ski Field Road – Looking north, Viewpoint 15

Extent of Visibility

Viewpoint 15 illustrates long-range views towards the PPC Site from the Remarkables Ski Field Road. The scene from the ski field road includes many of the mountain ranges that surround the Wakatipu Basin. There are two prominent roche moutonnée's, Slope Hill and Morven Hill, that bookend Lake Hayes, the central focal point of this scene. Shotover Country is visible at the base of the Remarkables. The site is more than 9km from this location, and while the general context of Arrowtown and Tobin's escarpment is visible, the PPC Site itself is virtually indiscernible at this distance.

Visual Effects

Due to the distance of the view and the scale of the PPC, the PPC will be indiscernible from Viewpoint 15. The PPC will result in **no** adverse visual effects from Viewpoint 15.

5.2.9 Crown Range switch backs – Looking north-west, Viewpoint 16

Extent of Visibility

Viewpoint 16 represents visibility from a limited section of the Crown Range Road, specifically the section described as the switchbacks. The PPC Site is not visible from the Arrow Junction Lookout or other formal scenic viewing points. The Crown Range is a major arterial and a recognised Alpine Scenic Route.

The scene includes rolling hills, vegetation, and scattered development, with a mountainous backdrop. Arrowtown is visible at the base of Tobin's escarpment.

Visual Effects

The PPC will be visible from Viewpoint 16, although it will be indiscernible from the existing development pattern within the broader landform. The PPC will result in **no** adverse visual effects from Viewpoint 16.

5.2.10

RFI Response relating to potential visual amenity effects of neighbouring properties on McDonnell Road

The potential adverse landscape and visual effects from private properties will be broadly consistent with the Viewpoints assessed from McDonnell Road (Viewpoints 1-8), subject to individual variation relating to orientation, distance, elevation, and on-site vegetation on the private properties. Rural Living properties (west of McDonnell Road): 148 McDonnell Road, 112 McDonnell Road, 164 McDonnell Road (The Hills) are broadly represented by Viewpoints 2-5 while the Rural property (south of the Site) at 175 McDonnell Road is broadly represented by Viewpoints 5-8. Notwithstanding this, further, and more specific consideration has been given to the potential effects of the Arrowsouth PPC from adjacent private properties on McDonnell Road.

Private properties north of the APD

There are eight properties immediately adjacent to the APD including 2, 4, 7, 9, 11, 13, 15, and 17 Brodie Avenue. These private properties and their occupants will experience the greatest magnitude of change and will likely be especially sensitive to their open pastoral outlook changing to suburban development. The development enabled by the PPC will occur to the south / southwestern of the existing properties. There will be no adverse effects on solar gain for the two properties located north of the APD and there will be very low adverse effects on solar gain from the six properties northeast of Brodie Avenue, largely due to the relative elevation to the road and APD land and the potential location of additional dwellings. There will be low adverse effects actual and/or perceived on the privacy for the occupants of the existing adjacent dwellings.

There will be adverse effects on the rural amenity outlook that the occupants currently enjoy. The open pastoral landscape will change to suburban development. However, the indicative subdivision plan indicates that the potential development enabled by the PPC will likely result in a single row of houses proximate to the existing dwellings. The potential dwellings will be subject to the SRZ rules and standards, including internal setbacks of 2m, resulting in potential viewshafts of 4m available between future dwellings, however, tree planting is unrestricted. The mountainous panorama will remain uninterrupted despite the degree of change in the foreground landscape. It is acknowledged that the proximity of the change and the sensitivity of the occupants who have become accustomed to the pastoral outlook forming part of their daily view will experience the greatest magnitude of adverse effects. This will undoubtedly result in adverse effects on amenity values and the open spacious outlook for the occupants of these dwellings. The development enabled by the PPC will have varied adverse effects from the adjacent private properties' dependant on the outlook from individual dwellings and the occupant's sensitivity to change, with adverse effects on amenity values ranging from **very low** to **moderate**. Potential adverse effects are tempered by the context of the developed setting from which the current open pastoral landscape is appreciated and the fact that the panoramic views to the mountains will be retained.

Notwithstanding the potential adverse effects, from a legal standpoint, it is understood that there is a covenant registered on existing properties Record of Title within the Arrowsouth development which effectively restricts these property owners from lodging a submission in opposition to any proposed plan change of APL Land. Consequently, if called upon to do so the owners of the existing lots will be required to provide Affected Party Approval, as outlined in the same covenant.

For residential properties immediately north of the PPC Site (103 McDonnell Road, 109 McDonnell Road, and 111 McDonnell Road) adjacent to the AED, the outlook and activity proximate to these residential dwellings will not change in character. The PPC will not represent any fundamental changes to the activities enabled within the AED. Instead, the PPC seeks to update the ASSZ overlay to be replaced with a standard zone within the QLDP. This zoning change will have no effect on any future enabled development or development that is already established. The part of the Site within which change will occur will be well separated by the existing pattern of development with a minimum

distance of 165m and between 5-7 established residential dwellings and APD. There will be **no** discernible changes or effects experienced from private dwellings north of the Site on McDonnell Road.

