



Document Information

Project		
Arrowsouth, Proposed Plan Change		
Address		
McDonnell Road, Arrowtown, Central Otago		
Client		
Arrowsouth Properties Ltd		
Document		
Appendix A - Graphic Attachment to Landscape Assessment Report		
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For Plan Change Application		
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4	For Plan Change Application	15.12.2025
5	For Plan Change Application	24.02.2026
6	Response to Council RFI	01.07.2026
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Note:
This Graphic Attachment has been revised since the initial formal lodgment of the Plan Change Application to reflect the decisions of the Urban Intensification Variation. For clarity the following changes were made:
The Indicative Subdivision Concept Plan showing 300m2 lots has been removed from this drawing set and the indicative cross sections have been amended to reflect the 450m2 minimum lot size.

Context Aerial

Legend

Proposed Plan Change Site

The Receiving Environment

Localised Receiving Environment

1.5km radius

An aerial photograph of the Central Otago region in New Zealand. The map shows a mix of rugged, brownish-grey mountainous terrain and greener, flatter areas. In the bottom left, a large blue lake (Lake Wakatipu) is visible. To its north, a smaller lake (Lake Hayes) is situated. A river (Kawarau River) winds through the landscape. Several towns and locations are labeled: Cardrona in the top right, Arrowtown in the center (highlighted with a blue dashed circle), Frankton, Queenstown, and Jacks Point in the lower left. Other labels include Coronet Peak, Arthur's Point, Shotover Country, and The Remarkables. A yellow dashed line outlines a large area covering most of the central and lower parts of the image, representing the receiving environment. A small red rectangle within the blue dashed circle indicates the proposed plan change site.

Scale: 1:100,000 @ A3

Data Source: grip.co.nz

0

200

600

1000

1600

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McDonnell Road, Arrowtown, Central Otago

03

Site Context Plan

Legend

Proposed Plan Change Site

Tobin's Track

The Hills Golf Course
(Resort Zone)

Special Housing Area

Arrowtown Golf Course

Scale: 1:10,000 @ A3
Data Source: data.linz.govt.nz

0

50

100

300

600m

An aerial photograph of the Arrowsouth area in Central Otago, New Zealand. The map shows a residential area (Arrowsouth) with a grid of streets. To the west of the residential area is the Arrowtown Lake Hayes Road and the Arrowtown Golf Course. To the south of the residential area is the Arrowtown Lifestyle Village, which is a Special Housing Area. To the east of the residential area is the Arrow River and the Arrowtown Golf Course. The map also shows the proposed plan change site, which is a small area of land within the residential area. The map includes a legend, a scale bar, and a north arrow. The map is titled 'Site Context Plan'.

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McDonnell Road, Arrowtown, Central Otago

04

Site Topography Plan

Legend

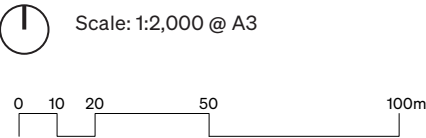
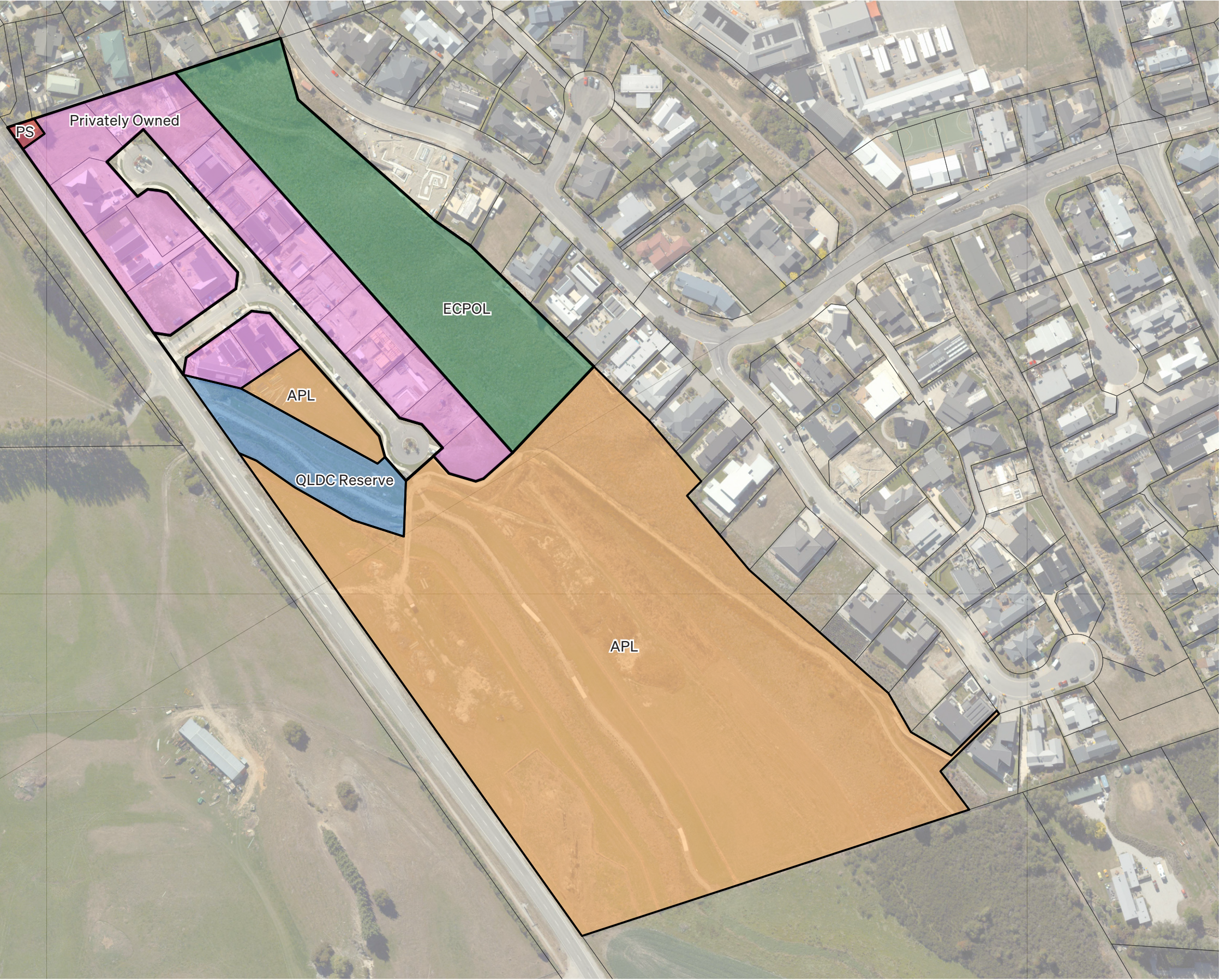
Proposed Plan Change Site



