

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 14:
Wakatipu Basin
hearing and
transferred Stage 1
submissions related to
Arrowtown and Lake
Hayes

**REBUTTAL EVIDENCE OF CRAIG ALAN BARR
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING: CHAPTER 24 WAKATIPU BASIN

27 JUNE 2018

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1. INTRODUCTION

- 1.1 My full name is Craig Alan Barr. I am a Senior Planner employed by the Queenstown Lakes District Council (**Council**).
- 1.2 My qualifications and experience are set out in my statement of evidence in chief dated 30 May 2018.
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person. The Council, as my employer, has agreed for me to give expert evidence on its behalf in accordance with my duties under the Code of Conduct.

2. SCOPE

- 2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of various submitters:
- (a) Ms Amanda Leith for D. Hamilton and L. Hayden (2422);
 - (b) Mr Carey Vivian for Skipp Williamson (2272), Wakatipu Investments Limited (2275) and D. Broomfield and Woodlot Properties Limited (2276).
 - (c) Mr J. Haworth for the Upper Clutha Environmental Society Incorporated (**UCES**) (2016);
 - (d) Mr Anthony MacColl for the New Zealand Transport Agency (**NZTA**) (2538);
 - (e) Mr Jeffrey Brown for Lake Hayes Investments Limited (2291); Stoneridge Estate Limited (2314); D. Duncan (2319); R. Dayman (2315); Crosby Developments (2526); Crosby Developments (2527); L. McFadgen (2296); Slopehill Joint Venture (2475); R. & M. Donaldson (2229); United Estates Ranch Limited (2126); M. McGuinness (2292); Robertson (2321), Trojan Helmet Limited (2387), Hogans Gully Farm

- Limited (2313), Burden & Wills (2320), Boxer Hills Trust (2385) and P. Chittock (2787);
- (f) Mr Jeffrey Brown for Boxer Hills Trust (2386) (filed separately to the evidence filed above that includes Submitter 2385);
 - (g) Mr Scott Freeman for Morven Ferry Limited (2449), Barnhill Corporate Trustee Limited, D. E. & M. E. Bunn and L. A. Green (2509);
 - (h) Mr Christopher Ferguson for Darby Planning LP (2376), Lake Hayes Limited (2377), Lake Hayes Cellar (2378), Glencoe Station Limited (2379) and The Crown Investment Trust (2307);
 - (i) Mr Steven Skelton for Wakatipu Equities Limited (515/2198) and Slopehill Properties Limited (854/2584) where it relates to references supporting the Wakatipu Reforestation Trust (2293);
 - (j) Mr Ben Farrell for Wakatipu Equities Limited (515/2198) and Slopehill Properties Limited (854/2584); and
 - (k) Mr Matthew McCallum-Clark for Spark New Zealand Trading Limited (2195), Vodafone New Zealand Limited (2478), and Chorus New Zealand Limited (2194) (collectively referred to as the **Telcos**).

2.2 I also confirm that I have read the following statements of evidence and have taken them into account in preparing my rebuttal evidence, but consider no specific response is necessary:

- (a) Tucker Beach Road area rezoning and Landscape Character Unit evidence of Mr Carey Vivian for D. Broomfield and Woodlot Properties Limited (2276);
- (b) Fitzpatrick Basin area rezoning and Landscape Character Unit evidence of Mr Carey Vivian for Wakatipu Investments Limited (2275) and D. Broomfield and Woodlot Properties Limited (2276);
- (c) Ms Louise Taylor on behalf of X-Ray Trust Limited and Avenue Trust (2619);
- (d) Mr Ben Farrell for M & C Burgess (2591/2712); Ashford Trust (2535/2711); Philip Smith (2500/2770); and

- (e) Mr Nick Geddes for Ladies Mile Consortium and Felzar Properties (532/535/2489).

2.3 I have read the following statements of evidence on matters other than planning:

- (a) Mr Tony Milne for D. Hamilton and L. Hayden (2422);
- (b) Mr Matthew Gatenby for NZTA (2538);
- (c) Mr Benjamin Espie for A J Robins, H. J. M. Callaghan and others (2104, 2163, 2281, 2291, 2314, 3215, 2316, 2317, 2318, 2319, 2378, 2389, 2490, 2517); and
- (d) Mr Benjamin Espie for Morven Ferry Limited (2449), Barnhill Corporate Trustee Limited, D. E. & M. E. Bunn and L. A. Green (2509).

2.4 My evidence has the following attachments:

- (a) **Appendix A:** Recommended Revised Chapter 24;
- (b) **Appendix B:** Annotated Stage 2 Planning Map 13d (notified version) illustrating the Wakatipu Basin Zone with the location of residential building platforms as at September 2016 (being the same data used for the Wakatipu Basin Land Use Planning Study); and
- (c) **Appendix C:** Annotated excerpt of Stage 2 Planning Map 13d illustrating existing allotments within the Lifestyle Precinct and a summary of the residential capacity enabled by the Lifestyle Precinct.

2.5 Although the rebuttal filing date for submission 2386 is 4pm Friday, 29 June, and the filing date for submission 2387 is 4pm, Wednesday 4 July, I have included my response to those submitters' evidence in this rebuttal statement. I will not be providing rebuttal evidence on submissions 2400 or 2513.

3. SUMMARY OF KEY THEMES

3.1 At a general level, the evidence filed has emphasised the following matters of disagreement:

- (a) the Amenity Zone does not provide sufficient opportunities for rural living, and in particular the 80ha minimum allotment size is inappropriate
- (b) that existing development rights afforded in the Operative District Plan (**ODP**) should be continued in a largely unmodified form;
- (c) that the provisions relating to the restriction of clearing, significant trimming or works within the root protection zone of vegetation greater than a height of 4m are not necessary;
- (d) that the policies are too restrictive in terms of seeking to protect landscape character and visual amenity, rather than adhering to s7(c) of the RMA that has regard to the maintenance and enhancement of amenity values; and
- (e) that there are too many policies and some of them duplicate other parts of the PDP, or conflict with each other,

3.2 I recommend accepting several suggested amendments and these are included in the recommended revised Chapter 24, attached at **Appendix A**. Overall, I maintain my position set out in my S42A report that while a number of amendments are appropriate, the overall structure, rules and outcomes for the Wakatipu Basin Zone should be retained as notified.

4. MS AMANDA LEITH FOR D. HAMILTON AND L. HAYDEN (2422)

4.1 Ms Leith has filed evidence in relation to:

- (a) retaining Rule 24.5.4, the 75m setback of buildings from roads within the Wakatipu Basin Lifestyle Precinct (**Precinct**);
- (b) the retention of Rule 24.5.5 that requires buildings to be located a minimum of 50m from an identified landscape feature;
- (c) Rule 24.4.29 relating to the restriction on the removal of exotic vegetation; and
- (d) Rule 27.4.2(g) relating to the ability to stage subdivision.

4.2 Ms Leith considers that Rule 24.4.29 should be amended so that it is only applicable to vegetation over 4m in height within the 75m setback from roads.

4.3 I consider that this modification would be likely to have costs in that vegetation that contributes to landscape character and visual amenity values of the Precinct would only be able to be managed where it is located within 75m of the road. This could result in a failure, across the Precinct, to implement Policy 24.2.5.6 (S42A version):

Retain vegetation where it does not present a high risk of wilding spread and/or where this vegetation contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

4.4 Costs also arising from modifying Rule 24.2.29, include that the existing integration of built development in the Precinct could be undermined through the removal of vegetation, particularly where landowners perceive that this vegetation should be cleared to help facilitate new development provided by additional development opportunities afforded in the parts of the Precinct that were previously zoned Rural General or Rural Lifestyle under the ODP. My view is informed by the evidence in chief¹ of Ms Gilbert that supports the retention of vegetation in the Lifestyle Precinct that is over 4m in height because it retains vegetation that may be of importance in shaping the character of the area and/or assists with the integration of built development.

4.5 Benefits of this requested modification to Rule 24.4.29 would be a likelihood of less resource consents required which has benefits in terms of transaction costs for land owners, and resourcing and monitoring costs for the Council.

4.6 It may be the case that a substantial portion of the exotic vegetation within the parts of the Precinct containing established rural living activity are already protected through conditions of consent for the

1 At 66.4.

initial development of the properties in this area (i.e. Landscaping required by conditions of resource consent for buildings under the ODP²). While the conditions require that vegetation is retained, in my experience, such conditions are not likely to be more specific, or stringent other than requiring that the vegetation be maintained at a minimum height. It is unlikely the conditions address works within the Root Protection area or the effects of more significant trimming. In this context Ms Leith's proposed restrictions in Rule 24.4.29 would be likely to trigger more consents than if the same vegetation was protected by conditions of a resource consent.

- 4.7** Ms Gilbert's landscape rebuttal evidence for the Council supports the retention of Rule 24.4.29 and does not support it being restricted to apply only within the 75m road setback as suggested by Ms Leith and Mr Milne.
- 4.8** I accept that from an administration perspective, Rule 24.4.29 may not be very efficient, but in this case the need to manage the effects of subdivision, use and development in the Precinct in the context of the 1ha average density of rural living provided, makes this rule more appropriate than restricting it to only the road setback, or removing it in its entirety.
- 4.9** At paragraphs 41 to 48 of her evidence, Ms Leith opposes Rule 27.4.2(g) because in her view it has the potential to restrict the ability for a landowner to subdivide lots in a sequential or staged basis because the current drafting of S42A Rule 27.4.2(g) includes all land previously part of a subdivision, even in the case where additional subdivision would not result in any previous subdivisions utilising the land set aside as balance land to achieve the minimum average lot size. At paragraph 42 of her evidence Ms Leith cites the submitter's property which currently only has one residential unit but has approximately 16ha within the Lifestyle Precinct as an example.
- 4.10** Ms Leith seeks the following amendment as sought by Submitter Brustad (2577):

2 ODP Rule 8.2.2.2.(i).

g. The further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct, except in the instance that the further subdivision and any prior subdivision together, complies with Rule 27.5.1.

4.11 As noted by Ms Leith, in my S42A report I opposed the amendment due to concerns that areas that were ‘set aside’ as part of the balancing of effects and enabling of development that occurred with a prior subdivision consent, would be developed into the future and that the precious judgements of those resource consents and an area’s ability to absorb development would be disregarded.

4.12 I do however agree with Ms Leith that in circumstances similar to that of Submitter 2422 this could result in every subdivision thereafter being a non-complying activity. This would not be ideal as it could create a misalignment with the objectives of Chapter 24 that seek that the minimum allotment sizes are upheld across the zone, and also frustrate consecutive resource consent applications.

4.13 I agree with Ms Leith that the requested amendment would allow consideration of prior subdivisions on the site. I also agree with Ms Leith that where ‘balance’ lots are modified by further subdivision, the restricted discretionary activity status and matters of discretion in Rule 27.7.6.1 provide sufficient ability to ensure the objectives of Chapter 24 are achieved.

4.14 I therefore recommend that Rule 27.4.2(g) be modified as follows to exclude situations where any further subdivision and the prior subdivision complies with the density limitations, from being non-complying activities.

g. The further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct, except where the further subdivision and any prior subdivision together complies with Rule 27.5.1.

4.15 I note that I would not be likely to support this modification if the activity status for subdivision was to change to controlled (rather than restricted discretionary as notified). This is because I consider it would be likely to be difficult to achieve sufficient oversight over allotment design and layout, and ensuring future subdivision does not undermine the outcomes of prior subdivision with reliance on controlled activity status.

5. MR CAREY VIVIAN FOR SKIPP WILLIAMSON (2272), WAKATIPU INVESTMENTS LIMITED (2275) AND D BROOMFIELD AND WOODLOT PROPERTIES LIMITED (2276)

5.1 While acknowledging and supporting the amendments I have recommended in my S42A report to the first paragraph of the Purpose Statement (42.1) to better clarify the relationship of the Lifestyle Precinct to the Amenity Zone, Mr Vivian remains of the view that the majority of the text is not necessary and considers that the purpose statement (24.1) can be shortened to only three paragraphs. Mr Vivian does not consider it helpful to state the rules, hazards and requirement for minimum allotment sizes.

5.2 At paragraph 18.2 of my S42A report I considered this issue also raised by submitter 2584³ where I stated that I accept that the Purpose statement is relatively long (compared to some other PDP chapters). However, I consider that it is important to thoroughly articulate the purpose, intent, and rationale for the provisions and the issues for the rural areas of the Wakatipu Basin. I consider that Chapter 24 is overall better served by the notified text than by the changes sought by the submitter.

5.3 I remain of this view, and do not consider Mr Vivian's suggested amendments to be more appropriate. I also note that the Purpose Statement to the Rural Zone Chapter 21 is seven paragraphs long and the Rural Residential and Rural Lifestyle Zones Purpose Statement is six paragraphs long. These two chapters of the PDP, being collectively the Stage 1 notified zoning of what now constitutes Chapter 24 are in my view comparable in length. These are also substantially longer than the three paragraph version suggested by Mr Vivian.

³ Slopehill Properties Limited.

5.4 I accept that the ten paragraphs of the notified version and 11 paragraphs comprising my S42A recommended revised version are longer than most of the zone chapters of the PDP. However I also note that the PDP dispenses with specific structural passages often used in district plans, setting out matters that may be stated as identified in s75(2) of the RMA including⁴:

...

(b) the methods, other than rules, for implementing the policies for the district; and

(c) the principal reasons for adopting the policies and methods; and

(d) the environmental results expected from the policies and methods; and

(e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and

(f) the processes for dealing with issues that cross territorial authority boundaries; and

(g) the information to be included with an application for a resource consent; and

(h) any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.

5.5 I consider the purpose statement for Chapter 24 articulates the above matters, and is appropriate in this circumstance without being too long or cumbersome. Having reconsidered this matter in the light of Mr Vivian's evidence, and that of Mr McCallum-Clark's evidence for the Telco's discussed below, I do agree that the last paragraph can be deleted. This paragraph (S42A recommended version) is as follows:

Building location, access, services, earthworks, landscaping, infrastructure and natural hazards are managed through the identification of suitable building platforms at the time of subdivision. These matters as well as the bulk and location, building design and finish may also be assessed at the time of obtaining resource consent for a building or building platform.

⁴ With the exception that the significant resource management issues for the District are set out in the Strategic Directions Chapter 3 (s75(2)(a)).

5.6 I consider that the original intent that building platforms are established through subdivision has been overtaken by my recommendation to provide for the identification of building platforms as a land use activity. I also agree that these matters are clearly articulated through the matters of discretion, assessment matters and policies, and address a process, rather than a desired outcome. I therefore recommend this paragraph is deleted. These changes are attached in the recommended revised Chapter 24, attached at **Appendix A**.