Private properties west of McDonnell Road

For rural living properties on the western side of McDonnell Road (148 McDonnell Road, 112 McDonnell Road, 164 McDonnell Road), the PPC will be visible in its entirety from the boundary edge of the private properties while visibility from the residential dwellings will be constrained by the siting of individual residences, the topography and existing vegetation that provides some screening from McDonnell Road.

The PPC may be visible from limited viewshafts across the road corridor, views will be limited due to the hummocky topography west of McDonnell Road as well as established mature vegetation patterns. Potential views of the PC will be experienced in the context of the existing suburban development visible to the east of McDonnell Road and along the escarpment edge. The PPC will not obstruct wider views to the Wakatipu Basin landforms or mountainous backdrop. It will have low adverse effects on rural amenity values due to the loss of pastoral open space, however, the landscape to the west of McDonnell Road, including the WBRAZ and The Hills golf course landscape within which these properties are located will not be affected by the PPC.

For these reasons the potential adverse visual effect from these private properties, will at most be **low**, from the property boundary but will more likely be **very low** from residential dwellings. However, without accessing these private properties a more conservative approach is considered appropriate resulting in low-moderate potential adverse visual effects experienced from 148 McDonnell Road, 112 McDonnell Road, and 164 McDonnell Road.

Private properties south of Site (aka Monk property)

175 McDonnell Road is immediately adjacent to the south of the PPC Site and is therefore likely to experience a greater degree of visual and landscape change than properties that are more separated from the Site. As emphasised throughout the report the greatest change will be to the APD part of the Site that will result in the replacement of an open 'pastoral' landscape with a suburban development.

The PPC Site is bordered by existing suburban development to the north and east. The APD forms part of a managed open space environment associated with the existing ASSZ, rather than a working rural landscape. While the PPC will alter the immediate landscape character experienced from the adjoining rural property, the change will occur within an existing urban-fringe environment rather than within an isolated rural context. The bespoke policy provisions anticipate the establishment of a planting strip along the southern boundary that will provide a visual and landscaped buffer between the proposed suburban development and the adjacent 'rural' land, maintaining a degree of separation between the differing land uses. The planting strip will ease and integrate the transition from rural / rural living land to the proposed lower-density suburban environment. The planting strip will also ensure that the PPC is read as a contained extension of the existing urban pattern, rather than as an unmediated encroachment into the rural setting.

There is potential for reverse sensitivity effects at this interface, given the adjacency between potential residential lots and the existing rural / rural living to the south. From a landscape perspective, this may arise where future residents have expectations for a suburban level of amenity at the edge of a rural or rural-living environment, including expectations relating to views, shelterbelt management, rural activities, noise, odour, dust, lighting, fencing, or vegetation maintenance on adjoining land. These matters do not alter the landscape capacity of the PPC Site but reinforce the need for a defined edge treatment. The planted edge recognises the different character and amenity expectations on either side of the boundary.

Overall, 175 McDonnell Road will experience adverse visual amenity and landscape character effect as a result of the PPC, particularly due to the change from open space to lower-density residential development along its northern boundary. However, given the existing urban-fringe context, the proposed southern boundary planting retention of broader views to surrounding landforms and mountain backdrops, adverse visual amenity and landscape effects on this property are expected to be **moderate** initially, reducing to **low-moderate** as the anticipated boundary planting establishes.

5.2.11 Summary of Visual Effects on Landscape Values

To summarise the above, the visual effects resulting from the proposed are as follows:

Viewpoint number	Location	Extent of Visibility	Potential adverse visual effects
1	85 McDonnell Road, 150m from PPC Site	Western edge of PPC Site	No
2	McDonnell Road, north-western corner of PPC Site. Adjacent to pump station	AED visible and rooflines within APD	Very low
3	McDonnell Road, adjacent to riparian walkway entrance	APD visible	Low-moderate
4	McDonnell Road, centre of PPC Site, looking north	AED and APD visible	Low-moderate
4a	McDonnell Road, centre of PPC Site, looking east towards the Site	AED and APD visible	Low-moderate
5	148 McDonnell Road, south-western corner of PPC Site, looking north	AED and APD visible	Low-moderate
5a	148 McDonnell Road, south-western corner of PPC Site looking east at the Site	AED and APD visible	Low-moderate
6	McDonnell Road, Hills Golf Course entrance. 150m from PPC Site	APD and AED visible	Low-moderate
7	175 McDonnell Road. 300m from PPC Site	APD and AED visible	Low-moderate