Scale: Blue Box = 1km x 1km
Data Source: topomap.co.nz

Land Owners Plan

Legend	
	Land Owner Boundaries
	Individual Lots
Privately Owned	
	Lots 1 – 20 DP 535793
Total Area: 1.41ha	
Arrowtown Properties Limited (APL) Land	
	Lots 102 and 103 DP 535793
Total Area: 4.70ha	
Existing Communal Privately Owned Land (ECPOL)	
	Lot 104 DP 535793
Total Area: 1.13ha	
QLDC Local Purpose Reserve (Stormwater) (QLDC Reserve)	
	Lot 101 DP 535796
Total Area: 0.31ha	
QLDC Local Purpose Reserve - Pumping Station (PS) – PDP	
	Lot 38 DP 20153
Total Area: 0.01ha	



McDonnell Road Character Photos



Riparian planting on Site



Rural Amenity Landscape adjacent to McDonnell Road



Rocky Outcrop



Arrowtown Lifestyle Village



Cluster of built form visible from McDonnell Road. 219 McDonnell Road



Arrowtown Lifestyle Village, Special Housing Area, as viewed from McDonnell Road footpath

Queenstown Lakes Operative District Plan

Legend

Proposed Plan Change Site

Special Zone

General Rural Zone

Low Density Residential Zone

Residential Arrowtown Historic Management Zone

Industrial A Zone

Resort Zone

Rural Residential Zone

Rural Lifestyle Zone

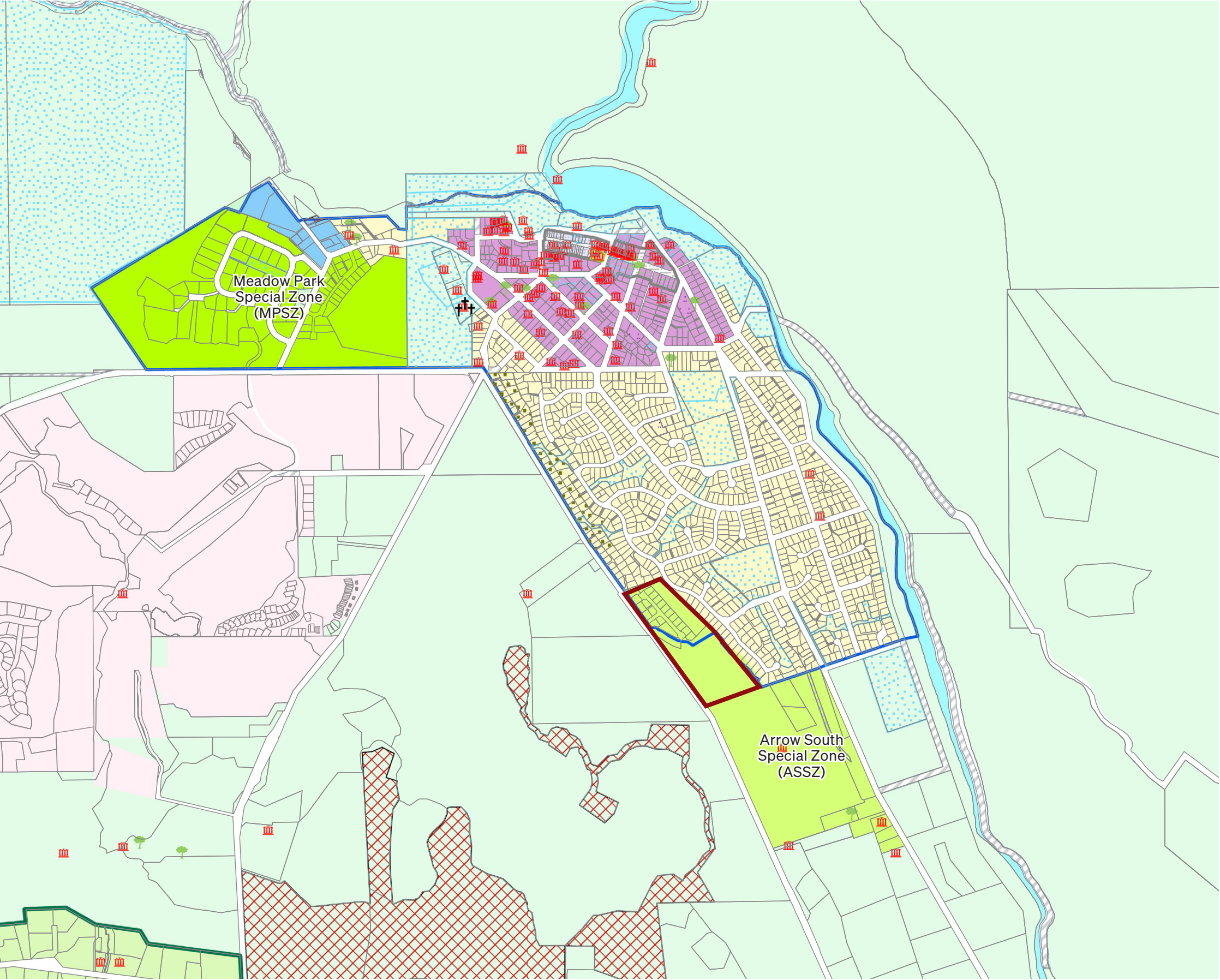
Arrowtown Urban Growth Boundary

Designation Area

Under Appeal

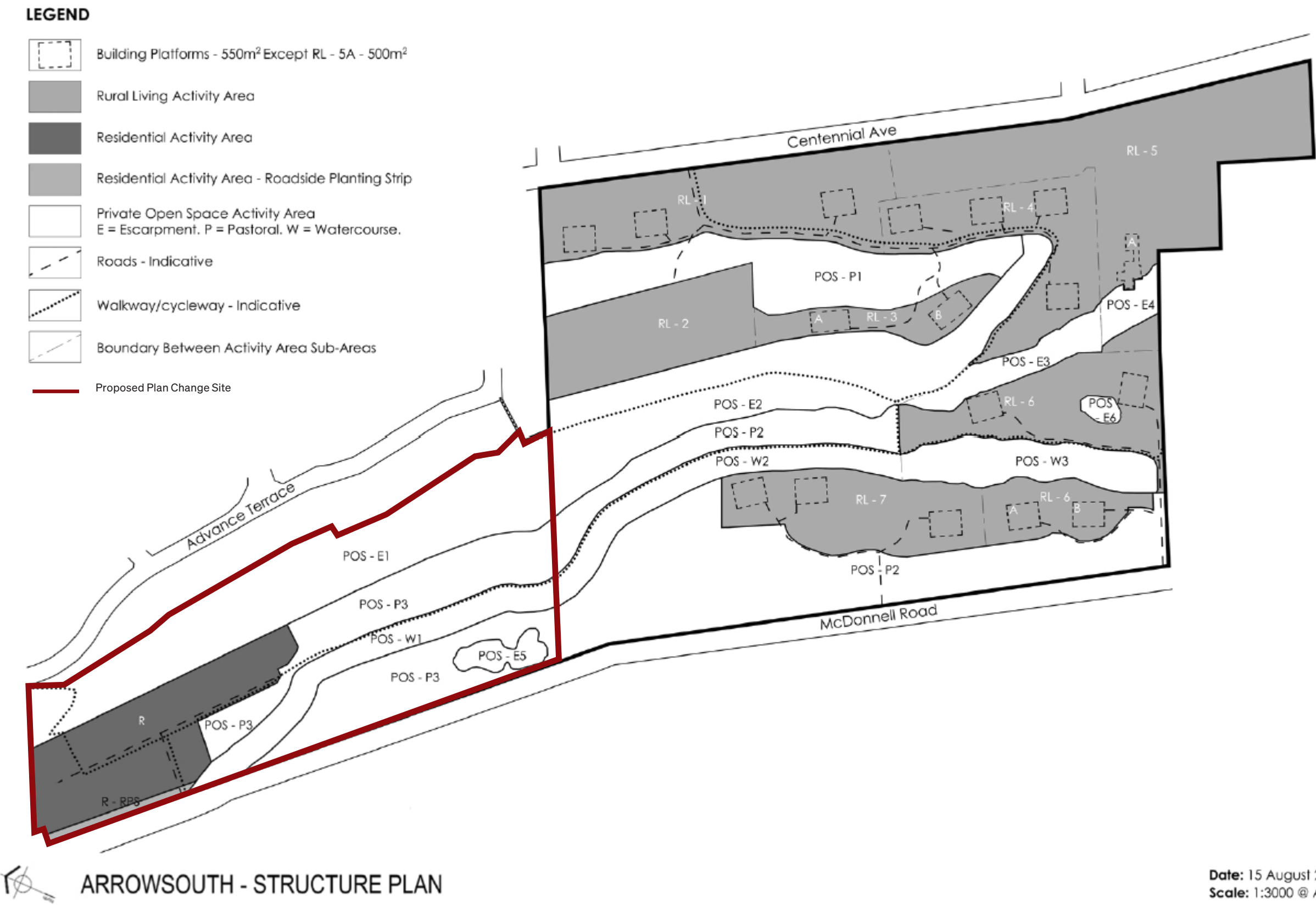
Protected Feature

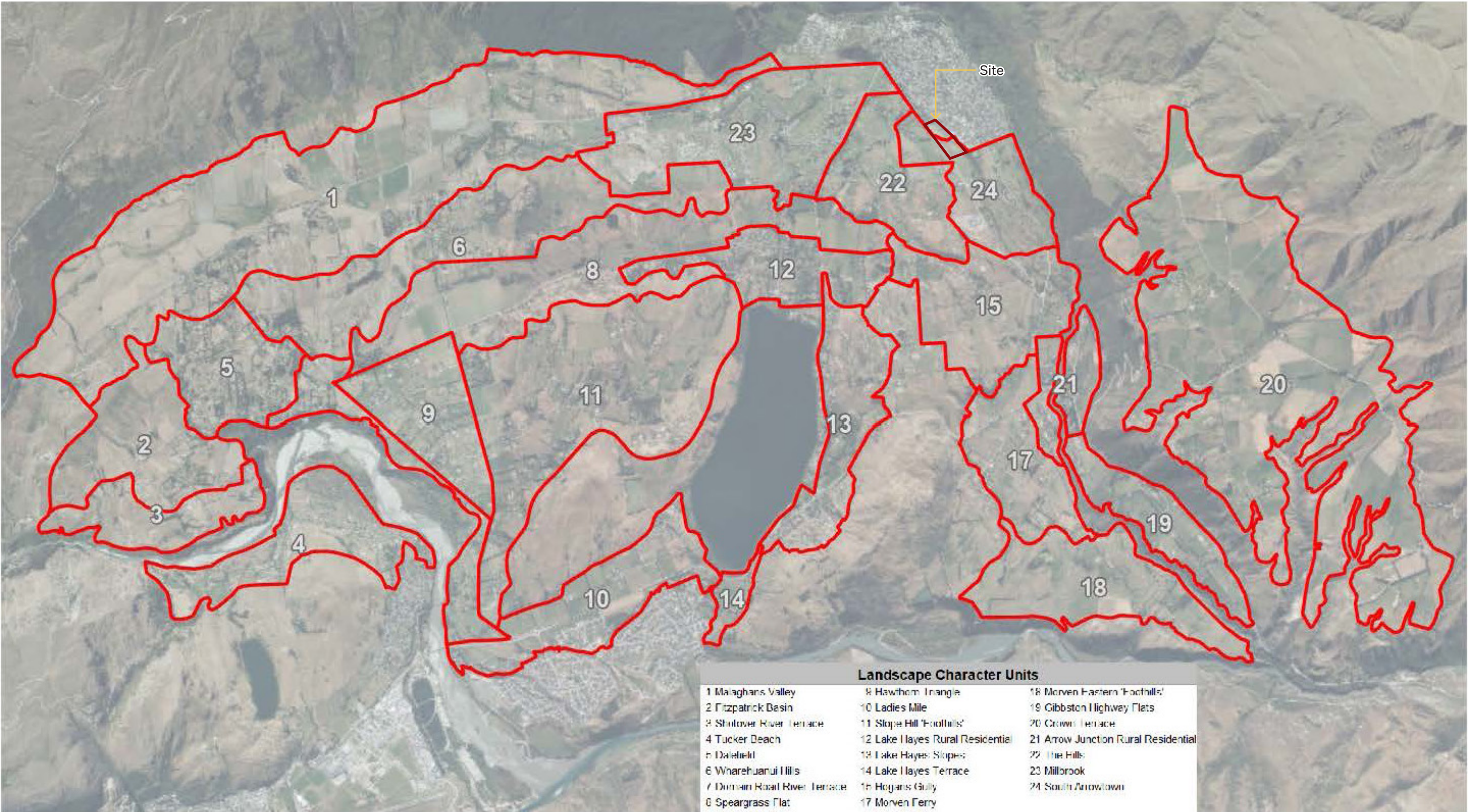