5.7 Submissions 2272, 2275 and 2276 requested that the introductory clause at 24.2 is deleted because the policies within Objective 24.2.1 that apply to the Amenity Zone and the Precinct conflict with those specific to the Precinct under Objective 24.2.5. I did not recommend any amendments to the introductory clause at 24.2.

5.8 Mr Vivian recommends that the introductory clause at 24.2 is amended as follows:

Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precinct. Objective 24.2.5 and related policies apply to the Precinct only. Where there is any inconsistency between Objective 24.2.5 and Objectives 24.2.1 and 24.2.4 (and related policies) in relation to activities within the Precinct, Objective 24.2.5 takes precedent.

5.9 Mr Vivian considers his amendment a quick-fix and that without this there is an inconsistency and confusion as to which objectives and policies should be given weighting in the consideration of resource consents. In particular he considers it is not clear what is sought for Objective 24.2.1 for the entire Zone in the light of Objective 24.2.5, which applies to the Precinct alone.

5.10 The policies (S42A recommended version) that are specific to the Lifestyle Precinct are as follows:

24.2.5.1 Provide for rural residential subdivision, use and development only where it protects, maintains or

*enhances the landscape character and visual amenity values as described within the **Landscape Character Unit** as defined in Schedule 24.8.*

5.11 Policy 24.2.5.1 expressly provides for rural residential subdivision, use and development and is purposefully more enabling than other policies that apply to the entire Zone that are related to rural living (i.e. Policy 24.2.1.1 to 24.2.1.3). I therefore do not consider this policy to conflict with those policies within Objective 24.2.1, but to provide additional residential development rights for rural living activities within the Lifestyle Precinct as opposed to the Amenity Zone. It is a basic principle of plan interpretation that a specific provision should prevail over a general provision where they differ and I do not agree that this is problematic for plan users.

24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

5.12 Policy 24.2.5.2 is similar to the design related policies of the Zone overall (ie. Policy 24.2.1.2 and Policy 24.2.1.3), but I consider those policies to be predominantly concerned with ensuring activities avoid, remedy or mitigate the adverse effects of development. Policy 24.2.5.2 on the other hand is drafted in the context of the residential density provided for in the Precinct and is more positively framed around innovative forms of subdivision and development, such as creating nodes or clusters with balance areas. While these forms of subdivision are not specifically discouraged in the Amenity Zone, they are clearly not readily contemplated because of the 80ha minimum allotment size provided for the Amenity Zone.

5.13 I therefore do not consider this policy to conflict with those policies within Objective 24.2.1, but to provide additional guidance as to the different style and intensity of rural living development within the Lifestyle Precinct as opposed to the Amenity Zone.

24.2.5.3 *Provide for non-residential activities, including restaurants, visitor accommodation⁵, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.*

5.14 This is the specific policy that Mr Vivian has singled out as conflicting with Policy 24.2.1.6 which are on managing non-residential activities. Policy 24.2.1.6 is as follows:

24.2.1.6 *Ensure the location, design and scale of non-residential activities ~~avoid adverse effects on the~~ maintains and enhances landscape character and visual amenity values.*

5.15 I do not consider these policies to conflict, but that they can be used in tandem because they address the effects of activities at different scales. Policy 24.2.5.3 is an 'inward' looking policy that on the face of it enables non-residential activity with the caveat that a range of environmental attributes are 'retained'. The Policy is of assistance in understanding the effects on adjoining properties, including localised amenity and nuisance effects that could have a bearing on character and visual amenity.

5.16 Policy 24.2.1.6 seeks to ensure activities maintain and enhance landscape character and visual amenity values in the context of the Zone overall. The policy takes more of a focus on the rural landscape character and amenity, rather than the broader matters that come into play at a finer scale in the context of Policy 24.2.5.3. It is intended that these policies address the location, scale and intensity of a proposed activity, and it could be found that a proposal is sufficiently small in scale such that Policy 24.2.1.6 does not have any bearing, but if the activity was excessively noisy or out of character to the established amenity of the environment, then Policy 24.2.5.3 has a direct influence on the outcome.

5.17 I therefore do not consider this policy to conflict with those policies within Objective 24.2.1, and instead provides additional guidance on

⁵ Visitor Accommodation is highlighted yellow because it will be considered in Hearing Stream 15 as part of the variation of visitor accommodation.

the different style and intensity of rural living development within the Precinct as opposed to the Amenity Zone.

24.2.5.4 Implement minimum and average lot size standards in conjunction with building coverage and height standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.

5.18 Policy 24.2.5.4 is a dedicated policy that seeks to ensure that subdivision and development in the Precinct occurs in a manner that ensures that despite the density of rural residential activity afforded in the Precinct, activities are designed sensitively to not give rise to adverse cumulative effects. The policy is not focused on the Zone overall, or the Amenity Zone because the limited opportunity for additional residential subdivision and development is not likely to occur on the basis that Policy 24.2.1.1 should ensure that the minimum lot size in the Amenity Zone is achieved.

5.19 I therefore do not consider this policy to conflict with those policies within Objective 24.2.1. Rather, it provides additional guidance as to the different style and intensity of rural living development within the Precinct as opposed to the Amenity Zone.

24.2.5.5 Maintain and enhance a distinct and visible edge between the Precinct and the Zone.

5.20 I do not consider Policy 24.2.5.5 conflicts with any other policies in Chapter 24. The policy is located within the Precinct suite of policies because, while an activity could occur within the Amenity Zone that affects the 'edge', the activity is much more likely to occur within the Precinct due to the development rights afforded in the Precinct.

24.2.5.6 Retain vegetation where it does not present a high risk of wilding spread and/or where this vegetation contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

- 5.21** Policy 24.2.5.6 and related Rule 24.4.29 are only applicable in the Precinct and I do not consider that this causes any conflict.
- 5.22** For the reasons stated above I do not agree with Mr Vivian that there is a conflict, nor do I consider that his amendments are necessary or more appropriate. If the Hearings Panel do consider there is merit in Mr Vivian's amendments then I would prefer the policies are amended with changes that seek to avoid perceived conflicts. I generally do not support the use of provisions that state in an arbitrary manner that they 'trump' one another, except to note that in some circumstances such as district wide chapters or rules that this can be an efficient way to confirm the status of different provisions, for example Rule 30.3.3.3 of Chapter 30 Energy and Utilities that states where the rules in that chapter take precedence. However, I do not generally support this approach within zone provisions and in this circumstance.
- 5.23** In summary, I do not support Mr Vivian's amendments and do not recommend any additional changes to Chapter 24.
- 5.24** Related to this matter, I do not agree with Mr Vivian at his paragraphs 2.21, 2.31 to 2.35 where he states that Objective 24.2.1 and related policies are contradictory and conflict with the intent and outcomes of the Precinct. I refer to Part 20 of my S42A report and maintain that Objective 24.2.1, Objective 24.2.5 and the policy framework overall is appropriate.
- 5.25** Mr Vivian seeks that Policy 24.2.1.1 be amended so that the average and/or minimum allotment sizes are specified where they are actually applied. At paragraph 2.28 of his evidence Mr Vivian suggests the following amendment to Policy 24.2.1.1:
- 24.2.1.1 Implement ~~minimum and average~~ lot sizes within the Wakatipu Basin Rural Amenity Zone and minimum and average lot sizes the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.*
- 5.26** Having the benefit of considering a suggested wording, I now agree that the change suggested by Mr Vivian better clarifies the differing patterns and intensity of residential subdivision and development

between the Amenity Zone and Precinct. I recommend Mr Vivian's suggestion is accepted with a minor grammatical amendment as follows. These changes are attached in the recommended revised Chapter 24, attached at **Appendix A**.

24.2.1.1 *Implement minimum ~~and average~~ lot sizes within the Wakatipu Basin Rural Amenity Zone and minimum and average lot sizes within the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.*

5.27 Mr Vivian maintains the position of the submitters that Policy 24.2.1.10 be amended so that bridle paths are only provided for in appropriate locations. Mr Vivian identifies where I state in my S42A report that while I accept that bridle paths would be limited and not as important as walking and cycling as contributing to the active travel network, I do not wish other forms to be precluded.

5.28 I do agree with Mr Vivian's paragraph 2.39 that proportionality walking and cycling is more important because these modes will be used by more people than horse riders. I accept Mr Vivian's point, but remain concerned that the provision of infrastructure or facilities to be considered with the qualifier of 'in appropriate locations' means that they will inevitably be overlooked at the time of land use and subdivision.

5.29 Overall however, I do not consider that these concerns outweigh the benefits of making the distinction as suggested by Mr Vivian. I also agree that horses can be very sensitive to loud noises from traffic and bird scaring devices and in some circumstances there may be more infrastructure required to provide for horses than walking or cycling, such as styles or gates, depending on the configuration of the walkway. On the basis of the above I recommend that Mr Vivian's recommended text is accepted as follows. These changes are attached in the recommended revised Chapter 24, attached at **Appendix A**.

24.2.1.10 *Facilitate the provision of walkway; and cycleway networks, and in appropriate locations bridle path networks.*

- 5.30** Mr Vivian discusses at paragraphs 2.40 to 2.48 the matter of the extent to which objectives and policies that seek to protect or maintain landscape character and visual amenity can be achieved in the context of the changes contemplated through the Lifestyle Precinct. Mr Vivian agrees with my response in my S42A that the provisions are phrased in the context of the development that is anticipated by provisions occurring, but that a high bar is set for those anticipated development activities to accord with. Mr Vivian agrees with my response in the context of Objective 24.2.5, but disagrees at paragraphs 2.45 to 2.48 in the context of policy 24.2.5.1. I disagree and consider that the same rationale can be applied to Policy 24.2.5.1 also.
- 5.31** To address this, Mr Vivian seeks that the words ‘to protect’ are removed from Policy 24.2.5.1. I accept that Policy 24.2.5.1 includes the words ‘protect’, where Objective 24.2.5 does not, rather the objective states ‘maintain and enhance’. While I accept that potentially creates an inconsistency between what the policy states and what the objective seeks to achieve, the policy is more fine grained and is specific to the context of landscape character and visual amenity values as described in the Landscape Character Units in Schedule 24.8. The objective does not include the word *protect*, but this objective is achieved by a broader range of policies that manage activities including the edge between the Lifestyle Precinct and the Amenity Zone (Policy 24.2.5.5) and retaining vegetation where it contributes to landscape character and visual amenity values (Policy 24.2.5.6).
- 5.32** For these reasons I consider that the word protect is appropriate for Policy 24.2.5.1 and it is my preference that it be retained.
- 5.33** Submitter 2276 questioned how Policy 24.2.5.2 could be applied to the Wakatipu Basin overall and sought that the policy was amended to apply in the Lifestyle Precinct only. At paragraphs 2.49 to 2.52 of his evidence, Mr Vivian states that the submitters sought reference to the Amenity Zone, and that my comments in my S42A report⁶ appear to accord with the submitter’s request. I am not sure if this is correct. In any case, Mr Vivian has suggested Policy 24.2.5.2 is amended as follows:

6 S42A report at 25.11.

Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the ~~Wakatipu Basin overall~~ Zone.

- 5.34** While this suggestion is technically correct, in that the 'Zone' encompasses both the Amenity Zone and Precinct, I prefer to retain the notified wording because it also includes the concept of the effects of development undertaken within the Precinct as it relates to other zones, including the Rural Zoned Shotover River corridor and Slopehill, which are ONFs, the Millbrook Resort Zone and the Rural Zoned Crown Terrace escarpment, which is ONL. There is also the potential the Hearings Panel could support bespoke rezoning requests elsewhere in the Wakatipu Basin, which would result in additional land in the Wakatipu Basin that is not part of the Zone. In this context therefore I prefer the notified wording of the policy over Mr Vivian's alternative.
- 5.35** At paragraphs 2.65 to 2.71 of his evidence Mr Vivian discusses Rule 24.4.5, including his support for my recommended amendments to provide for the construction of buildings within previously approved building platforms as permitted activities, and to provide for the identification of a building platform for residential activity as a restricted discretionary activity. Mr Vivian suggests that S42A rule 24.4.XA be further amended so that there is no minimum specified area for a building platform, and that the stated 70m² minimum could prevent a person from applying for a building platform for a tiny house.
- 5.36** I accept that the identified minimum area of a building platform at 70m² may be arbitrary, but note that this is consistent with the remainder of the PDP Rural Zone, Rural Lifestyle zone and Subdivision Chapter 27.⁷ More importantly in my opinion however, the minimum size of a building platform does not prevent a person from building a smaller size of house within it. It is also expected that associated curtilage, water tanks and accessory buildings are located within the identified building platform. I do not agree with Mr Vivian that the minimum size prescribed for a building platform should be removed.

⁷ Chapter 21 Rule 21.4.10, Chapter 22 Rule 22.4.2.4.

5.37 Mr Vivian also seeks that Rule 24.4.XA is modified to include accessory buildings. I do not consider this is necessary because the rule already states 'residential unit' which is defined in the PDP as:

Residential Unit

Means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.

5.38 The definition of Residential Unit includes accessory buildings and it does not need to be repeated in the rule. I do not support Mr Vivian's recommended amendments to S42A Rule 24.4.XA.

5.39 Mr Vivian has also recommended at his paragraph 2.70 that the matters of discretion for Rule 24.4.XA be amended. S42A Rule 24.4.XA is:

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| <u>24.4.XA</u> | <p><u>The identification of a building platform not less than 70m² and not greater than 1000m² for the purposes of a residential unit, subject to the Standards in Table 24.3.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> (a) <u>Location of building platforms and accessways;</u> (b) <u>Scale and form of future buildings;</u> (c) <u>Materials and colours of future buildings;</u> (d) <u>Earthworks including any future earthworks associated with accessways and the location of future buildings;</u> (e) <u>Location, scale and extent of landform modification, and retaining structures;</u> (f) <u>Location and scale of Infrastructure (e.g. water tanks);</u> (g) <u>External lighting;</u> (h) <u>Landscaping and planting (existing and proposed);</u> (i) <u>Property access and roading;</u> (j) <u>Natural and other hazards;</u> (k) <u>Firefighting water supply and access;</u> | <u>RD</u> |
|----------------|---|-----------|

(i)

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> (l) <u>Water supply;</u> (m) <u>Network utility services, energy supply and telecommunications;</u> (n) <u>Ecological and natural landscape features;</u> (o) <u>Historic Heritage features;</u> (p) <u>Easements;</u> (q) <u>Vegetation removal and proposed plantings;</u> (r) <u>Fencing and gates;</u> (s) <u>Wastewater and stormwater management;</u> (t) <u>Public access easements including connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks.</u> | |
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5.40 Mr Vivian’s requested amendments are:

- (a) (b) and (c) could be combined into one matter under the heading “External appearance of future buildings within the proposed building platform” (which is defined in Stage 1 decisions as meaning the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures).
- (b) (i) duplicates (h). Maintenance should also be included.
- (c) (f), (k) and (l) could be combined into one discretion.
- (d) (n) and (o) could be included in a new (u) that includes positive effects. I recommend this new (u) also include environmental compensation.