8	214 McDonnell Road, approximately 600m south of PPC Site	Rooflines visible with APD	Very low
9	Arrowsouth Lifestyle Village, 820m south of PPC Site	Not visible	No
10	Bottom of escarpment trail. Public easement within PPC Site	APD visible	Low-moderate
11	Top of escarpment trail. Public easement within PPC Site	APD and AED visible	Low-moderate
12	80 Cotter Avenue. 20m from Eastern PPC boundary	Not visible	No
12a	89 Cotter Avenue. Eastern boundary of PPC Site	AED and APD	Low-moderate
13	Feehly Hill Scenic Reserve, summit of track. 1.5km from PPC Site	AED and APD	Very low
14	Tobin's Track. 1.5km from PPC Site	Rooflines along McDonnell Road, APD	No-very low
15	Remarkables Ski Field Road, 9km from PPC Site	Potentially visible but indiscernible from this distant	No
16	Crown Range switchbacks, 3.5km from PPC Site	Potentially visible but indiscernible from this Viewpoint	No

5.3 Assessment of Landscape Effects

*"A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant."*³⁶

³⁶ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

Any natural or physical activity has the potential to alter the landscape character and amenity. It is important to appreciate that change to the character of a landscape is not necessarily adverse. Whether effects are adverse or not depends, to a large extent, on the public expectation of what can be reasonably anticipated to occur in the landscape. Allied to this is the landscape context in terms of its degree of naturalness/modification, existing patterns, scale, visibility and levels of public appreciation.

At a broadscale, the landscape values associated with the receiving environment are derived from the surrounding ONL mountain landscapes and existing development recognised by the WBLP, WBRAZ and Resort Zone (REZ). The Site has not been identified as an ONL, a Rural Character Landscape (RCL), or as part of the WBRAZ. The wider effects on landscape values arising from the PPC will range with respect to the mitigating effects of scale and distance. The ONLs are appreciated at a broad scale, predominantly with distant views to and of the mountains surrounding and enclosing the Wakatipu Basin. The PPC will not impede views to the ONLs, except potentially from within the Site itself. The ONLs will continue to be appreciated within the receiving environment and therefore there will be **no** adverse effects arising from the PPC on the landscape values of the ONLs.

There will be **no** potential adverse effects on the legibility values of the Wakatipu Basin in general. The PPC will be confined to a narrow alluvial terrace and the escarpment terrace and rocky outcrop both have BRA overlays, protecting the natural character and legibility from built form and development.

The landscape values of the Site currently relate to the legibility and naturalness of glacial features, the alluvial terrace and escarpment and pastoral open space frontage to McDonnell Road with a planted riparian margin and escarpment backdrop.

The ASSZ requires the pastoral landscape to be retained as private open space. The current maintenance of the private open space is the responsibility of the Applicant, who funds the mowing and upkeep of the land. This results in a private landowner providing 'open space' for the public, with no benefit to the landowner / applicant. The result is an inefficient use of land with ongoing costs to the Applicant to provide and / or maintain open space values for the general public.

The PPC will inevitably change the landscape character, removing rural character and enabling open space to be replaced with lower-density residential development. However, in the context of the broader landscape this open space does not significantly contribute to the overall amenity values in the landscape. The scale of change is small³⁷ when viewed in the scale and context of the local receiving environment. The riparian margin will be **maintained and enhanced through bespoke policy provisions of the PPC, retaining** immediate landscape and ecological amenity, while the broader setting, affords a pastoral / golf character as an open parkland which will remain unaffected by the PPC.

The potential effects on landscape values arising from the PPC will be on the immediate adjoining neighbours including those that overlook the Site from Advance Terrace and Cotter Avenue and users of McDonnell Road.

The PPC will allow for a land use change from private open space to lower density suburban development in the Site's APD. The PPC will result in the removal of an open space foreground for residents located on Advance Terrace and Cotter Avenue, adjoining neighbours to the south and

³⁷ The area identified with potential for future development is 2.43 ha, page 14, GA

along McDonnell Road. The change however will read as a logical extension to Arrowtown's suburban development pattern.

The APD is connected to existing pedestrian networks such as the escarpment trail within the Site that connects Arrowsouth with Advance Terrace. *The relatively flat land of the APD lends itself well to future development. It shares the same landscape characteristics as the more developed northern end of McDonnell Road and is shrouded in suburban form to the north and east. The APD provides an opportunity for coherent and logical increase in suburban development in Arrowtown. Extending the SRZ to include the APD and Site will have **low** adverse landscape effects.*

The PPC will inevitably change the open character of the APD Site. However, attributes of the Site are distinctive enough that the PPC will not necessarily degrade the quality of the surrounding landscape. The PPC responds to the landscape, confining built form to the flat alluvial terrace and protecting key glacial features through BRA overlays. The protection of the rocky outcrop from built development further defines its role as a threshold feature for urban development on the approach to Arrowtown.

McDonnell Road will continue to act as a boundary to sprawl and provide an edge to Arrowtown as it has to the north. *The PPC will be consistent with the existing suburban context and character of McDonnell Road. The landscape context of already visible suburban development on Advance Terrace and Arrowsouth, support this incremental increase of built form supporting the shift of the UGB. The PPC is a coherent and logical extension to existing urban development, that will assist in meeting some of the housing needs of the district.*

Landscape effects will primarily be limited to the adjoining residents on Advance Terrace and Cotter Avenue. For these residents it is considered that the PPC will be mitigated by the elevational difference of 20-30 vertical metres so view panoramas will be maintained, and development will be partly screened as the *existing* restoration planting on the escarpment and riparian margin matures, and street trees and private properties are planted. Overall, there will be **very low** adverse landscape effects on adjoining neighbours.