Protected Tree



Scale: 1:20,000 @ A3
Data Source: gis-qldc.hub.arcgis.com

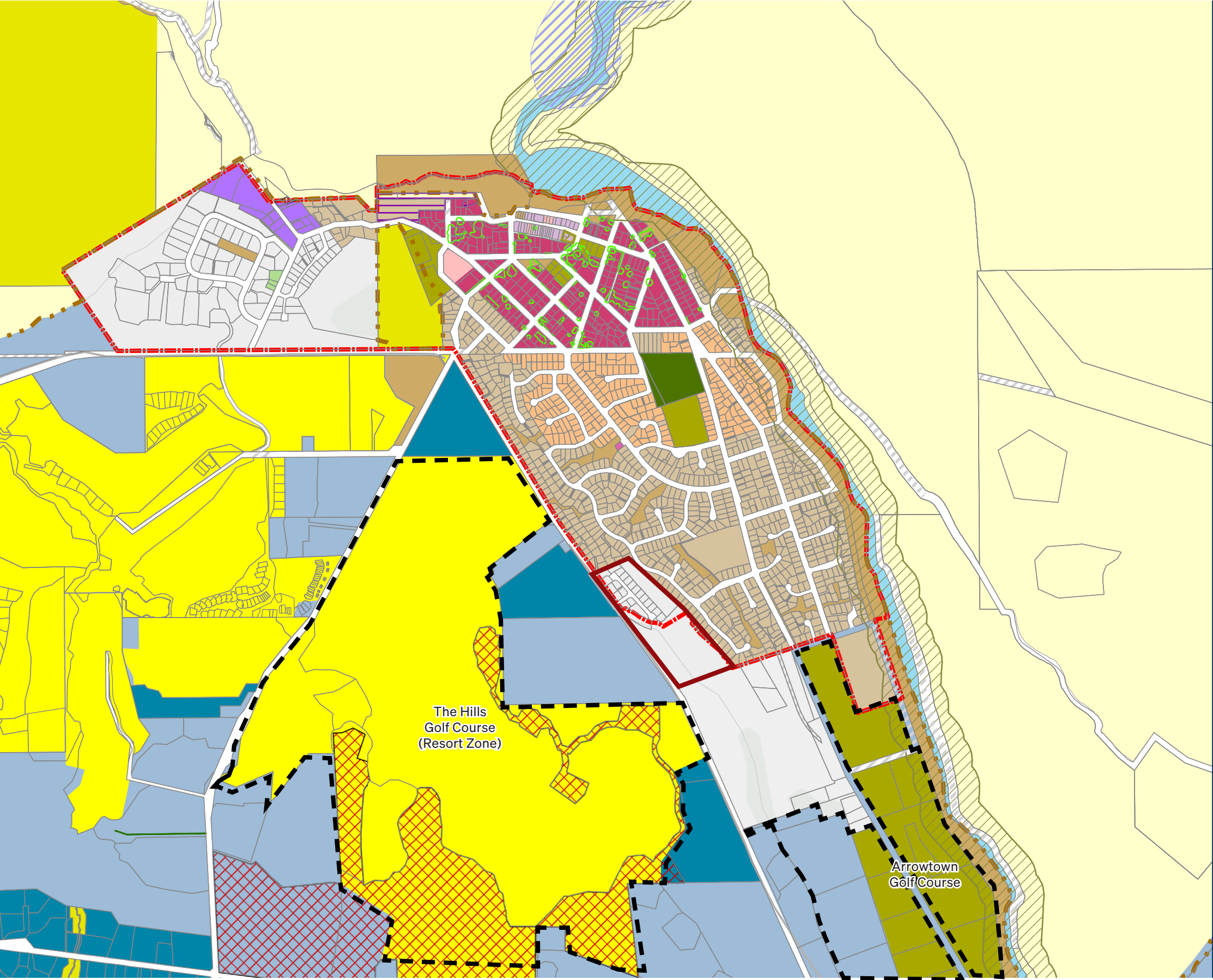
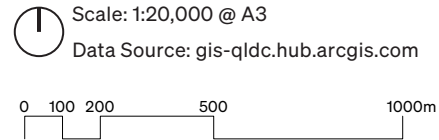
0 100 200 500 1000m





Not to Scale
Data Source: Queenstown Lakes Proposed District Plan
Chapter 24

Queenstown Lakes Proposed District Plan



Proposed District Plan with ODP ASSZ Overlay

Legend

Proposed Plan Change Site

Proposed Urban Growth Boundary

Suburban Residential Zone (SRZ)

Wakatipu Basin Rural Amenity Zone (WBRAZ)

Wakatipu Basin Lifestyle Precinct (WBLP)

Resort Zone (REZ)

Rural Zone (RZ)

Informal Recreation Zone (IRZ)

Community Purposes Zone (CPZ)

ASSZ Legend

Roads

Walkway / Cycleway (Indicative)