5.41 I agree that (f) and (c) can be combined because these matters are all included in the PDP definition of external appearance which is:

External Appearance (Buildings)

Means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures.

5.42 I agree that (h) relating to landscaping should include maintenance. I accept that (f), (k) and (l) are all related to infrastructure, but matter (f) is related to the adverse effects of infrastructure on landscape

character and visual amenity, whereas (k) and (l) are concerned with the provision of infrastructure. I do not support this change.

- 5.43** Mr Vivian has recommended including historic heritage, ecological or natural landscape features and environmental compensation into one stand-alone matter of discretion. I consider that effects on heritage, ecological and natural landscape features, vegetation removal and proposed plantings are not solely positive aspects but these could involve adverse effects depending on the circumstances of the proposal. I do not support these changes.
- 5.44** I also do not consider the reference to environmental compensation to be necessary. Environmental compensation when applied in an RMA context, is a pathway used in relatively unique and rare situations where a proposal is not able to avoid, remedy or mitigate the adverse effects of their activity, and is not able to undertake biodiversity offsetting, often for technical reasons such as the proposal does not involve replacing like-for-like species or the compensation area is not within the same ecological district as the location of the adverse effect.
- 5.45** Environmental compensation is undertaken as an alternative and is usually where the effects are potentially significant and the proposal is bound by location or other unavoidable constraints. I do not consider these matters likely to arise in the context of restricted discretionary activities for residential activity in the Wakatipu Basin that comply with the prescribed minimum and minimum average lot sizes. More useful phrasing could be ecological restoration or enhancement. I note that these matters are addressed in Assessment Matter 24.7.2 (b) and S42A Policy 24.2.4.8.
- 5.46** I also do not support removing reference to matter of discretion (r) fencing and gates.
- 5.47** I agree that Mr Vivian's grammatical changes to the matter of discretion (l) on transport networks are an improvement and recommend these changes be accepted.

5.48 I also note that the S42A Rule 24.4.XA has a formatting error where the matters of discretion run from (a) to (h) then commence from (a) again at 'Property access and roading'. In summary, I recommend that S42A Rule 24.4.XA is amended as follows, and also take this opportunity to correct the formatting. These changes are attached in the recommended revised Chapter 24, attached at **Appendix A**:

| | | |
|------------------------------|---|------------------|
| <p><u>24.4.XA</u></p> | <p><u>The identification of a building platform not less than 70m² and not greater than 1000m² for the purposes of a residential unit, subject to the Standards in Table 24.3.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> (a) <u>Location of building platforms and accessways;</u> (b) <u>External Appearance Scale and form of future buildings;</u> (c) <u>Materials and colours of future buildings;</u> (d) <u>Earthworks including any future earthworks associated with accessways and the location of future buildings;</u> (e) <u>Location, scale and extent of landform modification, and retaining structures;</u> (f) <u>Location and scale of Infrastructure (e.g. water tanks);</u> (g) <u>External lighting;</u> (h) <u>Landscaping and planting (existing and proposed) and maintenance;</u> (i) <u>Property access and roading;</u> (j) <u>Natural and other hazards;</u> (k) <u>Firefighting water supply and access;</u> (l) <u>Water supply;</u> (m) <u>Network utility services, energy supply and telecommunications;</u> (n) <u>Ecological and natural landscape features;</u> (o) <u>Historic Heritage features;</u> (p) <u>Easements;</u> (q) <u>Vegetation removal and proposed plantings;</u> (r) <u>Fencing and gates;</u> (s) <u>Wastewater and stormwater management;</u> (t) <u>Public access easements including connectivity of existing and proposed pedestrian networks, bridle paths, and cycle networks.</u> | <p><u>RD</u></p> |
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5.49 Mr Vivian also recommends the removal of Rule 24.4.29. At paragraph 2.77 of his evidence he considers that the standard is no longer

necessary because matter of discretion (h) to S42A Rule 24.4.XA includes both existing and proposed landscaping and planting. Mr Vivian also considers that the rules would be a disincentive to removing wilding pines and other trees that are not desirable from an ecological perspective.

5.50 I do not agree with Mr Vivian because matter of discretion (h) only comes into play where an activity is proposed. If there is not any rule then vegetation could be removed and then an application made for resource consent, which would defeat the purpose of Rule 24.4.29.

5.51 Mr Vivian's point with respect to issues around existing wilding trees is valid, however I consider that my recommendations to Policy 24.2.5.6 and new Policy 24.2.4.7 should assist with this issue. I also refer to the discussion and recommendations made in respect of Ms Leith's evidence above.

5.52 Mr Vivian seeks that Rules 24.5.2 (Setback from internal boundaries), 24.5.34 (setback from roads) and 24.5.5 (Setback from identified landscape features) do not apply where the building is located within an approved building platform.

5.53 On this matter, I stated at part 16.22 of my S42A report that:

Recommended S42A Rules 24.4.XB and 24.4.XC respectively provide for the construction and alteration of buildings as a permitted activity both within a building platform, and where there is not a building platform on the site. The rules have been purposefully drafted so that the standards in Table 24.3 apply, unless stated to the contrary. I accept that this will require that in some cases a resource consent will be required for a building within a building platform where a standard is not met (ie. Rule 24.5.4 Setback from Roads), however I consider that this is appropriate to ensure that activities established under previous planning schemes achieve the greatest extent possible the Objectives of Chapter 24

- 5.54** I remain of this view. I note that any application for resource consent for a building platform would include the non-compliance and that as both the land use or subdivision creating the building platform and standards are restricted discretionary activities, I do not consider there to be a clear disincentive associated with these standards applying. I do not support these amendments as suggested by Mr Vivian.
- 5.55** However, I consider a conflict between S42A Rule 24.4.XB and the Standards in Table 24.3 arises where the construction of buildings within approved building platforms is subject to density standards. While I consider the bulk and location related standards should remain applicable, an exception should provide for the new residential density standards as they relate to previously approved building platforms, and existing sites within the Precinct. This would be consistent with the recommendations in my S42A report at Parts 16.19 to 16.22 where, in recognising and enabling previously established development rights (particularly in the ODP Rural Lifestyle and Rural General Zones), notified Rule 24.3.4 (that enables one residential unit per site) is recommended to be removed and that all future development must comply with the respective density requirements identified in S42A Rules 24.5.XA and 24.5.XB.
- 5.56** I recommend the rules are modified so that S42A Rules 24.5.XA and 24.5.XB do not apply to where it is proposed to construct or undertake alterations to buildings within existing building platforms. While this matter is not raised by Mr Vivian in his evidence, I consider it to be a consequential change and within jurisdiction of the relief sought by submitters such as Brustad (2577) who seek that existing development rights are provided for, as discussed in Issue 2 of my S42A report.
- 5.57** To ensure there is no doubt that the exemption to this density rules applies only to existing development rights, and is not misconstrued to be applied so that additional proposals for building platforms on the same site are exempt from the density rules, I recommend that the exemptions are specified in 'activity' S42A Rule 24.4.XB, rather than the density standards themselves. I recommend the following modifications, which are included in the recommended revised Chapter 24, attached at **Appendix A**:

| | | |
|-----------------------|--|----------|
| <u>24.4.XB</u> | <p><u>The construction and exterior alteration of buildings located within a building platform approved by resource consent and registered on the applicable computer freehold register, subject to compliance with the standards in Table 24.3.</u></p> <p><u>Except Standard 24.5.XA does not apply.</u></p> | <u>P</u> |
|-----------------------|--|----------|

- 5.58** Mr Vivian supports Rule 24.5.3, which limits the maximum permitted height to 6 metres from ground level. Mr Vivian also supports my recommended revised S42A rule that provides for a discretionary activity for buildings between 6m-8m. Mr Vivian states at paragraph 2.83 of his evidence that the activity status of the consent requirement is restricted discretionary, where the activity status is full discretionary. Mr Vivian may wish to clarify if he intended to mean full discretionary and whether his support still stands.
- 5.59** Mr Vivian identifies at paragraphs 2.94 to 2.96 of his evidence his support for notified provision 24.7.2, to the extent that all restricted discretionary activities be assessed against the relevant district wide objectives and policies of the PDP, including Chapters 3 (Strategic Direction), 4 (Urban Development) and 6 (Landscapes).
- 5.60** Mr Vivian notes that at Part 31.5 of my S42A report I agree with Submitter Williamson (2276) that the text should be deleted. Mr Vivian notes that this change is not updated in the recommended revised chapter. Confusingly on my part, in the preceding paragraph 31.4 I take a position that the text should be retained because I agree that the provisions of Chapter 24 should themselves implement these strategic policies and objectives. However (relevant) Strategic Directions provisions are still a relevant part of considering any restricted discretionary activity resource consent application.
- 5.61** To confirm, my position is that the text should be retained, however, I do not hold a firm view as to the necessity of retaining it.

5.62 Mr Vivian supports the rules in the subdivision chapter as notified. I note that on the basis of the discussion regarding Ms Leith's evidence I am recommending an amendment to Rule 27.4.2(g). Mr Vivian may wish to clarify with the Hearings Panel whether his support for this rule still stands in the light of this change.

6. MR J HAWORTH FOR THE UPPER CLUTHA ENVIRONMENTAL SOCIETY (2016) (UCES)

6.1 Mr Haworth's evidence reiterates the UCES's support for Chapter 24 and in particular, support for the proposed 80ha minimum lot size in the Amenity Zone which was selected to clearly signal that only a limited level of additional development was considered to be appropriate in certain areas in order to maintain the open, relatively undeveloped and spacious areas between the rural residential 'nodes' provided for by the identified Precinct areas.

6.2 Whilst Mr Haworth has focused on the Zone overall, an analysis of the Precinct alone indicates that within the notified areas of Precinct there are 575 existing residential units or properties that can be anticipated to be developed, and that the notified Precinct provides an additional 520 residential units. A detailed breakdown of the additional residential capacity in the Precinct is provided in **Appendix C**. I have not discussed this matter in the context of the Rural Character Landscape areas of the Upper Clutha Basin because this is beyond the jurisdiction of the Wakatipu Basin variation.

7. MR ANTHONY MACCOLL FOR THE NZTA (2358)

7.1 Mr MacColl has filed evidence in relation to the provisions of Chapter 24 as they affect transportation and in particular the operation of State Highway 6 in the Wakatipu Basin.

7.2 Mr MacColl notes at Paragraphs 5.3, 5.4 and 5.11 of his evidence that he supports my position on the respective provisions NZTA have submitted on, or the amendments I am proposing to those provisions.

7.3 Mr MacColl also no longer seeks that the infrastructure constraints of the Shotover Bridge are included in the Landscape Character Units (LCU) at Schedule 24.8. At Paragraph 5.4 Mr MacColl has correctly identified that the amendments proposed by the NZTA to Policy 24.2.2.4 that I recommended supporting do not fully reflect the changes sought by the NZTA. NZTA sought that the policy refer to the wider transportation network and transportation methods by removing the reference to 'roads', which I support.

7.4 The recommended wording as identified in the NZTA submission and Paragraph 5.6 of Mr MacColl's evidence is:

Ensure traffic generated by non-residential development does not individually or cumulatively compromise ~~road safety or efficiency~~ the safety and efficiency of the road transport network.

7.5 I recommend Policy 24.2.2.4 is amended to reflect these changes. A recommended revised version of Chapter 24 is attached at **Appendix A**.

7.6 Mr MacColl identifies that the outstanding matter of disagreement is the request of NZTA to include an assessment matter for subdivision and development (Rule 27.7.6.2) considering adverse cumulative effects on the transport network. Mr MacColl supports this matter because in his view a consent authority is still able to grant or refuse consents for restricted discretionary activities (the activity status for subdivision within Chapter 24), but only if the matter is identified as a matter of discretion. Mr MacColl identifies that being able to consider adverse cumulative effects is necessary because of the risks to the transport network if a number of rezoning requests were approved together.

7.7 I maintain that in the context of notified Chapter 24, and distribution and extent of the Amenity Zone and Precincts, that cumulative effects are not an appropriate matter of discretion or assessment matter because the effects arising from the zoning are already contemplated by the Chapter 24 and PDP framework.

7.8 I consider my recommendation is the most appropriate. However, in the event that the Hearings Panel are of the opinion that a number of rezoning submissions should be accepted, the matter of cumulative effects may become more important, and bespoke zonings requested. If any bespoke zones or substantial changes to the intensity of zoning from that notified in Stages 1 and 2, there may need to be bespoke provisions relating to those areas, or the consequential specific zone provisions created through any new zone chapters in the PDP.

8. MR JEFFERY BROWN FOR LAKE HAYES INVESTMENTS LIMITED (2291); STONERIDGE ESTATE LIMITED (2314) AND OTHERS⁸

8.1 Section two of Mr Brown's evidence is on the S42A third paragraph of the recommended Purpose Statement 41.1. Mr Brown seeks changes that reflect the substance of his evidence where he supports a 4000m² minimum lot size and, that while he generally supports the option for dispensing with the minimum lot size, the activity status should be restricted discretionary.

8.2 These requested changes are in large part consequential to the other aspects of the relief being sought by the submitter, which I discuss further below as it relates to the overall policy and rule framework and rules. One matter relevant to discuss at this point is that I consider that the activity status for proposals that achieve a 1ha average but do not maintain a minimum allotment size of 6000m² in the Precinct (S42A Rule 24.5.XB.1) should be a discretionary activity, rather than restricted discretionary as suggested by Mr Brown.

8.3 While I acknowledge that the respective matters of discretion⁹ associated with subdivision and identification of building platforms are thorough and capture the relevant matters necessary to consider, I consider that discretionary activity status is important and justified for these circumstances because:

⁸ D. Duncan (2319); R. Dayman (2315); Crosby Developments (2526); Crosby Developments (2527); L. McFadgen (2296); Slopehill Joint Venture (2475); R. & M. Donaldson (2229); United Estates Ranch Limited (2126); M. McGuinness (2292); Robertson (2321), Trojan Helmet Limited (2387), Hogans Gully Farm Limited (2313), Burden & Wills (2320), Boxer Hills Trust (2385) and P. Chittock (2787)

⁹ Rule 27.6.1 and 24.4.XA

- (a) discretionary activity status removes any expectation that the consent is a 'given' barring a situation with unusually serious adverse effects that can't be addressed through conditions, and that proposals will need to be of a particularly high quality in terms of design and outcome to ensure that the policies of Chapter 24 are met;
- (b) it enables an unhindered approach to the assessment of the effects and merits of the proposal, including the issue of sub-optimal design creating 'urban islands', and the nature and scale of infrastructure; and
- (c) it provides an obvious and necessary 'step-change' from activities that achieve a minimum allotment size.