As described above the APD is within LCU 24, a unit that has been identified³⁸ as having a 'moderate to moderate high' capability to absorb additional development. The southern greenbelt edge of Arrowtown identified in LCU 24 includes areas of substantial development including Tewa Banks, and Arrowtown Lifestyle Village, compromising the role of LCU 24 as a robust defensible edge.³⁹ Therefore, the landscape change enabled by the PPC will not fundamentally change or degrade the landscape character and values experienced within LCU 24.

Furthermore, the PPC will align with the landscape character and visual amenity values of the unit in several ways. Development will be confined to the flat alluvial terrace on the periphery of LCU 24, while the BRA overlays will protect the legible glacial landforms, including the escarpment and rocky outcrop. *The District Plan includes policy provisions around the maintenance and protection of the waterways and their margins, this PPC does not seek to amend or alter these provisions. The bespoke proposed policy provisions that relate to planting along McDonnell Road and the southern boundary will assist to visually contain development. It is anticipated that this planting will align with the existing roadside planting within Arrowsouth AED as intended by the proposed policy provisions.*

Views of the PPC from key public tracks identified in LCU 24 will have very low adverse visual effects, due to diminishing effect of distance, the relatively minor scale of change, and the surrounding urban

³⁸ Queenstown Lakes PDP Part Four: Rural Environment, 24. Wakatipu Basin – Landscape Character Units 13-24

³⁹ Wakatipu Basin Land Use Planning Study, March 2017, Page 33

context. While openness values will be changed by the replacement of private open space with housing, the proposed development will read as a logical and coherent continuation of the existing residential pattern of Arrowtown.

The potential cumulative effect of the PPC is largely addressed by the small scale of the proposal as an extension to existing urban development.

5.3.1

RFI Response relating to the Hills Resort Plan Change

In summary, Plan Change 1 – The Hills Resort Zone (HRZ-PC) seeks to “enable an enhanced golf course design and also provide for an additional eleven Homesites”.

The HRZ-PC is described as “straddling two visual catchments”. The visual catchment most relevant to the Arrowsouth PC is the catchment facing McDonnell Road. The landscape evidence prepared by Yvonne Pflüger for HRZ-PC identifies that effects will be “largely internalised with only limited/partial visibility”, and that the amendments to the activity areas are “unlikely to be readily detectable from outside the Site”. Ms Pflüger’s evidence concludes that the “proposal will be in character with the existing environment and create very low adverse effects on the landscape and visual amenity values as experienced from outside the HRZ”. On this basis, the proposed development within the HRZ is understood to have very low adverse landscape effects, with the overall landscape character of the HRZ maintained. Perceptually, the HRZ-PC development is likely to be largely indiscernible from McDonnell Road as concluded in Ms Pflüger’s evidence

The park-like landscape character of the HRZ is distinct from the more urbanised character and form to the east of McDonnell Road. The two Sites are distinct from one another in terms of landform, land use, landscape character, and existing development pattern. The Hills is a golf course and resort located on moraine landform, with hummocky terrain and a park-like setting. Existing and proposed development is dispersed throughout the site and located amongst the hummocky landform, such that the overall extent and pattern of development is difficult to discern from beyond the site, particularly from McDonnell Road. By comparison, the Arrowsouth PPC Site is located on a flat terrace, well connected to existing patterns of urban development both to the east and north of the Site. The Arrowsouth PPC proposes to utilise approximately 2.34 ha of flat land (APD) for suburban development. The Arrowsouth PPC is contained within clearly defined boundaries formed by the escarpment face and existing suburban development to the east, the existing Arrowsouth to the north, with McDonnell Road to the west. The Arrowsouth PPC and Site is distinct in form, siting, landscape character, and proposed intensity compared to the HRZ-PC.

While both PCs are located within the broader McDonnell Road visual catchment, they are visually and spatially separated and are unlikely to be perceived as a single or continuous pattern of development. For these reasons, adverse cumulative landscape and visual effects experienced from within the McDonnell Road catchment are anticipated to be **very low** in light of HRZ-PC.

The two PCs will be combined / simultaneously visible from elevated viewpoints beyond the McDonnell catchment, including from Feehly Hill (Viewpoint 13) and Tobin’s Track Summit (Viewpoint 14) where the views are broad and panoramic. The differences in landscape character between the two sites, together with the differing development typologies and densities, will assist in maintaining a clear distinction between the proposals, with McDonnell Road further strengthening the boundary between suburban development and the park-like resort (with the notable exception of Arrowtown Lifestyle Village west of McDonnell Road and south of The Hills golf course). In this context, the Arrowsouth PPC will result in **very low** adverse cumulative effects on landscape character when considered from elevated viewpoints in light of HRZ-PC.