Rural Living Activity Area

Residential Activity Area

Residential Activity Area - Roadside Planting Strip

Private Open Space Activity Area

E = Escarpment, P = Pastoral

W = Watercourse

Scale: 1:5,000 @ A3

0

10

50

100

300m

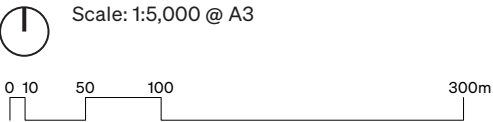
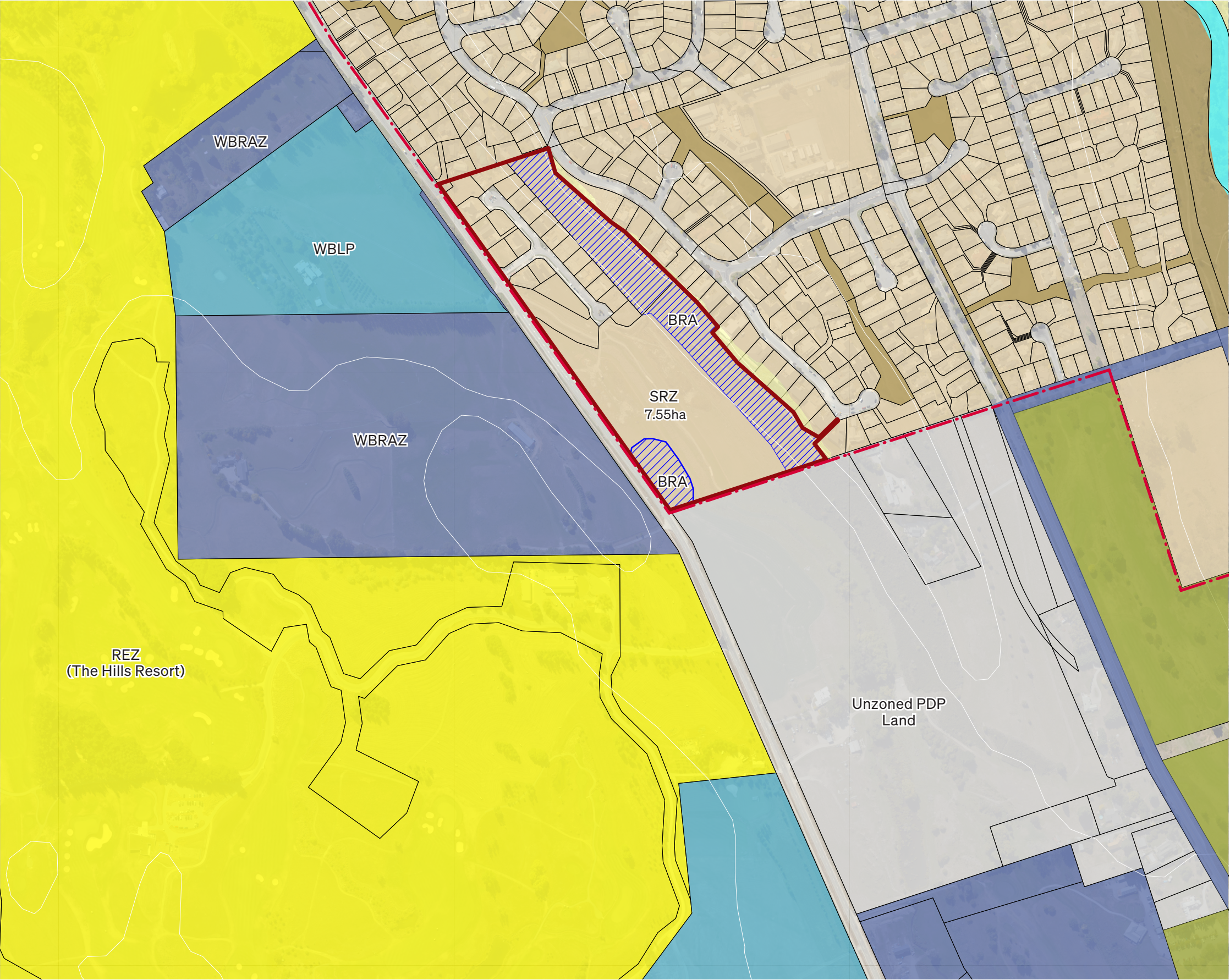
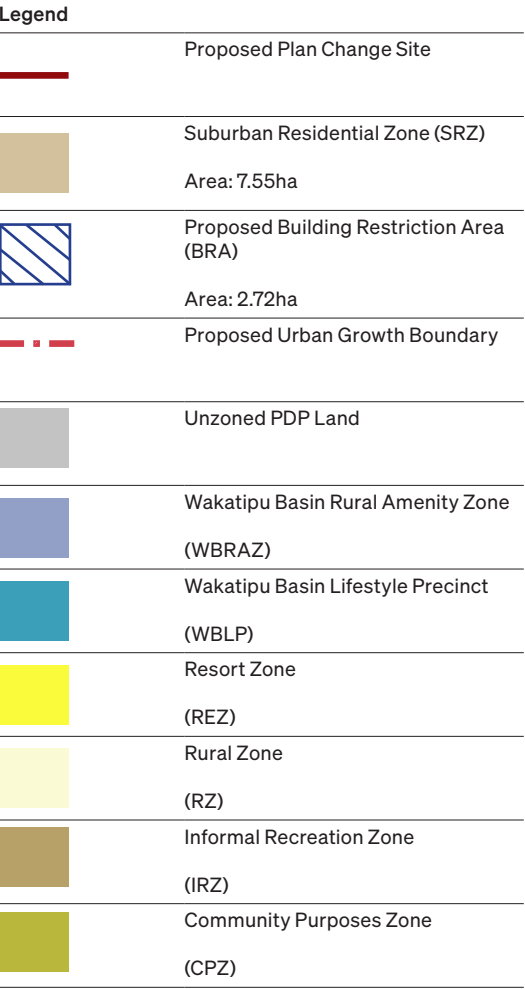
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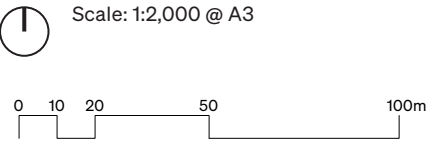
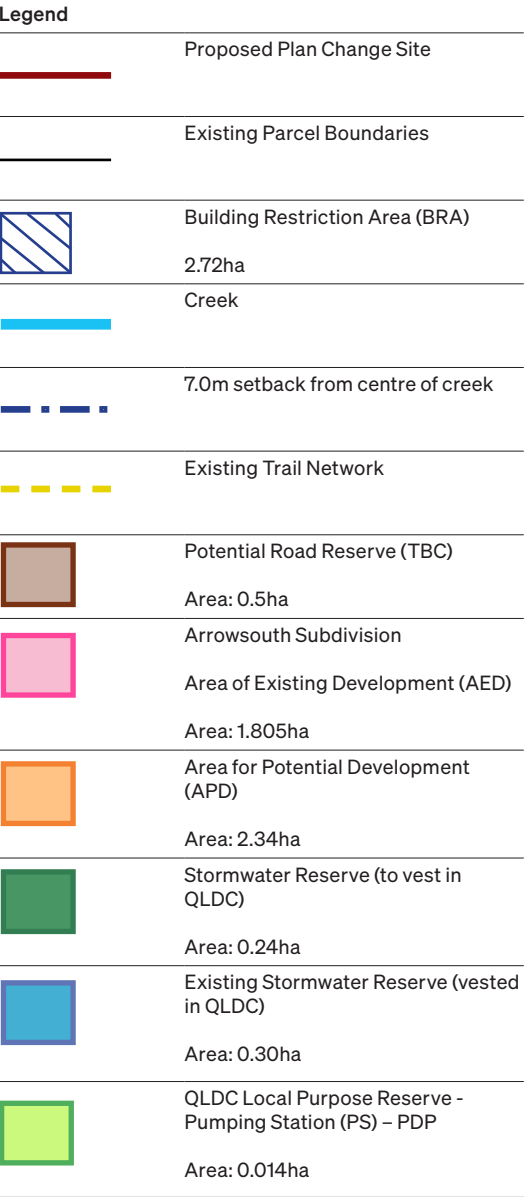
McDonnell Road, Arrowtown, Central Otago