8.4 For these reasons I consider that if the Hearings Panel accept S42A Rule 24.5.XB.1 the activity status should be retained as discretionary.

8.5 In section 3 of his evidence Mr Brown discusses Objective 24.2.5 and seeks a redrafted objective that would (in his view) better acknowledge and provide for rural living and the range of environments zoned Precinct. As noted by Mr Brown, the key change would be replacing 'maintained and enhanced' with 'managed', with Mr Brown noting that 'managed' is code for 'avoid, remedy or mitigate'. I prefer the notified wording because I consider it provides better direction as to the anticipated requirements for subdivision, use and development in the Precinct. I also disagree with Mr Brown in that I consider that using 'maintain and enhance' does sufficiently contemplate change, but it fails to address the way in which subdivision, use and development goes about that change.

8.6 Each subdivision, use and development is expected to accord with the assessment matters and policies to achieve 'maintenance and enhancement' of the Precinct. When considered as a whole, Objective 24.2.1 will be achieved in terms of the overall Zone by protecting, maintaining and enhancing the landscape character and visual amenity values of the Zone. If Objective 24.2.5 is reduced to 'manage' only, this does not provide sufficient guidance as to the end-state of the environment that is sought to be achieved. In short, if the policy framework is weak, subdivision, use and development in the Precinct

will still be managed, but managed in a way that produces sub-optimal outcomes.

- 8.7** I also consider that the requested amendment to Objective 24.2.5 is relevant to the scenario played-out in paragraph 3.4 of Mr Brown's evidence, where under the notified objective, a Council planning officer could potentially not support an application for subdivision or residential activity in a greenfield part of the Lifestyle Precinct that nonetheless complies with the density provisions.
- 8.8** If the objective stated 'manage', the planning officer could be coerced into accepting that by simply providing for development at the anticipated density then the proposal is being sufficiently managed, irrespective of whether or not the proposal accords with the assessment matters and policies that focus on ensuring development outcomes are consistent with the objectives and policies. While the above could be considered an over exaggeration, it is no more an overstatement than the scenario provided in paragraph 3.4 of Mr Brown's evidence because in that scenario I consider the planning officer has viewed the Objective in a vacuum and not looked at the policies, standards and assessment matters that clearly contemplate residential development in the Lifestyle Precinct subject to achieving the environmental standards set out within the framework.
- 8.9** For these reasons I also do not support the requested amendments to Policies 24.2.5.1 through to 24.2.5.6 as set out in paragraph 4.1 of Mr Brown's evidence. An exception to this is that I agree with the point made in paragraph 4.1(f)(ii) where Mr Brown identifies that building coverage and height are only two of the standards that assist in managing effects and that the policy should take into account all of the relevant standards.
- 8.10** I understand that building height and coverage were singled out as two particularly important components of buildings that can affect landscape character and visual amenity, and if not managed carefully could give rise to adverse direct or cumulative effects. Broadening the policy however as suggested by Mr Brown sharpens the policy so that other aspects such as the separation of buildings from boundaries can

also be considered, including recommended standards for density in the Lifestyle Precinct (S42A Rule 24.5.XB). I recommend that Policy 24.2.5.4 is amended as follows. These changes are included in the recommended revised Chapter 24, attached at **Appendix A**.

24.2.5.4 Implement minimum and average lot size standards in conjunction with ~~building coverage and height~~ development standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.

8.11 At paragraphs 5.1 to 5.3 of his evidence Mr Brown also discusses the benefits he has identified with S42A Rule 24.5.XB.1 being a restricted discretionary activity. For the reasons set out above I maintain that a discretionary activity status is appropriate. I do not disagree with Mr Brown that the desire to encourage good quality rural living development should not be overly encumbered by standards. However, I consider that persons who have devised well considered and sympathetic designs should not be dissuaded by the discretionary activity status, while accepting that one contributing element is that these discretionary activity status applications could be notified. I also note that the 0ha allotment size and discretionary activity status regime is preferred by Mr Brown and other planners¹⁰ over the minimum lot size and restricted discretionary/non-complying regime of the Amenity Zone.

8.12 Mr Brown suggests at his paragraph 5.4 that the assessment matters as recommended to be modified in 24.7.3(e) are the same for subdivision. I agree and recommend provision 27.7.6.2 (f) is amended as follows:

Whether clustering ~~or variation lot sizes~~ of future buildings or varied allotment sizes in subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation or lifestyle patterns.

¹⁰ I.e. Mr Farrell for Wakatipu Equities Limited and Slopehill Properties Limited and Mr Fergusson for The Crown Investment Trust.

8.13 Mr Brown also notes at his paragraph 6.5 that the S42A version of assessment matter 24.7.2 (e) contains reference to 'varied allotment sizes in subdivision design'. These are not technically relevant because this assessment matter is only concerned with land use activities, albeit that the identification of a building platform, and associated accessways, curtilage or landscaping are likely to strongly influence allotment layout in any resultant subdivision. As recommended above, the amendment has been recommended to be carried over to the subdivision chapter assessment matter, but is not applicable to land use activities. I consider the assessment matter can be amended to achieve the intent of the Brustad et al (2577) submission and I recommended accepting an amendment addressing the identification of a building platform. These changes are included in the recommended revised Chapter 24, attached at **Appendix A**.

Whether clustering of buildings or varied densities of the development areas allotment sizes in subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation or lifestyle patterns.

8.14 At part 6.1(a) and 6.3 and 6.4 of his evidence Mr Brown opposes the restricted discretionary activity status of S42A Rule 24.4.XA to identify a building platform for residential purposes, where it would apply to land that is zoned Rural Residential under the ODP.

8.15 Mr Brown recommends that these situations be provided for by way of a controlled activity resource consent. I note that it is intended that the construction of residential buildings in the Zone (both Amenity Zone and Precinct), that do not have a building platform or where none are identified are a restricted discretionary activity pursuant to Rule 24.4.5. I consider that in the ODP Rural Residential Zone on sites that have been subdivided to the relevant densities under the ODP, that persons will be more likely to apply for a resource consent for a residential unit, rather than a building platform for future activity because the design of the dwelling has been undertaken.

- 8.16** I therefore do not consider it onerous to apply for a restricted discretionary activity resource consent for a building (or building platform) on these properties. While a proposal may not accord with all of the assessment matters, the shortcomings would need to be viewed in the context of the site and development history, including that it is part of a node of established development. I do not support a bespoke controlled activity status for these circumstances.
- 8.17** What is more critical is a circumstance where the Amenity Zone or Lifestyle Precinct is applied to sites that are currently zoned Rural Residential under the ODP, but not developed, or currently have the ability to be subdivided under the ODP and whether or not similar development rights should be incorporated into the Chapter 24 provisions. Mr Brown discusses this in the context of the properties located on the eastern slopes of Lakes Hayes¹¹ and at the northern end of Lake Hayes¹². Mr Ben Espie¹³ has also filed landscape evidence supporting a 4000m² density zoning at properties located in this vicinity, all of which are zoned Rural Residential under the ODP, with the expectation of one identified area along Arrowtown Lake Hayes Road which is zoned Rural General.
- 8.18** I have addressed the provisions of Chapter 24 in light of the submissions and, what is the most appropriate way to achieve the Strategic Directions of the PDP. Fundamentally however, as these matters relate to the distribution, location and intensity of rural living as they apply to specific locations they are rezonings requests and are considered in Mr Langman's evidence. Any recommendations made by Mr Langman in terms of the location and intensity of zoning would be acknowledged by me and followed through as recommendations into the recommended revised Chapter 24 text. I also consider the same applies where Mr Brown seeks specific bulk and location standards to the legacy Rural Residential Zone areas such as the component of paragraphs 6.1(c) and 6.1(d) where Mr Brown supports a reduced setback from roads in these areas.

11 Evidence of Jeffery Andrew Brown 13 June 2018 at Part 8.

12 Ibid at Part 10 in relation to three lots that have capacity for additional subdivision under the ODP.

13 Mr Benjamin Espie for A J Robins, H J M Callaghan and other (2104, 2163, 2281, 2291, 2314, 3215, 2316, 2317, 2318, 2319, 2378, 2389, 2490, 2517).

- 8.19** At his paragraph 6.1, Mr Brown requests that Rule 24.4.29, which restricts the removal, significant trimming or works within the root protection zone of vegetation to 4m, is removed because:
- (a) it is appropriate to remove older vegetation;
 - (b) specific conditions of consent are more appropriate; and
 - (c) if particular trees are worthy of protection the Council should identify and schedule them as a protected tree.
- 8.20** With regard to point (a), Assessment Matter 24.7.12 (d) considers the effects on the health and structure stability of the vegetation. I also discussed Point (b) in my discussion on Ms Leith's evidence where the purpose of the rule is defeated if the trees are not already protected by consent conditions. Mr Brown's third point is a valid alternative, but would require processes and an undertaking that is not possible to undertake and complete at this time. I also refer to the discussion above where I address this matter in Ms Leith's evidence and recommend the rule is retained.
- 8.21** At his paragraph 5.6 Mr Brown supports an amendment to Rule 27.4.2(g) relating to balance allotments. As set out above in my rebuttal to Ms Leith's evidence I support the amendment.
- 8.22** In terms of notification (Rule 24.6), Mr Brown considers that Rules 24.5.1 (Building Coverage), 24.5.3 (Height of Buildings) and Rule 24.5.5 (Setback from identified landscape features) should be exempt from being subject to notification considerations because in his view these are matter between the Council and the applicant and do not involve other parties. I disagree and consider that if the effects of these activities are likely to be more than minor then the Council should be able to consider publicly notifying an application or serving notice on affected persons. I do not recommend any modifications to Provision 24.4.6.
- 8.23** At part 6.1(b) and part 11 of Mr Brown's evidence he discusses what he considers that the 'discretionary regime' of the ODP *'has not contributed significantly to negative effects on the landscape values of*

*the Basin*¹⁴. Mr Brown does not support the 80ha minimum allotment size of the Amenity Zone and considers it should be replaced with the Stage 1 discretionary regime, as per the Rural Zone. Mr Brown considers the s32 evaluation has not sufficiently explored the option of retaining the discretionary regime, but with the benefit of using the outcomes of the Land Use Study such as the Landscape Character Units and their absorption capability ratings, a more stringent discretionary regime framework will address the impact of land needing to look 'farmed' in order to maintain landscape values.

8.24 I consider these are valid points by Mr Brown, but in the absence of seeing any specific provisions of an alternative regime for the Amenity Zone land, I consider that in the context of the Wakatipu Basin the collective zoning regime and provisions of Chapter 24 are the most appropriate. I reiterate that I discussed this matter in my S42A report throughout Issues 1 to 3 and I maintain that position.

8.25 From paragraph 11.8 of his evidence Mr Brown discusses the PDP Strategic (Chapter 3) and Landscapes and Rural Character (Chapter 6) provisions and identifies where in his view these do not accord with the Amenity Zone, on the basis that the 80ha lot size and non-complying status would act as a disincentive to people contemplating subdivision and development, and that the positive aspects associated with subdivision and development such as environmental enhancement would never be realised, and that these would not enable social and economic wellbeing.

8.26 I consider that in the context of the entire Zone, any future restrictions on land within the Amenity Zone land are necessary to maintain the landscape character and visual amenity. Proposal that do not achieve the 80ha minimum density for residential activity have the opportunity to provide that these could maintain or enhance landscape character. Overall, I consider that sufficient opportunities are provided for in the Precinct. I refer to Appendix C which illustrates the additional residential development provided by the Lifestyle Precinct Zone. Appendix B also shows the amount of building platforms consented in the Zone overall, at September 2016. I consider that the Zone overall

14 Evidence of Jeffery Andrew Brown 13 June 2018 at Part 11.4.

provides sufficient opportunities for rural living, with flexibility to contemplate a range of rural living options. I consider that the Zone achieves social and economic wellbeing for rural living and opportunities for commercial activities that rely on the rural land resource.

8.27 To put the matter more concisely, if sustainable management of the Wakatipu Basin is to be achieved in terms of rural living, then not every land owner will be able to subdivide or develop their properties to a density that may suit that landowner. Overall, I consider the Zone will achieve the Strategic Directions of the PDP and Part 2 of the Act through providing for development in locations where there is capacity and that development will be managed so that rural character and visual amenity is maintained.

9. MR JEFFERY BROWN FOR BOXER HILLS TRUST (2386)

9.1 Mr Brown's evidence and amendments sought for Boxer Hills Trust appear to be the same as for the group of submitters in the preceding section.

10. MR SCOTT FREEMAN FOR MORVEN FERRY LIMITED (2449), BARNHILL CORPORATE TRUSTEE LIMITED, D. E. & M. E. BUNN AND L. A. GREEN (2509)

10.1 The focus of Mr Freeman's evidence is on a rezoning request, and the proposed amendments to Chapter 24 would be consequential to the outcome of the rezoning. These matters are addressed for the Council in Mr Langman's rebuttal evidence which I support. Mr Freeman has correctly identified at his paragraph 94 that two of the policies of Chapter 6 (Landscape and Rural Character) that I have recommended be applicable to Chapter 24, are inconsistent between those of my S42A report¹⁵ and the recommended revised provisions.¹⁶

10.2 Mr Freeman correctly identifies that S42A recommended Policies 3.3.38 and 6.3.40 in Appendix C contain references to subdivision and

¹⁵ S42A report at 38.21.

¹⁶ Appendix C to S42A report

development within the ONL, and Rural Zone, which are not relevant in this case to the Wakatipu Basin. I have also identified that S42A recommended Policy 6.3.34 (which simply duplicates PDP Policy 6.3.4) does not need to include reference to the 'Rural Zones', because the policy is recommended to be dedicated to only Chapter 24.

10.3 I have amended **Appendix A** to reflect the amendment to Policy 6.3.34 and those identified by Mr Freeman to the wording that is in the body of my S42A report, as follows:

3.3.34 ~~Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).~~ *[Identical to PDP Policy 6.3.4]*

3.3.38 ~~Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).~~ *[Identical to PDP Policy 6.3.10 except reference to activities occurring in the ONL and RCL removed]*

6.3.40 ~~Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32).~~ *[Identical to PDP Policy 6.3.21 except reference to Rural Zone removed]*

10.4 I have also identified that some of the policies recommended to be included in Chapter 6, were incorrectly numbered with a first number of 3, instead of 6 (S42A policies 3.3.34, 3.3.35, 3.3.36, 3.3.37 and 3.38) for the Landscape Chapter. Inadvertently indicating that they were for Chapter 3 Strategic Directions. As stated at paragraphs 38.18 and 38.21 of my S42A report I do not consider any changes are necessary

to Chapter 3 Strategic Directions. I consider these are formatting errors, rather than intentionally suggesting that Chapter 3 (Strategic Directions) required additional provisions. A revised version of the provisions are set out in **Appendix A**.