Overall, while some cumulative change within the receiving environment is acknowledged, adverse cumulative landscape and visual effects will be **very low**. This conclusion is based on the limited

external visibility of HRZ-PC, the differing landscape contexts as well as the proposed development patterns their spatial and visual separation, and the existing landscape character of each Site.

5.3.2

RFI Response on the appropriateness of the residential development

In summary, it is appropriate to enable residential development within the land currently contained within the ASSZ POS-P3 for the following landscape reasons:

- Residential development is proposed on the flat developable land within the Site utilising BRAs to prevent development in sensitive areas of Site with associated landscape values.
- Residential development will be confined to a small area that will be absorbed into the existing development pattern and landscape context of the Site.
- Development will be a logical extension to existing residential development and will avoid urban sprawl, and further, the Site shares the same landscape characteristics (in particular topography) when compared to the already developed mid to northern sections of McDonnell Road.
- The Site is well connected to residential zone infrastructure including road, pedestrian and cycle access.
- The bespoke provisions proposed will ensure that a high-quality amenity outcome will result from the proposed residential development.
- The adverse effects on landscape values will be limited in extent to the immediate context of the site and overall will avoid adverse effects on the legibility values of the wider Wakatipu Basin.
- In the context of the broader landscape of the Wakatipu Basin, the open space within the Site does not significantly contribute to the overall amenity values in the landscape. The scale of the future residential development is small when viewed in the scale and context of the local receiving environment.

5.3.3

Summary of Landscape Effects

The PPC represents a logical expansion of Arrowtown, and specifically Arrowsouth. Wider effects on the landscape character of the Wakatipu Basin and ONLs will be negligible due to the mitigating effects of distance and the small scale of the PPC. While the changes arising from the PPC will be most noticeable from McDonnell Road, the adjoining urban context and connect-ability affords a rationale that may be understood by the general public and further the proposed BRA protections and policy provisions will reduce adverse effects on landscape values. Effects on neighbouring residents within Arrowtown will be mitigated by the elevational difference, retained view panoramas, and maturing vegetation, which will help to reduce the visual effects over time. The PPC represents a controlled, managed, and coherent extension of urban residential development. Overall, there will be **low-moderate** adverse landscape effects on the landscape character and amenity values of the receiving environment.

6 An Assessment Against the Relevant Policy Provisions

6.1 Operative District Plan – 12.31 Arrowtown South Special Zone

The ASSZ was established in 2014, and over the past decade the district's housing needs have grown and evolved with constrained housing capacity an on-going issue for Arrowtown⁴⁰ and the wider Wakatipu Basin.

The PPC responds to these changing needs while maintaining alignment with the overarching objectives of the ASSZ. It safeguards areas of key importance for their contribution to landscape values, ensuring that legible landforms are protected from built development. The existing QLDP policy provisions seek to maintain and enhance the existing riparian planting along the waterway. The PPC does not anticipate or proposed any changes to the escarpment planting. The retention of the existing planting on Site, in its current state will continue to enhance ecological biodiversity and positively contribute to amenity values. Furthermore, the existing trail network will be maintained. The PPC includes provisions to protect these restored areas, natural features, and recreational assets from future development, and will be consistent with the original intent of the ASSZ.

6.2 Urban Intensification Variation (UIV)

The UIV decision for the SRZ has removed the reference to the Arrowtown Design Guidelines 2026 (ADG). However, the Arrowtown Village Association has lodged an appeal which seeks the reinstatement of the ADG for the SRZ in Arrowtown. It is noted that the ADG still applies to the Arrowtown Town Centre Zone and Arrowtown Residential Historic Management Zone.

On the assumption that the ADGs are reimposed in the SRZ in Arrowtown, then any residential development on the Site will be subject to the ADG and in particular, a revised Policy 7.2.4.1. This outcome will be the same for any other residential development in the broader SRZ in Arrowtown.

It is noted that for any subdivision of the Site under the SRZ, Chapter 27 within the PDP requires the application of the Council Subdivision Design Guidelines 2015 via Policy 27.2.1.2.

Furthermore, it is noted that in the urban development objectives and policies, "4.2.2.19 Ensure that development within the Arrowtown Urban Growth Boundary provides: a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016". Given the AED of the Site is within the UGB and the APD is proposed to be within the UGB any potential residential development enabled by the PPC will be subject to the ADG.

The ADG relates to potential and desirable development outcomes for Arrowtown. Whether the ADG are applied or not will not affect the PPC.

If required, the matters outlined in the ADG will be considered and incorporated through the resource consent phase and will be considered by individual property owners through the design and development of individual lots.

⁴⁰ As outlined in the Assessment of Environment Effects

The ADG are intended to achieve a particular design outcome, over and above the outcomes anticipated by the PDP. The design consideration outlined in the ADG relate to spatial considerations, planting and detail design elements beyond the scope of the PPC.