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Proposed Plan Change



Potential Development Capacity Plan



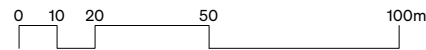
Indicative Subdivision Concept Plan

This is an indicative Subdivision Concept Plan (SCP).

This SCP relates to the current PDP LDSRZ minimum lot size of 450m² and illustrates a potential subdivision scenario for the APL Land. The SCP is not intended to act as a formal Structure Plan but has been included to provide guidance as to the potential development outcome of the Plan Change.



Scale: 1:2,000 @ A3
Data Source: COTERRA



Indicative Masterplan

Legend

Proposed Plan Change Site

Existing Parcel Boundaries

Existing Planting (refer to Arrowsouth Stage 1 concept)

Planting to match existing roadside planting (Stage 1) and 5.0m mitigation planting strip

Indicative Species Include:
-*Coprosma crassifolia*
-*Corokia cotoneaster*
-*Coprosma virescens*
-*Olearia odorata*
-*Phormium cookianum*
-*Pittosporum eugenoides*
-*Pittosporum tenuifolium*

Creek

Existing Trail Network

Indicative Road (TBC)

1m contours

Refer to pages 17 - 18 for cross sections A-C

The map shows an aerial view of the McDonnell Road area in Arrowtown, Central Otago. A red line outlines the proposed plan change site. The site includes a creek, existing trail network, and various planting areas. Labels on the map include Patton Place, Brodie Ave, Kircher Place, Cotter Ave, Advance Terrace, and McDonnell Road. A 4.5m roadside planting strip and a 5.0m planting strip are also indicated. Cross-section markers A, B, and C are shown along the road.

Scale: 1:2,000 @ A3

0 10 20 50 100m

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Arrowsouth | Proposed Plan Change

McDonnell Road, Arrowtown, Central Otago

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Indicative Cross Sections

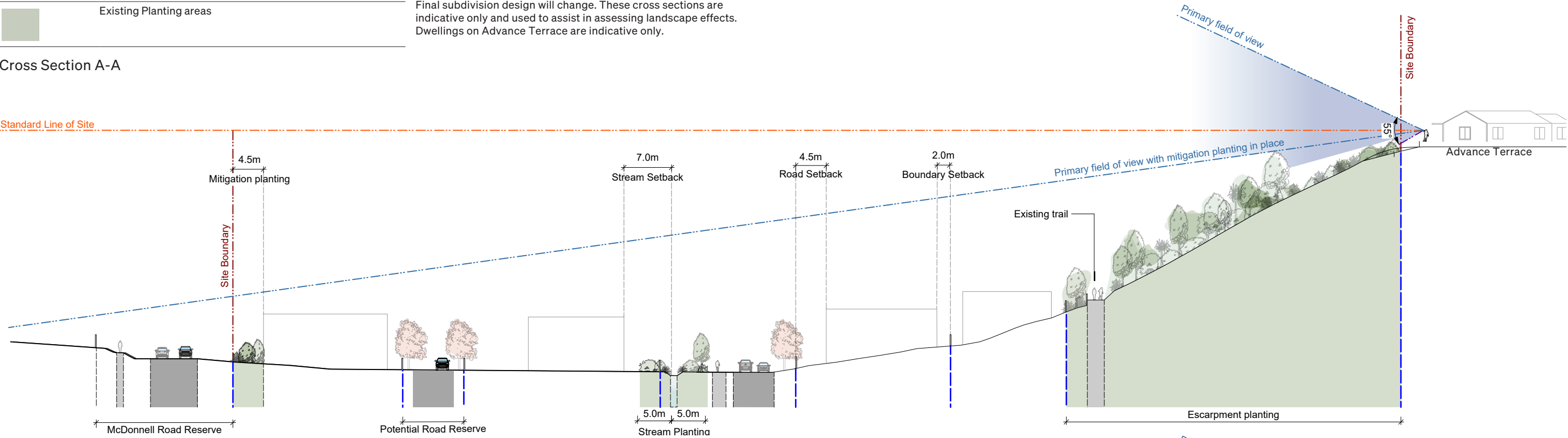
Legend	
	Site Boundary
	Indicative internal boundaries
	Based on Suburban Residential Zone Rules
	Existing Planting areas

Note: These cross sections are indicative only and demonstrate the following (as per Suburban Residential Zone)

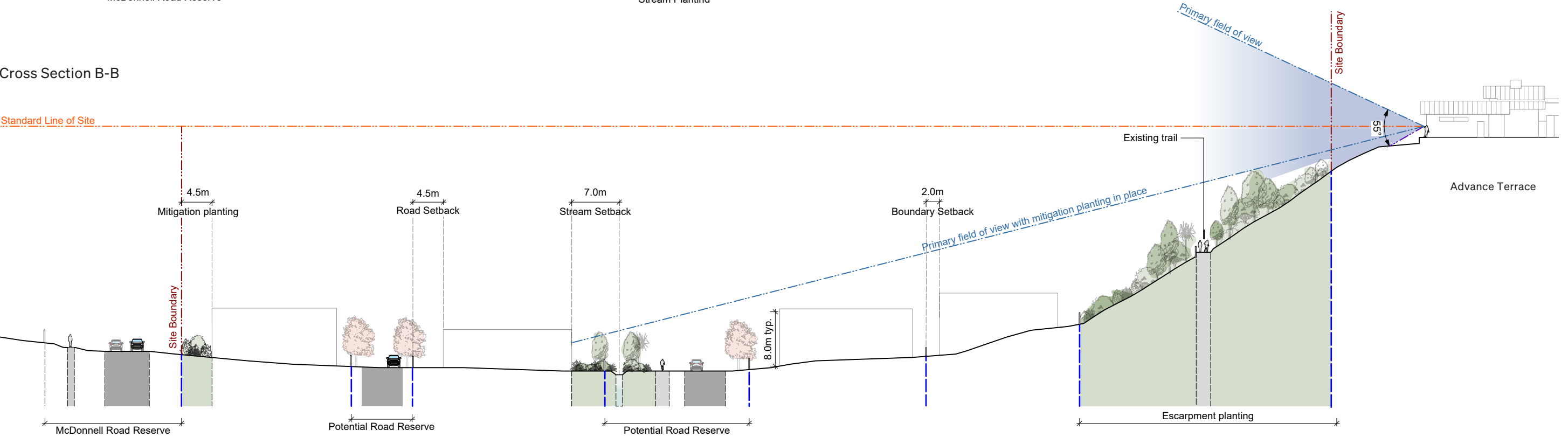
- 1. Minimum lot area of 450m²
- 2. Maximum building height of 8m
- 3. Standard road, internal, and waterbody setbacks