11. MR CHRISTOPHER FERGUSON FOR DARBY PLANNING LP (2376), LAKE HAYES LIMITED (2377), LAKE HAYES CELLAR (2378), GLENCOE STATION LIMITED (2379) AND THE CROWN INVESTMENT TRUST (2307)

11.1 Mr Ferguson's evidence is set out by way of six identified issues. Issues 1-4 are relevant to the Chapter 24 text and are:

- (a) Issue 1 – Integration of Chapter 24 into the higher order PDP provisions;
- (b) Issue 2 – Policies of Chapter 24;
- (c) Issue 3 – Building and dwelling rules for Chapter 24; and
- (d) Issue 4 – Status of subdivision within the Wakatipu Basin Zone.

11.2 Issues 5 and 6 of Mr Ferguson's evidence relate to mapping and are addressed for the Council by Mr Langman. I address issues 1-4 as raised by Mr Ferguson as follows:

Issue 1 - Integration of Chapter 24 into the higher order PDP provisions

11.3 Mr Ferguson considers that amendments are necessary to the Decisions version of the PDP to ensure Chapter 24 is appropriately integrated. Mr Ferguson generally agrees with my approach and recommendations to provide new policies in Chapter 6 (Landscapes and Rural Character).¹⁷ At paragraph 62 of his evidence Mr Ferguson recommends three alternative policies for Chapter 3 (Strategic Direction) that in his view are more appropriate and specific to the Wakatipu Basin. The policies are as follows.

¹⁷ For instance S42A Policy 6.3.XA.

11.4 Requested new Policy 3.3.34:

Identify the characteristics and amenity values of the Wakatipu Basin through the mapping of those areas of landscape character and the formulation of associated landscape guidelines. (3.2.5, 3.2.22, 3.3.23. 3.3.24. 3.3.32)

11.5 I do not consider this policy to be necessary or the most appropriate because the Wakatipu Basin Chapter text states and achieves this through its notified framework as part of Chapter 24, in particular notified Policy 24.2.1.3 and Schedule 24.8, which contains the Landscape Character Units.

11.6 Requested new Policy 3.35:

Maintain or enhance the landscape of the Wakatipu Basin by avoiding significant adverse effects on those values which contribute to the distinctive and high value of that landscape. (3.2.5, 3.2.22, 3.3.23. 3.3.24. 3.3.32) [s7(a) and PRPS Policy 3.2.6]

11.7 Requested amendments to S42A Policy 6.3.45 (Mr Ferguson's amendments in underline):

6.3.45 *Avoid significant adverse effects on landscape and visual amenity values from subdivision, use and development that:*

- a. *is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. *forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).*

11.8 The use of the words 'avoiding significant' in requested Policy 3.35, and adding 'significant' to S42A Policy 6.3.45 are likely to have been identified by Mr Ferguson to be an opportunity to use language consistent with the Proposed Regional Policy Statement for Otago

(PRPS), decisions on submissions version 2016 Policy 3.2.6 as stated by Mr Ferguson at paragraphs 30 to 42 and 65 of his evidence. Policy 3.2.6 of the PRPS manages section 7 (c) land and is:

***Policy 3.2.6 Managing highly valued natural features,
landscapes and seascapes***

Protect or enhance highly valued natural features, landscapes and seascapes by all of the following:

- a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

11.9 Limbs (a), (b) and (e) of PRPS Policy 3.2.6 are relevant to section 7(c) matters and the Wakatipu Basin. I do not consider the new Policy 3.35 as recommended by Mr Ferguson to be more appropriate at maintaining or enhancing the landscape character and visual amenity values of the Wakatipu Basin than those I have recommended. This is because the requested policy appears to accept a range of adverse effects up to the point at which they would be significant. This could result in a proliferation of substantial adverse effects incrementally through case by case resource consent processes that would undermine the ability for the Zone to be maintained and enhanced overall. Limb (b) of PRPS Policy 3.2.6 seeks to protect or enhance by avoiding, or remedying other adverse effects.

11.10 I do not consider that viewing limb (a) of the PRPS Policy 3.2.6 in a vacuum and repeating this throughout the District Plan to be the most appropriate way for the District Plan to both have regard to, or give effect to this policy, or the overriding Objective 3.2 of the PRPS which

is 'Otago's significant and highly-valued natural resources are identified, protected or enhanced'.

11.11 I consider the replication of the PDP Strategic objectives and policies identified in my S42A report, and the new policies I have recommended for Chapter 6 to be consistent with and achieve PRPS Policy 3.2.6 as suitable and appropriate for the context of the Wakatipu Basin. I do not consider the PDP needs to mimic or repeat verbatim higher order planning documents in order for the PDP to give effect to these documents.

11.12 Requested new Policy 3.36 is:

Provide for rural living opportunities within the Wakatipu Basin through identification of the Wakatipu Basin Lifestyle Precinct located within those parts of the landscape having higher capacity to absorb change (3.2.1.8, 3.3.22, 3.3.24)

11.13 This recommended policy is very similar to Strategic Policies 3.2.22 and 3.2.33. As set out in my S42A report at section 38.17 I have identified that Chapter 24 is relevant to, and achieves these Strategic policies. I do not consider the same, or very similar policies are necessary to be replicated in the Strategic Directions Chapter. In my opinion this could distort the consistency of the Strategic Directions Chapter with other equally important Zone or District Wide Chapters of the PDP, such as the Rural Zone Chapter 21 (which manages s6(b) ONL and ONF resources) Chapter 33 Indigenous Vegetation and Biodiversity (which manages s6(c) resources) and Chapter 26 Historic Heritage (which manages s6(f) resources).

11.14 In summary I do not consider these amendments are the most appropriate and I do not support them.

Issue 2 – Policies of Chapter 24

11.15 Mr Ferguson states at paragraph 76 of his evidence that the use of the word 'protect' in the policy framework for Chapter 24 would result in 'a scattered selection of outcomes without real substance and meaning'.

I do not agree and maintain that in the context of the Wakatipu Basin, and the expectations for rural living as set out in Chapter 24 that the use of the word protect is appropriate in this context.

11.16 Mr Ferguson's recommended amendments to the Purpose section 24.1 and Policy 24.2.1.1 are therefore not supported. Mr Ferguson seeks that Policy 21.2.1.8 is also amended, and I note that I recommend this policy is deleted.

11.17 Mr Ferguson's recommend amendments to Policy 24.2.5.1 would read as:

Provide for rural residential subdivision, use and development within the Wakatipu Basin Lifestyle Precinct.

11.18 I do not consider this amendment to provide any meaningful assistance to achieve Objective 24.2.5. Objective 24.2.5 contemplates rural living within the parameters provided by the remainder of the policies and rules and other provisions (ie. Rural living at a density of 1ha across the Lifestyle Precinct). Objective 24.2.5 is as follows:

The landscape character and visual amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.

11.19 I also consider that the recommended policy when viewed on its own could create conflict with the achieving the objectives of Chapter 24. A proposal that does not achieve the specified density and is poorly designed could seek support from such a policy that appears to provide rural living without any qualification of how that activity achieves an appropriate environmental outcome. I consider the version of Policy 24.2.5.1 as set out in my S42A report is most appropriate and it is not changed in **Appendix A**.

11.20 Mr Ferguson also opposes Policy 24.2.1.9 and seeks that it is deleted because in his view the policy sets a threshold more akin to outstanding natural landscapes and questions whether this policy could be implemented provided the 1ha density sought throughout the Precinct.

11.21 Firstly, the policy applies across the entire zone. I consider the policy is appropriate, particularly because it encourages any future buildings within the Amenity Zone to be located and designed in a sympathetic manner that responds to the natural landform patterns and the topography.

11.22 The policy commences with '*Provide for activities that maintain...*' I note that the policy does not seek to avoid activities that may not achieve the policy, nor does it set an expectation that all development in both the Amenity Zone and the Precinct will need to accord with the policy. In my opinion the policy encourages subdivision, use development of land in the Wakatipu Basin to accord with the following guidance provided in the assessment matters in Part 24.7.3 of Chapter 24:

Landscape and visual amenity

- a. *Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and visual amenity qualities of the landscape character units set out in Schedule 24.8 and the criteria set out below.*
- b. *The extent to which the location and design of buildings and ancillary elements and the landscape treatment complement the existing landscape character and visual amenity values, including consideration of:*
 - *building height;*
 - *building colours and materials;*
 - *building coverage;*
 - *design, size and location of accessory buildings;*
 - *the design and location of landform modification, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting;*
 - *the retention of existing vegetation and landform patterns;*
 - *earth mounding and framework planting to integrate buildings and accessways;*

- *planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;*
- *riparian restoration planting;*
- *the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; and*
- *the integration of existing and provision for new public walkways and cycleways/bridlepaths.*

11.23 I do acknowledge that in the context of the Lifestyle Precinct, modifications to the landforms and vegetation will occur and as a result the openness and spaciousness within the Precinct will change, however that change can occur and such activities can still accord with Policy 24.2.1.9. I recommend the policy is retained.

11.24 At his paragraphs 81 to 93 Mr Ferguson discusses his opposition to Policy 24.2.5.6 and the related rules (Rule 24.4.29). Mr Ferguson notes that the findings of the Council's Rural General Zone Monitoring Report 2009 were that the Wakatipu Basin is becoming increasingly vegetated through lifestyle development, and that this vegetation had become established in the absence of rule restricting vegetation, but rather a landscape focused regime that encourages subdivision and development in areas with the greatest potential to absorb change and that this absorption is aided by considerable vegetation.

11.25 I accept Mr Ferguson's proposition that as areas are developed for rural living and people undertake plantings for reasons including amenity, shelter and privacy that areas, in particular the 'new' parts of the Lifestyle Precinct currently zoned Rural General under the ODP, that are not already developed¹⁸ will become more vegetated. The intent of Rule 24.4.29 is to manage the removal of existing exotic trees within the Lifestyle Precinct so that the attributes of an area that have been determined by the Land Use Study and Ms Gilbert's landscape based findings are not stripped of vegetation to make way for the intensity of rural living anticipated within the Lifestyle Precinct.

18 For instance the Hawthorn Triangle.

11.26 I therefore disagree with Mr Ferguson’s identified flaws in the justification for Policy 24.2.5.6 and Rule 24.4.29 at paragraph 93 of his evidence. In terms of his identified reasons, I respond to each below:

(a) There is no change in the way in which planting will continue to aid mitigation and absorption of buildings into the landscape of the Wakatipu Basin issue.

11.27 While it may not change the way planting will occur, the development rights afforded to some areas in the Lifestyle Precinct, particularly the land zoned ODP Rural General and Rural Lifestyle Zone, could result in vegetation being removed to facilitate development. Without any controls the removal of vegetation could be unsympathetic to existing amenity.

(b) There is no evidence of any threats to that vegetation

11.28 The Wakatipu Basin s32 discusses this matter at pages 25 and 26, and the Land Use Study includes a description of vegetation where it is part of the constraints or opportunities for development in the Landscape Character Worksheets.¹⁹ Issue 4 of my S42A report discusses this matter and justification for the provisions, as does Ms Gilbert’s landscape evidence in chief at section 66. I consider there is sufficient evidence justifying the protection of the vegetation. A resource does not need to have all the ‘threats’ identified to justify intervention to manage it, rather the justification for intervention is aligned to the adverse effects of there being no intervention at all. This is inherent in other natural and physical resources that are managed such as historic heritage or indigenous vegetation.

(c) There is no support in policy from any of the higher order strategic policies of the PDP or the ORPS or pORPS

11.29 The support for the provisions rest with achieving the objectives overall of Chapter 24. I do not support this statement.

(d) There is confusion as to the application of the policies and rules of Chapter 32 Protected Trees of the PDP

19 Wakatipu Basin Land Use Planning Study 2017. At 5.22

11.30 I consider this to be an overstatement by Mr Ferguson, the removal of protected trees identified on the Planning Maps and Scheduled in Chapter 32 are a discretionary activity. While the remaining rules (Tables 2 and 3) relate only to land and roads within the Arrowtown Residential Historic Management Zone.

(e) Policy 24.2.5.6 does not to address a significant of known resource management issue

11.31 The policy and rule are part of the following resource management issues evaluated in the s32²⁰; *'Appropriately managing the character and amenity values of the Wakatipu Basin and managing the capacity of the Wakatipu Basin to accommodate further development, and the appropriate nature and type of any such development'* .

11.32 Overall, I do not support Mr Ferguson's reasons for removal of Policy 24.2.5.6 and Rule 24.4.29.

11.33 Paragraphs 94 to 97 of Mr Ferguson's evidence discuss the request for a new policy that recognises established development rights and enables building subject to appropriate standards. Mr Ferguson considers that there is potential for a policy disconnect in Chapter 24 without a policy that recognises this.

11.34 Typically, I would tend to consider this issue in the context of the policies overall, and that fundamentally, my recommended amendments to Chapter 24 provide for the development of buildings as a permitted activity within existing building platforms. In this context I consider that Policies 24.2.1.2 to 24.2.1.4 would generally be sufficient.

11.35 Having been able to reconsider this matter with the benefit of Mr Ferguson's evidence, I consider that in this context such a policy would be helpful because the building platforms were created by way of alternative planning regimes²¹ (while still seeking a landscape focused outcome), and that I recommend the respective bulk, and design

²⁰ Wakatipu Basin section 32. At 42 and 43.

²¹ ODP Rural General Zone and Rural Lifestyle Zone.

standards, and the location standards remain applicable to these activities. In particular Rule 24.5.4 (setback from roads) and Rule 24.5.5 (setback from identified landscape features).

11.36 There may be situations where it is difficult for a proposal to locate buildings within a previously approved building platform to comply with the rules. I consider that the rules should still apply, so as to reasonably achieve mitigation and design (in the absence of alternative locations). I consider that it would be beneficial to provide this context and recognition to building within existing building platforms.

11.37 Mr Ferguson's recommended policy is as follows:

Recognise established residential building platforms and enable building subject to achieving appropriate standards

11.38 I generally support this policy. I also consider that to avoid any uncertainty into the future with the application of this policy that it is clear that it relates to building platforms created before the notification of Chapter 24. I also consider in this case it will be relatively easy for plan users to confirm compliance with the date into the future, because the building platforms will need to be registered on the computer freehold register of the subject site. I consider the following modifications are appropriate and recommend this policy is included in Chapter 24 as Policy 24.2.1.8, being a replacement for the notified policy that I recommend is deleted:

[24.2.1.8 Enable residential activity within building platforms created prior to 23 November 2017 subject to achieving appropriate standards.](#)

11.39 Mr Ferguson does not identify where the policy could be located within Chapter 24. I consider that this it is appropriate for this policy to sit under Objective 24.2.1 because the issue relates to the entire Zone, and it relates to rural living and the protection, maintenance and enhancement of landscape character and visual amenity. As a result, I recommend partly accepting the submission point.