6.3 Proposed District Plan - Chapter 3 Strategic Direction

3.2 Strategic Objectives

3.2.2 Urban growth is managed in a strategic and integrated manner.

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling urban development;
- g. contain a high quality network of open spaces and community facilities; and

Response:

- a. The PPC APD represents a logical extension of the AED and wider pattern of development as an extension to Arrowtown LDSR Zone. The PPC will enable a logical land use change that will be visually connected, as a continuation of the wider landscape. The PPC enables compact urban development, confined to a flat alluvial terrace with definite boundaries, the escarpment to the east and McDonnell Road to the west, and 5m planting strip to the south.
- e. The PPC will not be sporadic, as it will enable an extension to the existing UGB. There is existing and visible development to the east and north of Site, and the PPC will present as a continuation of the existing land use pattern.
- g. There is an existing, publicly accessible trail network through the PPC Site. The PPC will continue to accommodate this.

Overall, the PPC meets the strategic direction of the Queenstown Lake District PDP. The PPC represents contained, logical and cohesive urban growth in an appropriate location confined to an area of flat land adjacent to existing development.

6.4 Proposed District Plan - Chapter 4 Urban Development

The purpose of Chapter 4 in the PDP is to elaborate on the strategic direction in [Chapter 3](#) and set out the objectives and policies for managing the spatial location and layout of [urban development](#) within the [District](#).

Areas included in the Urban Environment (as defined in the PDP) are indicated below for Queenstown and the wider Wakatipu Basin:

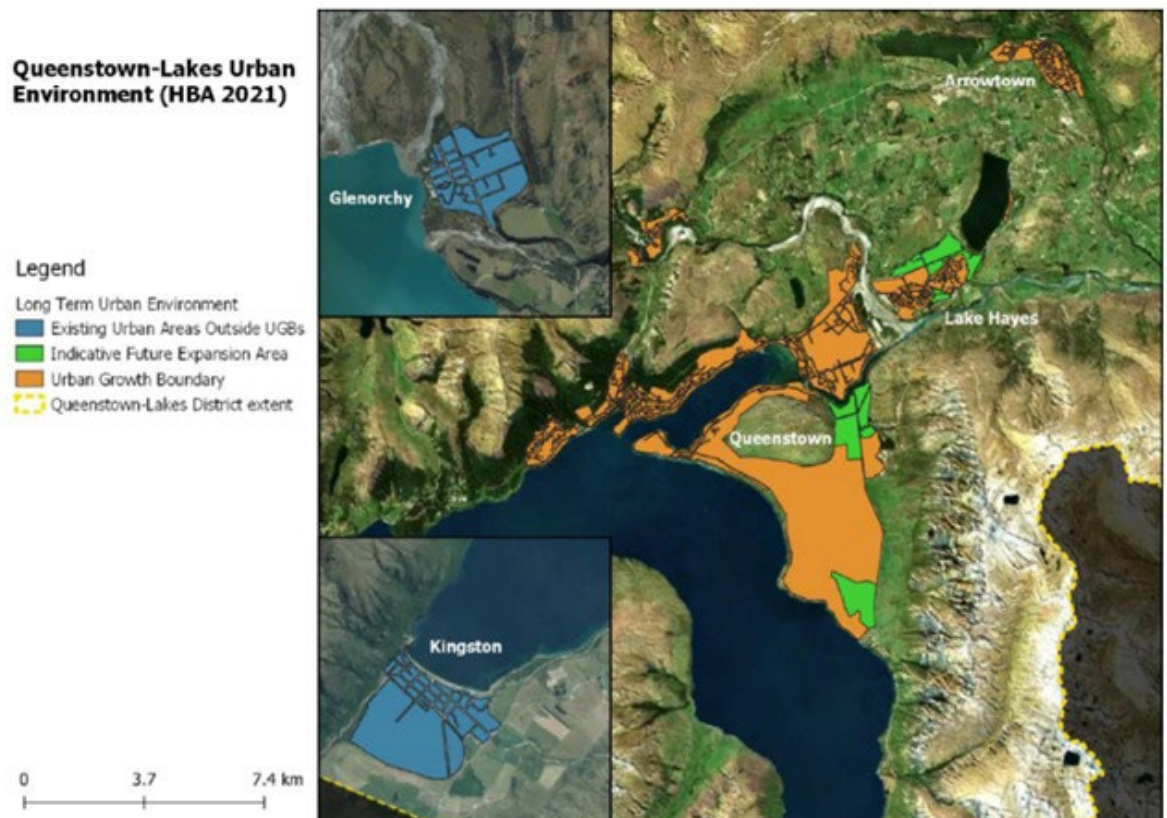


Figure 4: Wakatipu Ward⁴¹.

Note: there is no Indicative Future Expansion Area for Arrowtown. It has been identified that new areas of future expansion can be considered through the plan change⁴² process.

4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.

4.2.1.1 Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.

4.2.1.2 Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.

4.2.1.3 Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.

4.2.1.4 Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:

c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;

⁴¹ Queenstown Lakes PDP. Chapter 4. Urban Development. Queenstown-Lakes Urban Environment (HBA 2021). Figure two. Wakatipu Ward

⁴² Queenstown Lakes PDP, Part two: Strategy, 4. Urban Development, Policy 4.2.2.20

f. avoiding sporadic urban development in rural areas;

g. minimising the loss of the productive potential and soil resource of rural land; and...