Final subdivision design will change. These cross sections are indicative only and used to assist in assessing landscape effects. Dwellings on Advance Terrace are indicative only.

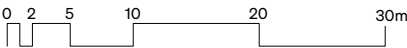
Cross Section A-A



Cross Section B-B



Scale: 1:600 @ A3



Indicative Cross Sections

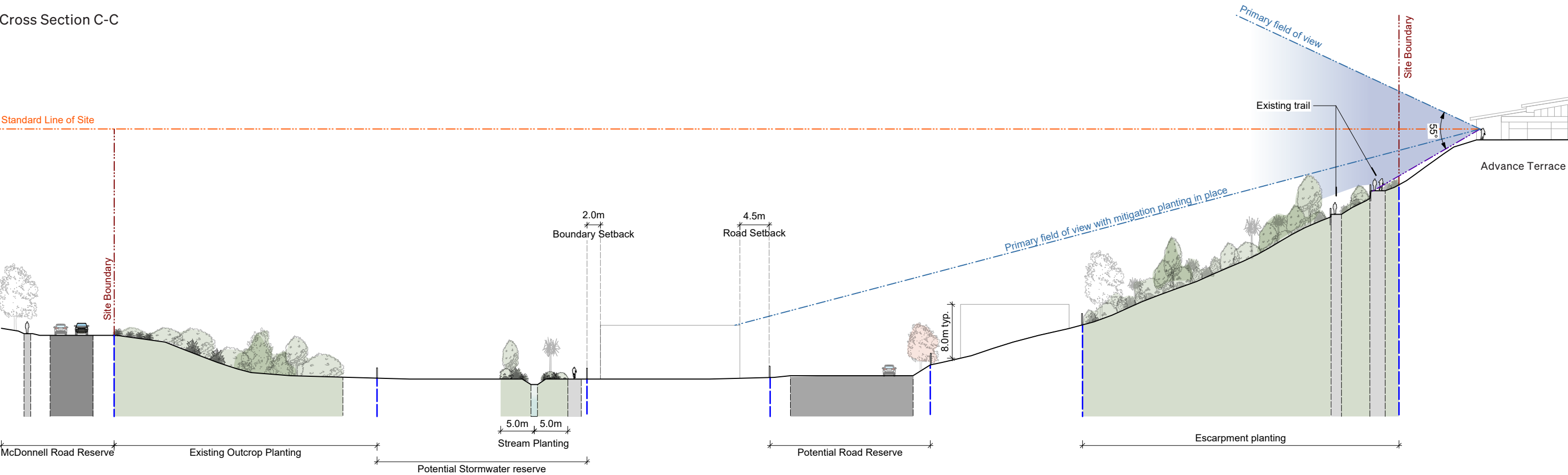
Legend	
	Site Boundary
	Indicative internal boundaries
Based on Suburban Residential Zone Rules	
	Existing Planting areas

Note: These cross sections are indicative only and demonstrate the following (as per Suburban Residential Zone)

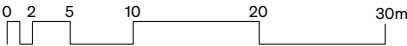
- 1. Minimum lot area of 450m²
- 2. Maximum building height of 8m
- 3. Standard road, internal, and waterbody setbacks

Final subdivision design will change. These cross sections are indicative only and used to assist in assessing landscape effects. Dwellings on Advance Terrace are indicative only.

Cross Section C-C



Scale: 1:600 @ A3



Viewpoint Location Plan 1

Legend

Proposed Plan Change Site

1

Viewpoint Locations 1-14 (refer to page 16 for Viewpoint Locations 14-16)

- Notes:
- Viewpoint Photographs 2, 3, 4a, 5a, 6, 7, 10, 11, 12a, and 13-15 were taken between 10:30am and 4:30pm on 02 May 2025.
 - Viewpoint Photographs 1, 4, 5, 8, 9, and 12 were taken between 1pm and 3pm on 03 June 2025.
 - Photos were captured on a Canon EOS 7D Mark, 50mm Focal Length, using the panorama function that assists with correctly overlapping the individual photographs.
 - Each panorama has been created from seven portrait photographs so they have a horizontal field of view of no more than 124 degrees. This captures the human eyes primary field of view.
 - The panorama photos were created in Adobe Photoshop, using the photomerge tool.



Viewpoint Location Plan 2

Legend

Proposed Plan Change Site

1

Viewpoint Locations 14-16 (refer to page 15 for Viewpoint Locations 1-14)

Scale: 1:50,000 @ A3
Data Source: grip.co.nz

0

0.5

1

2

3km

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McDonnell Road, Arrowtown, Central Otago

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Photo Panoramas



Viewpoint 1: Located at 85 McDonnell Road looking south east down McDonnell Road. The western boundary of the Site is visible along the eastern (left) side of the road.



Viewpoint 2: Located on the footpath of McDonnell Road adjacent to the pump station at the north western corner of the Site, looking south east down McDonnell Road. The Site is visible along the eastern (left) side of the road.

Photo Panoramas



Viewpoint 3: Located on the footpath of McDonnell Road adjacent to the riparian trail access gate, south of the McDonnell Road and Brodie Street intersection. From this location the Site is visible along the eastern (left) side of the road.

Photo Panoramas



Viewpoint 4: Located on McDonnell Road, adjacent to the Site, viewpoint looking north up McDonnell Road.



Viewpoint 4a: Located on McDonnell Road, adjacent to the Site, viewpoint is perpendicular to the road. Looking east across the Site.

Photo Panoramas



Viewpoint 5: Located at the vehicle crossing of 148 McDonnell Road, at the south west corner of the Site, looking north west down McDonnell Road.