Issue 3 – Wakatipu Basin Zone Rules

- 11.40** Mr Ferguson supports the ability to construct buildings within the Precinct as a permitted activity, subject to standards. I maintain that a restricted discretionary activity resource consent would be appropriate, noting that I have recommended S42A Rule 24.4.XD that permits the exterior alteration of buildings not located within a building platform, up to 30% in any ten year period.
- 11.41** Mr Ferguson also supports the building height limit at Rule 24.5.3 to be extended to 8 metres. One of the reasons for this is that buildings or the establishment of them require a restricted discretionary activity resource consent with visual effects being central to the matters of discretion and assessment matters. I consider that my recommended amendment to Rule 24.5.3 that retains a permitted limit of 6m, with restricted discretionary activity status to 8m, and buildings exceeding 8m to be a non-complying activity to be the most appropriate.
- 11.42** Mr Ferguson also opposes the 75m setback of buildings from roads within the Precinct. I maintain that this is appropriate and refer to and rely on Ms Gilbert's advice as set out in section 29.35 of my S42A.
- 11.43** Paragraphs 122 to 125 of Mr Ferguson's evidence discusses the recommended new site density rules. Mr Ferguson recommends the rule is amended so that a development right for a residential unit is provided on each site within the Precinct, and thereafter any additional residential activity would need to comply with the prescribed density standards. I agree that this rule would facilitate development to those sites within the Precinct that are currently zoned Rural Residential in the ODP, and have been created through the ODP regime that requires an allotment size of 4000m²²² in the Rural Residential Zone, or 8000m² in the Rural Residential Zone at North of Lake Hayes.²³
- 11.44** This recommended rule also better aligns with Rule 24.3.4 of the notified Chapter 24 that permitted one residential unit per site, which I

²² ODP Rule 15.2.6.3.i (a) requires a minimum lot size of 4000m² in the Rural Residential Zone.

²³ ODP Rule 2.6.2.iv requires a average allotment size not less than 8000m² for the Rural Residential Zone at the North end of Lake Hayes. Chapter 15 Subdivision, Development and Financial Contributions.

recommend is deleted as a consequence of introducing density standards into Chapter 24. I agree with the intent, but also consider that in all other instances the minimum lot size of 6000m² is retained with the option to obtain a discretionary activity resource consent where the minimum lot size of 6000m² is dispensed with. My recommended amendment to S42A Rule 24.5.XB is below and included in **Appendix A**:

| | | |
|-----------------------|---|---|
| <u>24.5.XB</u> | <p><u>Residential Density: Wakatipu Basin Rural Lifestyle Precinct</u></p> <p><u>Residential activity must not exceed more than one Residential Unit per site, and thereafter residential activity is subject to Rules 24.5.XB.1 and 24.5.XB.2.</u></p> <p><u>24.5.XB.1 Residential activity must not exceed more than one residential unit per 1 hectare minimum average, subject to Rule 24.5.XB.42.</u></p> <p><u>24.5.XB.42 Residential activity minimum net area less than 6000m².</u></p> | <p><u>NC</u></p> <p><u>NC</u></p> <p><u>D</u></p> |
|-----------------------|---|---|

11.45 For clarification, I do not recommend the same type of amendment and rule is made for the Amenity Zone. I consider that the enablement of buildings as a permitted activity within already existing building platforms, and the introduction of density standards to be appropriate.

11.46 Mr Ferguson supports recommended Rule 24.5.XC relating to standards associated with recommended permitted activities, except recommends that limb 24.5.XC.3 is amended so that it refers to 'exterior' surfaces finishes. I agree that this would assist with clarifying the intent of the rule and recommend this amendment is accepted.

Issue 4 – Subdivision within the Wakatipu Basin

11.47 Paragraphs 131 to 136 of Mr Fergusons evidence set out why he supports a controlled activity status for subdivision in the Precinct. Mr Ferguson considers that there are not any inherent differences between other zones and areas such as the Rural Lifestyle Zone and

Rural Residential Zone where he supports a controlled activity approach. For the reasons set out in section 34.11 of my S42A report and referring to the Hearings Panel's Stage 1 recommendation report²⁴ I maintain that restricted discretionary activity status is the most appropriate.

12. MR STEVEN SKELTON FOR WAKATIPU EQUITIES LIMITED (2479) AND SLOPEHILL PROPERTIES LIMITED (2584) WHERE IT RELATES TO REFERENCES SUPPORTING THE WAKATIPU REFORESTATION TRUST (2293)

12.1 Mr Skelton's landscape evidence on Submitters 2479 and 2584 is addressed by Ms Gilbert. At paragraph 31, and Appendix A of Mr Skelton's evidence are statements of support for the Wakatipu Reforestation Trust's (2293) submission. I have addressed their submission in my S42A report and specifically at Part 12. I note that some requested amendments of the marked-up Chapter 24 appended to Mr Skelton's evidence is different to that provided in the Wakatipu Reforestation Trust's submission, however no additional evidence has been provided in support of the provisions sought.

12.2 I have identified the following additional provisions sought by Mr Skelton that were not included in the WRT submission:

- (a) A new Policy 24.2.1.13 which is *'Facilitate the protection and enhancement of indigenous ecologies, especially on scarps, gullies and riparian areas.*
- (b) A new policy 24.2.4.7 which is *'Provide for incentives for subdivision and land use developments to increase indigenous vegetation cover to enhance and encourage the spatial distribution of native fauna'.*
- (c) A new assessment matter at 24.7.3(b) which is *'indigenous planting of a minimum of 25m² and a composition which is attractive to indigenous fauna'.*
- (d) Amending assessment matter 24.7.3(c) to include particular regard to protecting indigenous vegetation and riparian areas.

²⁴ Report 7 Report and Recommendations of Independent Commissioners Regarding Chapter 27 – (Subdivision and Development).4 April 2018.

- (e) A new assessment 24.7.3(j) which is *'The extent to which indigenous vegetation protection and enhancement enhances the legibility of natural processes and/or supports the spatial distribution of indigenous fauna'*.
- (f) A new assessment matter 24.7.4 (servicing, hazards, infrastructure and access) (e) which is *'The extent to which the proposal integrates the principals of Low Impact Development and the use of ecological services'*.
- (g) A new assessment matter at 24.7.5 relating to non-residential activities which is *'The enhancement and protection of indigenous vegetation with particular regard to supporting indigenous fauna'*.
- (h) At assessment matter 24.7.9 (a) (setback of building from waterbodies) adding the word 'protection' as a replacement of maintenance.

12.3 Given the lack of justification for these additional provisions, I remain of the view that the additional changes, over and above the recommendations in my S42A report, are not necessary or the most appropriate way to achieve the objectives of Chapter 24.

13. MR BEN FARRELL FOR WAKATIPU EQUITIES LIMITED (2479) AND SLOPEHILL PROPERTIES LIMITED (2584)

13.1 Mr Farrell's evidence focuses on the Amenity Zone, noting that submitters Wakatipu Equities Limited, and Slopehill Joint Venture have land located in the notified Amenity Zone, located between Speargrass Flat Road and Slopehill Road.

13.2 Mr Farrell supports the amendments sought by the submitters in their original submissions. Mr Farrell does not provide any additional recommended provisions on Chapter 24. He provides a suite of recommended amendments to Chapter 3 Strategic Directions at page 18 of his evidence. I consider that these changes would affect more land than just the matters associated with Chapter 24, and create jurisdictional and procedural issues in that these provisions of the PDP are subject to appeals and before the Environment Court. As such I refer to my discussion of Chapter 3 (Strategic Directions) and Chapter

6 (Landscape and Rural Character) provided in part 38 of my S42A report.

13.3 The key themes of Mr Farrell's evidence are that:

- (a) The Amenity Zone does not provide sufficient opportunities for rural living.
- (b) The objectives and policies in Chapter 24 do not provide sufficient opportunities for rural living.
- (c) The use of words seeking to 'protect' values are inappropriate.
- (d) The landscape assessment relied on in the s32 evaluation is inaccurate and remains at a scale that is too broad brush to justify avoidance of development.
- (e) The submitters' land should have rural living opportunities enabled to a density of 4ha. This matter is responded to by Mr Langman.

13.4 I do not agree with Mr Farrell that the Wakatipu Basin Zone does not provide sufficient opportunities for rural living. As discussed above in response to Mr Brown and Mr Ferguson's evidence, Appendices B and C illustrate the existing opportunities for rural living within the Amenity Zone, and the Lifestyle Precinct. On the basis of this I consider there to be ample opportunities for rural living opportunities in the Zone overall, and importantly that these rural living opportunities achieve Strategic Directions Objective 3.2.5.2 by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from the values of the Wakatipu Basin.

13.5 I also reiterate that I consider that the objectives and policies of Chapter 24 inherently provide for rural living opportunities. I note that Rule 24.4.3 permits residential activity, subject to standards to control the density and adverse effects of residential activity. With any residential unit that is provided for, the PDP also enables a Residential Flat of up to 150m².

- 13.6** Fundamentally, I consider that the Strategic Directions objectives establish a framework that achieves Part 2 of the RMA, while the respective Zone chapters inherently achieve the Strategic Directions Chapter through a regulatory framework. I do not consider the objectives and policies of Chapter 24 require qualification as to the benefits of rural living to the extent sought by Mr Farrell. As I have discussed in my rebuttal to Mr Ferguson's evidence there is also the potential that policies that provide unqualified support for a certain activity could create a conflict with the effects based policies that serve a regulatory function.
- 13.7** I maintain my view set out in my S42A report²⁵ that notwithstanding that the landscape being managed is an amenity landscape in terms of s7(c) of the RMA, the use of the word protect is appropriate in the context of the Wakatipu Basin. This is due to the relatively unique factors involved in managing development in the Wakatipu Basin, such as the development pressure, the Wakatipu Basin's national and international identity, its location adjacent to urban centres, Queenstown Airport and State Highway 6, and the high quality of the landscape as set out in the Land Use Study and Ms Gilbert's evidence. I consider the use of the word protect in objectives and policies is appropriate for the Wakatipu Basin.
- 13.8** Mr Farrell considers the landscape assessment is inaccurate and remains at a scale that is too broad brush to warrant avoidance of development. I note that Mr Skelton's landscape evidence is focused on Landscape Character Unit 11 as it relates to the submitters' properties, and not the Zone overall or the 25 separate landscape character units identified in the Land Use Study and in Schedule 24.8 of Chapter 24. Mr Farrell does not appear to have identified any landscape study or evidence on the Wakatipu Basin that supports his view. I do not agree with Mr Farrell's view on this matter and I consider that Chapter 24, and in particular the distribution of zones is well founded in terms achieving a strategic approach to providing opportunities for new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.

²⁵ At paragraph 18.5 to 18.12.

- 13.9** I also note that Mr Farrell suggests throughout his evidence that additional development in the Amenity Zone will be avoided.²⁶ I do not consider that this (as expressed by Mr Farrell in seemingly absolute terms) is in fact the case. I accept that the minimum lot size, coupled with a non-complying activity status represents a high-bar for proposals for rural living that cannot achieve this density requirement and that the objectives and policies seek that these minimum allotment sizes are implemented so as to protect, maintain and enhance landscape character and visual amenity values,²⁷ and further that subdivision, and development minimises modifications to the landform to maintain and enhance landscape character and visual amenity values.²⁸
- 13.10** I do not consider the policies of Chapter 24 seek to 'avoid any additional development', and that proposals that do not achieve a minimum density of 80ha, will still be subject to a range of effects based objectives and policies, none of which use the word *avoid* in relation to residential activity.
- 13.11** At paragraphs 27 and 96 of his evidence Mr Farrell states that I do not consider ecological restoration should be incentivised, and that my position on the matter is ignorant of '*the natural characteristics associated with historic vegetation cover*'. I stated in my S42A report²⁹ that I support a focus on the restoration and enhancement of indigenous biodiversity, and consider that this would assist the Council to give effect to s31(1)(iii) of the RMA to maintain indigenous biodiversity. I do not support changes that seek to shift the focus for Chapter 24 from the landscape character and visual amenity values derived from the Basin landscape, to one of providing development rights in exchange for the enhancement of another resource or value that the identified values of the Wakatipu Basin are not predominantly derived from.

26 Evidence of Ben Farrell 13 June 2018. At 12 (c) *The landscape assessment relied on in the s.32 evaluation for the suite of objectives and methods applying to the Rural Amenity Zone is inaccurate and remains at a scale that is too broad brush to warrant avoidance of development.*

27 Policies 24.2.1.1, 24.2.1.3 and 24.2.1.4.

28 Policy 24.2.1.2.

29 S42A report at part 21.7.

- 13.12** While I have recommended amendments³⁰ to encourage indigenous vegetation restoration and enhancement, I do not support peppering Chapter 24 with regulatory methods to incentivise indigenous biodiversity because the overall outcomes sought from the Zone build on protecting and maintaining the landscape character and visual amenity values that are currently present in the Wakatipu Basin.
- 13.13** At paragraph 103, Mr Farrell provides a synopsis of ‘the two ways in which rural living is provided for in the ODP’. I wish to point out that his statement at paragraph 103(b)(ii) is incorrect where he states that rural living developments can be managed on a case-by-case basis where development proposals can be approved if they demonstrate...’*Maintain or enhances amenity values (i.e. the highly valued landscape qualities identified in the landscape unit)*. This statement is not factually correct because the ODP does not provide a description of the landscape character units. Under the ODP, the assessment of each proposal is undertaken on a first principles basis, as required by Provision 5.4.2.1 (Landscape Assessment Criteria – Process), and following this first assessment, proposals determined as being within the s7(c) land are applied against either the ‘Visual Amenity Landscape’ or ‘Other Rural Landscape’ assessment matters in provisions 5.4.2.2(3) and (4) respectively.
- 13.14** As far as I am aware, the Wakatipu Basin Chapter 24 is the first time the Council has identified the Wakatipu Basin by way of individual landscape units and recognised this by way of inclusion in a statutory RMA document such as the district plan.
- 13.15** Mr Farrell also opposes the provisions relating to tree protection. Mr Farrell cites reasons including that it will create an unnecessary burden on both the Council and landowners, that vegetation has a finite life it is reasonable that it is removed, to use the existing approach of protecting vegetation through resource consents, and that a more appropriate planning approach is to identify and schedule the trees that are actually worthy of protection.