4.2.1.7 Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4).

Response: This PPC seeks to amend the location of the Arrowtown UGB. The UGB currently divides the Site with no defensible basis. The AED is within the UGB while the APD is outside it. Future development within the APD that would be enabled by the PPC is contrary to policy 4.2.1.3 but meets and is supported by 4.2.1.5 and 4.2.1.6 as it provides for growth while protecting the values of ONFs and ONLs (4.2.1.5) and avoids “significant adverse effects on the values of open rural landscapes”. The PPC is bound on two sides by the existing UGB and presents an opportunity for a logical continuation of urban form as infill of the ‘missing corner’ of development. The PPC will assist in meeting the changing needs of the district. Support for the amended UGB is covered in more detail within the urban design report.. The PPC meets the intent of policy 4.2.1.4 as follows:

- c. The generally flat topography of the PPC Site provides an opportunity for development. There are no heritage, cultural or landscape features of significance within the Site except those protected by a BRA or relevant standards within the PDP.
- f. The PPC avoids sporadic development by proposing an incremental increase in the existing development and is contiguous with the UGB.
- g. The APD is over a tract of private open space. The land is currently mowed and cannot be not used as productive rural land due to its size, and surrounding development.

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.

Response: The PPC adjoins the existing lower-density suburban residential pattern of Arrowtown. The residential (R) activity area of the Site is within the UGB and part of the ASSZ Structure Plan (*Refer to page 09 of the GA*). The PPC will enable an increased density within the R area in close proximity to the Arrowtown centre and will remain consistent with the ASSZ structure plan. The protection of the waterway, escarpment and rocky outcrop is also consistent with the ASSZ structure plan. The PPC for the balance area of the Site will remove a 3ha area of private open space however the landscape features (creek, escarpment and glacial rock outcrop) of the Site will be retained and protected and in that regard the PPC will appropriately respond to the character of the Site and the surrounding area.

Wakatipu Basin Specific Policies

4.2.2.12 Define the [Urban Growth Boundary](#) for Arrowtown, as shown on the District Plan web mapping application that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.

Response: As outlined above, the extension of the UGB is a logical extension of development in the ‘missing corner’ of the Arrowtown UGB. The PPC is not sprawling but rather the coherent extension

of development that utilises existing community infrastructure, as outlined in the Urban Design Report. While the APD has the pastoral openness characteristic of a rural landscape, it does not have a rural land use. The extension of the UGB is a coherent and logical extension of the AED, preserving the existing urban character of the SRZ.

4.2.2.19 Ensure that development within the Arrowtown Urban Growth Boundary provides:

- a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;*
- c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;*
- e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.*

Response: The PPC meets policy 4.2.2.19 in the following ways:

- a. Development enabled by the PPC will adhere to the guidance of the Arrowtown Design Guidelines 2016, as required by the PDP, [if the guidelines are reimposed into the SRZ in Arrowtown.](#)
- c. The PPC (and the relocated UGB) will provide a well-defined urban edge by retaining and protecting the existing rocky outcrop feature that is physically and visually breached by McDonnell Road acting as a default gateway. The protection of the rocky outcrop from built development further defines its role as a threshold feature for urban development that is part of Arrowtown.
- e. The potential adverse effects of the PPC on the open space and golf courses has been assessed above in Section 6. The proximity of the golf courses and open space is acknowledged by the proposed native planting along the Site frontage, which provides a visual coherency to the McDonnell Road frontage and further the protection of landscape features within the Site emphasises the importance of and dominance of the landscape over built form. This will provide a transition from an urban boundary to open space and golf courses in the locality.

There is potential, from a landscape perspective that the UGB could go further south into the ASSZ (outside of the Site). However, that is beyond the scope and parameters of this report and Site boundary. Any further changes to the UGB will be subject to a separate private or Council-led Plan Change that will consider the specific merits of rezoning/movement of the UGB. A separate planning process will need to consider the various landowners, topography, nature conservation values, and the style and intensity of development proposed and the potential landscape and visual effects of the receiving environment.

4.2.2.20 Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the urban Growth boundary and zones additional land for urban development purposes

Response: The PPC seeks to amend the UGB as outlined above.

Policies 4.2.2.12 and 4.2.2.19 seek: *to preserve the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas, a designed urban edge with landscaped gateways*

that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown recognition of the importance of the open space pattern that is created by the interconnections between the golf courses and other Rural Zone land.

Overall, the PPC is aligned with the objectives of Chapter 4. It represents a logical and cohesive extension of development that is responsive to the landscape.

6.5

Proposed District Plan - Chapter 27: Subdivision and Development

27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

27.2.1.2

Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site

Response: The PPC aligns with 27.2.1.2 as it responds to the specific opportunities and constraints of the Site by concentrating the APD on the flat alluvial terrace while avoiding the escarpment and rocky outcrop with the BRA overlay. The PPC Site encompasses the existing Arrowsouth subdivision and adjoins the suburban development within Arrowtown on the northern and eastern boundaries of the Site, providing continuity with the existing urban form.