Viewpoint 5a: Located at the vehicle crossing of 148 McDonnell Road, at the south west corner of the Site, looking north east at the Site.

Photo Panoramas



Viewpoint 6: Located on McDonnell Road outside The Hills Golf Club entranceway approximately 150m from the south west corner of the Site. Looking north towards the Site.



Viewpoint 7: Located opposite 175 McDonnell Road driveway, approximately 300m from the south west corner of the Site, looking north towards the Site.

Photo Panoramas

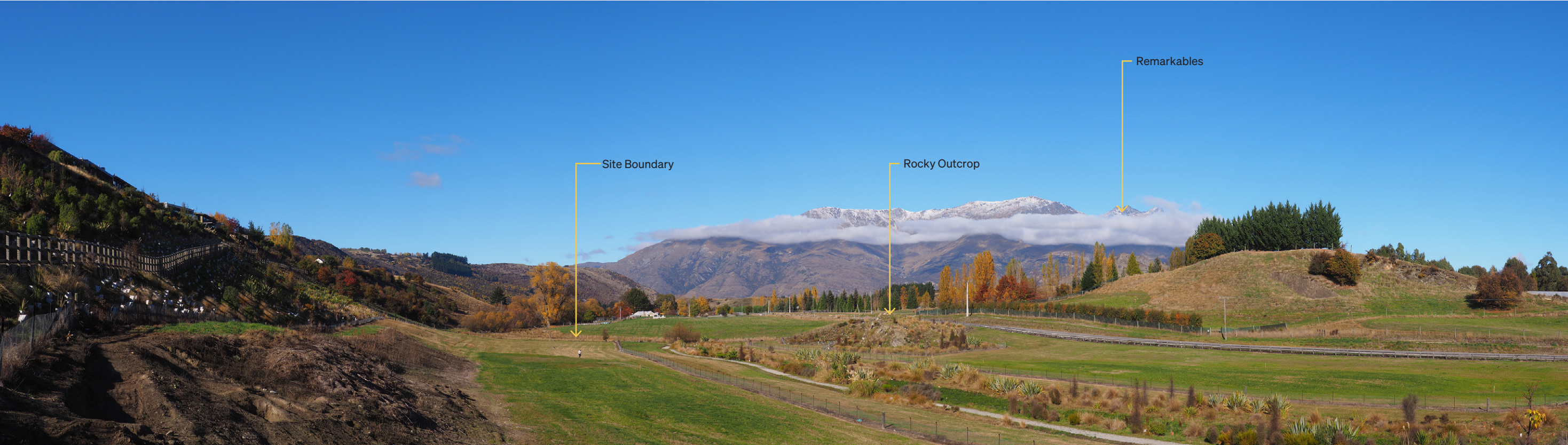


Viewpoint 8: Located at 214 McDonnell Road vehicle crossing, approximately 590m from the south west corner of the Site, looking north towards the Site.



Viewpoint 9: Located at Arrowtown Lifestyle Village approximately 820m from the south west corner of the site, looking north towards the Site. The Site will not be visible from Viewpoint 9

Photo Panoramas

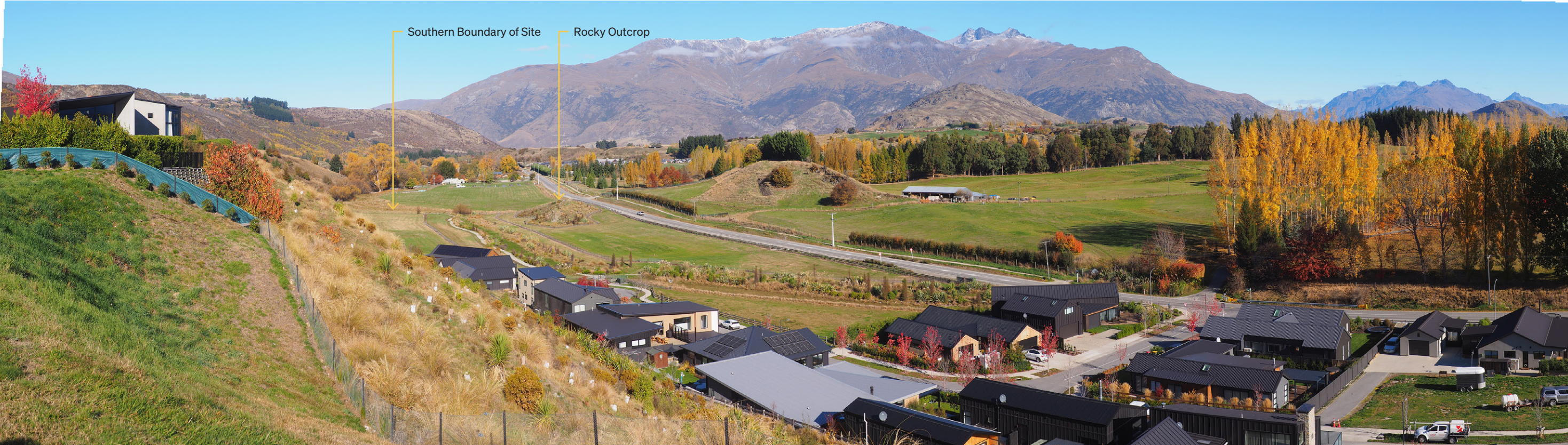


Viewpoint 10: Located at the bottom of the escarpment trail, looking south over the Site.



Viewpoint 11: Located at the top of the escarpment trail, looking west over the Site.

Photo Panoramas



Viewpoint 12a: Located at 89 Cotter Avenue, from the boundary edge / top edge of ecarpment, looking south over the Site towards The Remarkables.



Viewpoint 12: Located at 89 Cotter Avenue, from the boundary edge / top edge of ecarpment, looking south over the Site towards The Remarkables. The Site will not be visible from Viewpoint 12

Photo Panoramas



Viewpoint 13: Located on Feehly Hill Scenic Reserve Track summit, looking south east the Site is visible on the eastern (left) side of the road, approximately 1.5km from the Site.



Viewpoint 14: Located at the Tobin’s Track summit, approximately 1.5km from the Site, looking west over the Wakatipu Basin.

Photo Panoramas



Viewpoint 15: Located on the Remarkables Ski Field access road approximately 9km from the site, looking north towards the site, beyond Lake Hayes.



Viewpoint 16: Located on the Crown Range Road on the ‘switchback’, approximately 3.5km from the site, looking north west towards Arrowtown.

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