30 S42A Policy 24.2.4.8.

13.16 These matters are similar to those in other evidence and I refer to my discussion above on Ms Leith's evidence.

14. MR MATTHEW MCCALLUM-CLARK FOR SPARK NEW ZEALAND TRADING LIMITED (2195), VODAFONE NEW ZEALAND LIMITED (2478), AND CHORUS NEW ZEALAND LIMITED (2194) (COLLECTIVELY REFERRED TO AS THE TELCOS)

14.1 Mr McCallum-Clark's evidence maintains the submissions made by the Telco's that the objectives and policies would benefit from rationalisation, and that there be greater cross reference to other parts of the PDP, such as Chapter 30 (Energy and Utilities). Mr McCallum-Clark's suggestions have merit, but I maintain my position as set out in paragraphs 19.4 – 19.8 of my S42A report. In particular, due to the outcome of the decisions on submissions on the PDP, the PDP has resulted in more of a silo approach to the application of the Landscape and Rural Character Chapter 6, whereby it is only applicable to the Rural Zones, and that the policies specific to ONL/ONF and RCL land must be located in the Rural Zone. Overall, in my view the potential costs that could arise with a 'rationalisation' of the policies through less direction and assistance with achieving the objectives, is greater than the benefits to accrue from a slightly simpler policy framework.

14.2 Mr McCallum-Clark notes that the Telco's supported Objective 24.2.2 and also Policy 24.2.2.1 but are now concerned that my recommended change to specify that such non-residential activities 'rely on the rural land resource'. Mr McCallum-Clark considers that some utilities and infrastructure could be regarded as commercial activities, and draws upon PDP Strategic Direction Policy 3.3.25 to highlight where there may be a conflict as a result of my recommended amendment.

14.3 In my view this policy is not intended for infrastructure and utilities, the more suitable policy is Policy 24.2.4.6 which is:

24.2.4.6 Ensure that other utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity values, having

regard to the important function and location constraints of these activities.

14.4 I also note that Strategic Direction's Policy 3.3.25 specifies 'non-residential activity' which is much broader than Policy 24.2.2.1 which refers to 'commercial, recreational and tourism activities' Policy 24.2.2.1 is specifically targeted to commercial type activities rather than non-residential or non-farming activities in a general sense.

14.5 The PDP definition of commercial activity is:

Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes and registered homestays.

14.6 By comparison, Utility is defined in the PDP as follows:

Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including:

- a. substations, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity;*
- b. pipes and necessary incidental structures and equipment for transmitting and distributing gas;*
- c. storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;*
- d. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);*

- e. *structures, facilities, plant and equipment for the treatment of water;*
- f. *structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications;*
- g. *structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;*
- h. *structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards;*
- i. *structures, facilities, plant and equipment necessary for navigation by water or air;*
- j. *waste management facilities;*
- k. *flood protection works; and*
- l. *anything described as a network utility operation in s166 of the Resource Management act 1991.*

Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.

- 14.7** I have not experienced telecommunication activities and utilities being promoted or considered under a district plan, as a commercial activity, over a utility as defined, and in particular the entitlements that come to utility operators through Chapter 30 (Energy and Utilities).
- 14.8** I have considered Mr McCallum-Clark's revised policy which replaces 'rely on the rural land resource' with 'that have a functional need to locate in a rural area'. I prefer my recommended amendments which provide a higher onus that there is a necessity to locate within the rural area. I also note that the consideration of functional constraints in addressed in Policy 24.2.4.6.
- 14.9** Staying on Policy 24.2.4.6, Mr McCallum-Clark has also emphasised that the changes sought by the Telco's in their submission is more appropriate. To recap, the Telco's requested changes in their submissions are:

24.2.4.6 ~~Ensure that other~~ For utilities, including regionally significant infrastructure, ensure that these are located and operated to maintain landscape character and visual amenity values to the extent practicable, having regard to the important functional and locational constraints of these activities.

14.10 Mr McCallum-Clark considers these changes would better align with the following of Chapter 30 Energy and Utilities:

Objective 30.2.5 *The growth and development of the District is supported by utilities that are able to operate effectively and efficiently.*

Objective 30.2.6 *The establishment, continued operation and maintenance of utilities supports the well-being of the community.*

Policy 30.2.7.4 *Take account of economic and operational needs in assessing the location and external appearance of utilities.*

14.11 Referring to paragraph 24.17 of my S42A report, the reason why I opposed the policy was that I did not support the words ‘to the extent practicable’. I maintain this view, and consider that where phrasing such as ‘where practicable’ is used, they need to have sufficient direction so that the parameters around what is practicable, and what could potentially be a sub-optimal approach are clear.

14.12 By way of example, Policy 30.2.7.1 of the Energy and Utilities Chapter includes the words ‘practicable’ and in my view provides better guidance around the reasons as to why undertaking a certain approach for practicable reasons is likely to be appropriate, ie. Seeking that utilities avoid locating within a specified area but if this is not practicable, than minimise effects:

30.2.7.1 *Manage the adverse effects of utilities on the environment by:*

- a. *avoiding their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines and where avoidance is not practicable, avoid significant adverse effects and minimise other adverse effects on those sites, areas, landscapes or features;*
- b. *encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment;*

14.13 I consider that a ‘where practicable’ approach for utilities within Chapter 24 could be warranted, however, I do not support the use of this phrase as requested for Policy 24.2.4.6 without further qualification.

14.14 Having reconsidered the policy overall, I agree the first part which refers to ‘other utilities’ is better to be removed. I recommend the Telco’s request is accepted in part and Policy 24.2.4.6 be amended. Having evaluated the policy further in light of Mr McCallum-Clark’s evidence, I also query whether the word ‘important’ is in the correct location, because I understand the policy is emphasising the ‘importance of utilities’, but it is not necessarily their functional and locational constraints that are important in of themselves. I recommend the structure associated with the word important is relocated to be clearer that as follows, which is included in **Appendix A**:

24.2.4.6 *Ensure that ~~other~~ utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity values, having regard to their importance, and the function and location constraints of these activities.*

14.15 In making this recommendation, I am not intending to weaken the policy from the perspective of utilities, and while the Telco’s have not identified the matter of the arrangement of the word ‘important’ specifically, I consider there is scope to make this change through their

overall relief to reorder and rationalise many of the objectives and policies.

15. AMENDMENTS RECOMMENDED BY MS GILBERT AND MR LANGMAN

- 15.1** The following are recommendations made by Ms Gilbert associated with the Landscape Character Units, and a new rule relating to a setback from Trails. I note that Mr Langman has not recommended any consequential changes to Chapter 24 arising from his recommendations on the rezoning submissions.
- 15.2** At section 4 of her rebuttal evidence Ms Gilbert agrees with Mr Espie for the Middleton Family Trust (2332) that modifications to LCU 4: Tucker Beach, located within Schedule 24.8 are appropriate. I refer to and rely on Ms Gilbert's evidence on this matter and the recommended amendments are in the recommended revised version of Chapter 24, attached at **Appendix A**.
- 15.3** I also note that Ms Gilbert has recommended amending the location of the Precinct in two locations as follows:
- (a) At Hunter Road, which would result in the Precinct expanding to the north by approximately 2.28ha;
 - (b) At Speargrass Flat Road, south of the Millbrook Zone, the Precinct will expand in a westerly direction approximately 3.47, and to the north, reducing by approximately 8.18ha.
- 15.4** Plans of Ms Gilbert's recommended amendments are contained in the body of her rebuttal evidence at Figure 2 - Hunter Road (section 3), Figure 12 - Speargrass Flat Road (section 10). The overall change in area between the Amenity Zone and Precinct will be an approximate 2.43ha reduction in the size of the Precinct. I do not consider these changes to materially affect the capacity of residential activity provided for as part of the Zone overall. I also note that these amendments are to the planning maps and do not affect the text of Chapter 24.
- 15.5** At section 10 of her rebuttal evidence Ms Gilbert recommends a rule requiring a 75m setback of buildings from Trails where the Queenstown

Trail would adjoin the land that is recommended by Ms Gilbert to be zoned Precinct, located between Speargrass Flat Road (south) and the Millbrook Zone (north). A plan of the location and extent of the Trail is included in the body of Ms Gilbert's rebuttal evidence at Figure 11 (section 10). Ms Gilbert has confirmed that the part of the Trail that will be identified on the planning maps and be subject to a rule, is the area located between existing residential activity and the escarpment to the north, as indicated in Figure 1 below. The length of the Queenstown Trail that is subject to the rule is approximately 86 meters.

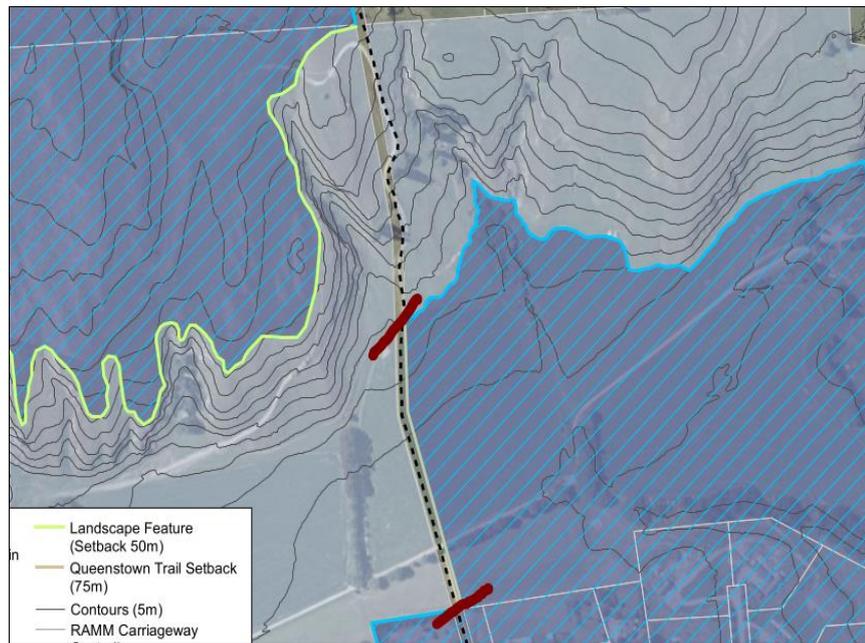


Figure 1. Excerpt of Figure 11 from Ms Gilbert's evidence, with dark red lines illustrating the part of the Queenstown Trail that is recommended to be identified on the planning maps and a rule requiring a 75m setback of buildings.

15.6 Ms Gilbert suggests that the most practicable way to include this method is to include this part of the Queenstown Trail on the Planning Map, I agree and recommend the following rule is added to the Standards in Chapter 24 as new Rule 24.5.F. This rule is in the recommended revised version of Chapter 24, attached at **Appendix A:**

| | | |
|----------------|---|-----------|
| <u>24.5.XF</u> | <p><u>Setback from the Queenstown Trail</u></p> <p><u>Any building shall be located a minimum of 75m from the boundary of any identified Queenstown Trail Setback as identified on the planning maps.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>Building location, character, scale and form.</u> • <u>External appearance including materials and colours.</u> • <u>Landscaping/planting (existing and proposed).</u> | <u>RD</u> |
|----------------|---|-----------|



Craig Barr

27 June 201

APPENDIX A

Recommended Revised Chapter 24

Key:

Provisions that are shaded **Yellow** and any submissions on those provisions are to be heard in Hearing Stream 15 (i.e. Visitor Accommodation).

S42A report dated 29 May 2018: Recommend changes to notified chapter are shown in red ~~text~~ for additions and ~~red-strike-through-text~~ for deletions.

Rebuttal dated 27 June 2018: Recommend changes to notified chapter are shown in blue underlined ~~text~~ for additions and ~~blue-strike-through-text~~ for deletions.

Any black underlined or ~~strike-through~~ text, reflects the variation text notified 23 November 2017.

24. Wakatipu Basin

24.1 Purpose

This chapter applies to the Wakatipu Basin Rural Amenity Zone (the Zone) and Wakatipu Basin Lifestyle Precinct (the Precinct) which is a sub-zone of the Zone. The purpose of the Zone is to protect, maintain and enhance the particular character and amenity of the rural landscape which distinguishes the Wakatipu Basin from other parts of the District that are zoned Rural.

Commented [CB1]: 2577 et. al

A primary focus of the Zone is on protecting, maintaining and enhancing rural landscape and amenity values while noting that productive farming is not a dominant activity in the Wakatipu Basin. To achieve the purpose of the Zone a minimum lot size of 80 hectares is required if subdividing and all buildings except small farm buildings in the Zone require resource consent as a means to ensure of ensuring that rural landscape character and visual amenity outcomes are fulfilled.

Commented [CB2]: Minor grammatical amendment cl 16(2).

In the Precinct a limited opportunity for subdivision is provided with a minimum lot size of 6000m² in conjunction with an average minimum lot size of one hectare (10,000m²). Opportunities to dispense with the minimum lot size are provided for through a discretionary activity resource consent. Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to the landscape character and visual amenity qualities of the Precinct.

Commented [CB3]: 2276, 2257 et al
Relocated to paragraph 3.

Commented [CB4]: 2314

A wide range of supportive activities that rely on and seek to locate within the rural landscape resource Wakatipu Basin are contemplated in the Zone, including rural living at low a variety of densities, recreation, commercial and tourism activities, as well as enabling f Farming and farming related activities are enabled within the Zone. There are also some established industrial type activities that are based on rural resources or support rural type activities.

Commented [CB5]: 2577 et. al

Commented [CB6]: Minor grammatical amendment cl 16(2)

Commented [CB7]: 2577 et. al

Commented [CB8]: Minor grammatical amendment cl 16(2)

Land within the District is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision and applications for resource consent for buildings.

Within the Zone, variations in landscape character support higher levels of development in identified Wakatipu Basin Lifestyle Precinct areas. The Precinct provides for rural residential living opportunities within areas where additional development can be absorbed without detracting from the landscape and visual amenity values of the Precinct and the wider landscape character and amenity values of the Zone and its surrounding landscape context.

Commented [CB9]: Minor grammatical amendment cl 16(2)

There is a diversity of topography and landscape character within the Precinct that has a variety of existing lot sizes and patterns of development. The Precinct incorporates enables a range of rural

Commented [CB10]: 2257 et. al

lifestyle living type developments, generally characterised as low-density residential development on rural land. These sites include scattered rural residential, farmlet and horticultural sites. Existing vegetation including shelter belts, hedgerows and exotic amenity plantings characterise the Precinct.

Commented [CB11]: 2257 et. al

While the Zone and Precinct do not contain Outstanding Natural Features or Landscapes, they do contain part of the District's distinctive and high amenity value landscapes and are located adjacent to or nearby Outstanding Natural Features and Landscapes. Some land within the Precinct has been identified as being of particular landscape sensitivity. A rule requiring a the setback of buildings and development from these identified landscape features as shown on the planning maps requires that an assessment is undertaken to ensure the values of these landscapes are maintained.

Commented [CB12]: Minor grammatical amendment cl16(2)

Development within the Zone or Precinct that is adjacent to or nearby Outstanding Natural Features or Landscapes is to be managed to ensure that the Outstanding Natural Features or Landscapes are protected from inappropriate subdivision, use and development. While there are not specific setback rules for development in relation to Outstanding Natural Features or Landscapes, all buildings except small farm buildings and subdivision require resource consent. Discretion is provided to manage the effects of subdivision, use and development on any adjacent or nearby Outstanding Natural Feature or Landscape, as well as managing the effects on landscape character and visual amenity values within the Zone and Precinct.