27.2.2 Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.

27.2.2.5

Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

Response: The PPC retains the existing pedestrian network through Arrowsouth. The pedestrian network, especially the escarpment trail forms a key link to Arrowtown's amenities. (Refer to the Urban Design Report for more details.

27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.

27.2.4.4

Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:

- a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;*

Response: The natural features that have been identified on the Site include the unnamed creek, the rocky outcrop, and the escarpment, these features have been incorporated and protected as part of the PPC.

The PPC includes bespoke policy provisions to maintain and enhance the existing riparian planting along the margin of the waterbody. The creek has been recognised in this assessment for both its amenity and ecological values. A portion of the riparian edge will likely need to be modified to accommodate vehicle access to enable the PPC. More detail and design consideration will be given to this during potential subsequent consents.

The escarpment and rocky outcrop have been identified as natural features on the Site and will be protected through the BRA overlays prohibiting built form on the visually sensitive escarpment and rocky outcrop with bespoke policy provisions proposed to maintain and enhance the existing planting on the rocky outcrop. These features contribute to the legibility of glacial and alluvial landform processes in the Wakatipu Basin. These features have not been identified as ONF's (nor should they be), however, their existence and prominence in the localised receiving environment is of sufficient value that they should be protected from inappropriate development.

27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.

27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

The development that will be enabled by the PPC avoids prominent landforms and instead utilises the gently sloping pastoral terraces. The roading network will be located within the lower-lying flats and therefore avoids any potential for visual intrusion. Any potential visual effects of the PPC and the development it will enable will be softened and mitigated by the bespoke policy provision that will anticipate planting along the western and southern boundaries of the Site, in addition to the mitigating effects of the existing restoration planting that has already been undertaken across the Site.

27.2.6 Objective - Esplanades created where opportunities arise.

27.2.6.1 Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:

- a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;*
- b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;*
- c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;*
- d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;*
- e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;*
- f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.*

Response: The PPC includes bespoke policy provisions to maintain and enhance the existing riparian planting of the waterway and the rocky outcrop. While it does not form part of this PPC application there may be opportunities to incorporate passive access, habitat enhancement, and stormwater integration along this corridor. These elements could be further explored and future proofed with agreement of Council and relevant neighbours.

7 Conclusion

The PPC seeks to rezone the Site from ASSZ to SRZ with BRA overlays to protect key landscape features. The PPC will enable the development of suburban residential lots while preserving key landscape elements such as the escarpment, rocky outcrop, and creek.

The landscape and visual assessment concludes that the PPC will have a **low-moderate** degree of adverse effects on the landscape values of the receiving environment. The proposal will align with the existing suburban character of Arrowtown and will provide a coherent and logical extension to existing suburban development. The PPC will have **no** adverse effects on the Outstanding Natural Landscapes (ONL) or Outstanding Natural Features (ONF) in the receiving environment. The adverse effects on amenity values will be mitigated by the proposed planting along the Site frontage and southern boundary as required by the proposed bespoke provisions. The PPC will be nestled in the landscape, taking advantage of the flat topography of the alluvial terrace for development while existing native planting within the riparian margin, on the escarpment face and the rocky outcrop, continue to provide amenity values and assist in softening potential effects of the PPC. With bespoke policy provisions requiring the existing planting along the waterway and rocky outcrop to be maintained and enhanced. The glacial features are protected from inappropriate development through the BRA overlays, maintaining the landscape values of the Site.

The PPC, on balance, is generally consistent with the relevant objectives and policies of the Queenstown Lakes PDP. It meets the objective and policies relating to cohesive urban expansion, integration with existing development patterns, avoids ad-hoc development, and protects key landscape features. The proposal appropriately responds to the physical constraints and landscape features of the Site by concentrating development on the flat land, protecting prominent landforms, and retaining existing restoration planting along riparian margins. Overall, the PPC will adhere to the strategic direction and policy framework of the PDP.

Overall, the supplementary information provided in response to the RFI does not materially alter the findings or outcome of the landscape and visual effects assessment. It is noted that there will be adverse cumulative effects in light of HRZ-PC, however, these are anticipated to be **very low**. The adverse visual amenity and landscape effects on rural living and residential properties on McDonnell Road are generally consistent with the effects already identified from representative viewpoints, subject to site-specific variation. While residential properties and the occupants of the existing Arrowsouth, will undoubtedly experience that greatest magnitude of change and adverse amenity effects, it is understood that there is a legal mechanism in place, by way of land covenant that prevents these neighbours from opposing development on the APL land. The rural property to the south, 175 McDonnell Road, with a direct interface with the PPC Site, will have localised effects that will be reduced through the anticipated outcome of the proposed boundary bespoke policy provisions, the adverse visual amenity and landscape effects on this property are expected to be **moderate** initially, reducing to **low-moderate** as the anticipated boundary planting establishes.

References to the potential 300 m² residential density option have been removed from the report following the decision on the Urban Intensification Variation. This does not materially alter the overall conclusions of the report.