The various landscapes within the Zone are identified through Landscape Character Units (LCU) which define the landscape values, opportunities and constraints of those areas and assist with the assessment of the extent to which subdivision and development, in conjunction with the assessment matters and policies, would achieve the objectives of Chapter 24.

Commented [CB13]: 2577 et al

Building location, access, services, earthworks, landscaping, infrastructure and natural hazards are managed through the identification of suitable building platforms at the time of subdivision. These matters as well as the bulk and location, building design and finish may also be assessed at the time of obtaining resource consent for a building or building platform.

Commented [CB14]: 2272 et. al

Commented [CB15]: 2388

Pursuant to Section 86B (3) of the Act the following rules have immediate legal effect:

Commented [SG16]: This is not new text, but was red in the notified chapter.

- **Rule 24.4.21 Activities on or over the surface of waterbodies.**
- **Rule 24.5.7 Setback of buildings from waterbodies.**
- **Rule 24.5.12 Grazing of animals in or on the margin of waterbodies.**

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precinct. Objective 24.2.5 and related policies apply to the Precinct only.

24.2.1 Objective - Landscape character and visual amenity values are protected, maintained and enhanced.

Commented [CB17]: 2276

Policies

- 24.2.1.1 Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and minimum and average lot sizes within the Wakatipu Basin Lifestyle Precinct to protect landscape character and visual amenity values.
- 24.2.1.2 Ensure subdivision and developments are is designed (including accessways, services, utilities and building platforms) to minimise modification to the landform, and maintain and enhance the landscape character and visual amenity values.

Commented [CB18]: 2276

Commented [CB19]: 2276

Commented [CB20]: 2577 et. al

24.2.1.3 Ensure that subdivision and development ~~protects, maintains~~ and enhances the Wakatipu Basin landscape character and visual amenity values identified for the ~~Landscape e-Character u-Units~~ as described in Schedule 24.8.

Commented [CB21]: 2276 et al

Commented [CB22]: 2577 et. al

24.2.1.4 Maintain and enhance the landscape character and visual amenity values associated with the Zone ~~and Precinct~~ and surrounding landscape context by controlling the colour, scale, form, coverage, location (including setbacks from boundaries and from Identified Landscape Features) and height of buildings and associated infrastructure, vegetation and landscape elements.

Commented [CB23]: 2577 et. al

24.2.1.5 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of identified landscape features.

24.2.1.6 Ensure ~~the location, design and scale of~~ non-residential activities ~~avoid adverse effects on the~~ maintains and enhances landscape character and visual amenity values.

Commented [CB24]: 2577 et. al .

24.2.1.7 Control earthworks and vegetation clearance so as to minimise adverse ~~changes to the effects on~~ landscape character and visual amenity values.

Commented [CB25]: 2577 et. al . Telcos.

24.2.1.8 ~~Ensure land-use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.~~

Commented [CB26]: 2577 et. al

Enable residential activity within building platforms created prior to 23 November 2017 subject to achieving appropriate standards.

Commented [CB27]: 2376 et al

24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.

24.2.1.10 Facilitate the provision of walkway, ~~and~~ cycleway networks, and in appropriate locations bridle path networks.

Commented [CB28]: 2276

24.2.1.11 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or the night sky.

24.2.1.12 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.

24.2.2 Objective – Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.

Policies

24.2.2.1 Support commercial, recreation and tourism related activities that rely on the rural land resource and where these activities protect, maintain or enhance the landscape character and visual amenity values.

Commented [CB29]: 2577 et. al

24.2.2.2 Ensure traffic, noise and the scale and intensity of non-residential activities do not adversely impact on the landscape character and visual amenity values or affect the safe and efficient operation of the roading and trail network or access to public places.

- 24.2.2.3 Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in relation to other generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.
- 24.2.2.4 Ensure traffic generated by non-residential development does not individually or cumulatively compromise ~~road safety or efficiency~~ the safety and efficiency of the road transport network.
- 24.2.2.5 Ensure non-farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.
- 24.2.2.6 Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity, having regard to the differing densities of the Zone and Precinct.

Commented [CB30]: 2358

24.2.3 Objective – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.

Policies

- 24.2.3.1 Ensure informal airports are not compromised by the establishment of incompatible activities.
- 24.2.3.2 Ensure reverse sensitivity effects on residential lifestyle and non-residential activities are avoided or mitigated.
- 24.2.3.3 Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.

24.2.4 Objective - Subdivision and ~~land use~~ development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Commented [CB31]: 2577 et. al

Policies

- 24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.
- 24.2.4.2 Provide for improved public access to and the maintenance and enhancement of the margins of waterbodies including Mill Creek and Lake Hayes.
- 24.2.4.3 Provide adequate firefighting water and ~~fire service~~ emergency vehicle access to ensure an efficient and effective emergency response.
- 24.2.4.4 Ensure development does not generate servicing and infrastructure costs that fall on the wider community including infrastructure providers.
- 24.2.4.5 Ensure development infrastructure is self-sufficient and does not exceed capacities for infrastructure servicing.
- 24.2.4.6 Ensure that ~~other~~ utilities including regionally significant infrastructure are located and operated to maintain landscape character and visual amenity

Commented [CB32]: 2660

Commented [CB33]: 2538

values, having regard to their importance, and the function and location constraints of these activities.

Commented [CB34]: 2478, 2195, 2194.

24.2.4.7 Encourage the removal of trees with wilding potential as part of development proposals, and where necessary, provide non-wilding species as replacements to maintain landscape character and amenity values.

Commented [CB35]: 2190 et al.

24.2.4.8 Encourage the planting, retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, and particularly where productive values are low, or in riparian areas or gullies.

Commented [CB36]: 2293

24.2.5 Objective - The landscape character and visual amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.

Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Precinct only.

Policies

24.2.5.1 Provide for rural residential subdivision, use and development only where it protects, maintains or enhances the landscape character and visual amenity values as described within the Landscape e-Character u-Unit as defined in Schedule 24.8.

Commented [CB37]: 2577 et. al

24.2.5.2 Promote design-led and innovative patterns of subdivision and development that maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

24.2.5.4 Implement minimum and average lot size standards in conjunction with building coverage and height development standards so that the landscape character and visual amenity qualities of the Precinct are not compromised by cumulative adverse effects of development.

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24.2.5.5 Maintain and enhance a distinct and visible edge between the Precinct and the Zone.

24.2.5.6 Retain vegetation where it does not present a high risk of wilding spread and/or where this vegetation contributes to landscape character and visual amenity values of the Precinct and is integral to the maintenance of the established character of the Precinct.

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24.3 Other Provisions and Rules

24.3.1 District Wide

Attention is drawn to the following District Wide chapters.

| | | |
|---------------------|------------------|-----------------------|
| 1 Introduction | 2 Definitions | 3 Strategic Direction |
| 4 Urban Development | 5 Tangata Whenua | 6 Landscapes |

| | | |
|-------------------------|---|---|
| 25 Earthworks | 26 Historic Heritage | 27 Subdivision |
| 28 Natural Hazards | 29 Transport | 30 Energy and Utilities |
| 31 Signs | 32 Protected Trees | 33 Indigenous Vegetation and Biodiversity |
| 34 Wilding Exotic Trees | 35 Temporary Activities and Relocated Buildings | 36 Noise |
| 37 Designations | Planning Maps | |

24.3.2 Advice Notes

- 24.3.2.1 A permitted activity must comply with all of the rules and any relevant district wide rules.
- 24.3.2.2 The surface of lakes and rivers are zoned Rural, unless otherwise identified on the Planning Maps as zoned Wakatipu Basin Rural Amenity Zone.
- 24.3.2.3 Guiding Principle: Previous Approvals
- Requirements relating to building platforms and conditions of consents, including landscaping or other visual mitigation, that are registered on a site's computer freehold register as part of a resource consent approval by the Council are considered by the Council to remain relevant and will remain binding unless altered or cancelled.
 - Applicants may apply to alter or cancel any conditions of an existing resource consent as a component of an application for resource consent for development. Whether it may be appropriate for the Council to maintain, or to alter or cancel these conditions shall be assessed against the extent to which a proposal accords with the objectives and provisions of the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.
- 24.3.2.4 These abbreviations for the class of activity status are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

| | | | |
|----|---------------|----|--------------------------|
| P | Permitted | RD | Restricted Discretionary |
| D | Discretionary | NC | Non-Complying |
| PR | Prohibited | | |

- 24.3.2.5 Clarifications of the meaning of root protection zone, minor trimming of a hedgerow, minor trimming and significant trimming are provided in [Chapter 2 Definitions Part 32.3.2 of the Protected Trees Chapter 32](#).

Commented [CB40]: Minor amendment for cross referencing cl 16(2)

24.3.3 General Rules

- 24.3.3.1 The Wakatipu Basin Lifestyle Precinct is a sub-zone of the Wakatipu Basin Rural Amenity Zone and all rules in Table 24.1 apply to the Precinct. Where specific rules and standards are identified for the Precinct in Tables 24.2 and 24.3, these shall prevail over the Zone rules in Table 24.1.

24.3.3.2 All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 24.1 to 24.3.

24.4 Rules – Activities

| | Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone | Activity Status |
|-------------------|---|-----------------|
| 24.4.1 | Any activity not listed in Tables 24.1 to 24.2, and standards listed in Table 24.3. | NC |
| 24.4.2 | Farming. | P |
| | Buildings and residential activities | |
| 24.4.3 | The use of land or buildings for residential activity except as provided for in Table 24.1, or Table 24.2 or Table 3. | P |
| 24.3.4 | One residential unit per site | P |
| <u>24.4.XA</u> | <p><u>The identification of a building platform not less than 70m² and not greater than 1000m² for the purposes of a residential unit, subject to the Standards in Table 24.3.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> (a) <u>Location of building platforms and accessways;</u> (b) <u>External Appearance Scale and form of future buildings;</u> (c) <u>Materials and colours of future buildings;</u> (d) <u>Earthworks including any future earthworks associated with accessways and the location of future buildings;</u> (e) <u>Location, scale and extent of landform modification, and retaining structures;</u> (f) <u>Location and scale of Infrastructure (e.g. water tanks);</u> (g) <u>External lighting;</u> (h) <u>Landscaping and planting (existing and proposed) and maintenance;</u> (i) <u>Property access and roading;</u> (j) <u>Natural and other hazards;</u> (k) <u>Firefighting water supply and access;</u> (l) <u>Water supply;</u> (m) <u>Network utility services, energy supply and telecommunications;</u> (n) <u>Ecological and natural landscape features;</u> (o) <u>Historic Heritage features;</u> (p) <u>Easements;</u> (q) <u>Vegetation removal and proposed plantings;</u> (r) <u>Fencing and gates;</u> (s) <u>Wastewater and stormwater management;</u> | <u>RD</u> |

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Commented [CB44]: 2577, 2410, 2310.

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| | Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone | Activity Status |
|----------------|--|-----------------|
| | (t) <u>Public access easements including connectivity of existing and proposed pedestrian networks, bridle paths, and cycle networks.</u> | |
| 24.4.XB | <u>The construction and exterior alteration of buildings located within a building platform approved by resource consent and registered on the applicable computer freehold register, subject to compliance with the standards in Table 24.3.</u> <u>Except Standard 24.5.XA does not apply.</u> | P |
| 24.4.XC | <u>The exterior alteration of any lawfully established building where there is not an approved building platform on the site, subject to compliance with the standards in Table 24.3.</u> <u>Excludes farm buildings as provided for in Rule 24.4.8</u> | P |
| 24.4.5 | The construction and <u>exterior</u> alteration of buildings <u>not provided for in Rules 24.4.XA and 24.4.XB, subject to compliance with the standards in Table 24.3.</u> including exterior alteration to existing buildings including buildings located within an existing approved/registered building platform area. Discretion is restricted to: <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure, <u>Firefighting and access</u> (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. Excludes farm buildings as provided for in Rule 24.4.8 | RD |
| 24.4.6 | Residential Flat not exceeding 150m ² gross floor area and attached to the Residential Unit. <u>Except this rule shall not apply where the buildings are located within a building platform.</u> | P |
| 24.4.7 | Residential Flat not exceeding 150m ² gross floor area that is not attached to the Residential Unit. Discretion is restricted to: <ul style="list-style-type: none"> • Building location scale and form. • External appearance including materials and colours. | RD |

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Commented [CB47]: 2577

Commented [CB48]: Consequential amendment in relation to S42A Rules 24.4.XA-C and Standards 24.5.XA-B.

Commented [CB49]: 2577, 2410, 2310.

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Commented [CB51]: 2577, 2410, 2310.

| | Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone | Activity Status |
|-------------------|---|-----------------|
| | <ul style="list-style-type: none"> • Accessways. • Servicing and site works including earthworks. • Retaining structures. • Infrastructure (e.g. water tanks). • Fencing and gates. • External lighting. • Landform modification, landscaping and planting (existing and proposed). • Natural hazards. <p><u>Except this rule shall not apply where the buildings are located within a building platform.</u></p> | |
| 24.4.8 | Farm Buildings. | P |
| 24.4.9 | The construction of any buildings including the physical activity associated with buildings such as roading, access, lighting, landscaping and earthworks not specifically provided for by any other rule in Table 24.1 or Table 24.2. | D |
| | Non-residential activities | |
| 24.4.10 | Roadside stall buildings. | P |
| 24.4.11 | Home occupation. | P |
| 24.4.12 | Informal airports. | P |
| 24.4.13 | Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site. | P |
| 24.4.14 | <p>Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site where the access is onto a State Highway.</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>Access, safety and transportation effects.</u> • <u>on-site parking.</u> | RD |
| 24.4.15 | Commercial recreational activities that are undertaken on land, outdoors and involve not more than 12 persons in any one group. | P |
| 24.4.16 | Commercial recreational activities that are undertaken on land, outdoors and involve more than 12 persons in any one group. | D |
| 24.4.17 | Cafes and restaurants. | D |
| 24.4.18 | Residential visitor accommodation and homestays. | P |
| 24.4.19 | Visitor accommodation. | D |
| 24.4.20 | Community activities. | D |
| 24.4.21 | Activities on or over the surface of waterbodies. | D |

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| | Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone | Activity Status |
|----------------|--|------------------------|
| 24.4.22 | Industrial activities directly associated with wineries and underground cellars within a vineyard. Discretion is restricted to: <ul style="list-style-type: none"> Noise. Access and parking. Traffic generation. Odour. Hours of operation. Waste treatment and disposal. | RD |
| 24.4.23 | Any commercial or Industrial activity not otherwise provided for in Table 24.1 including those associated with farming. | NC |
| 24.4.24 | Panelbeating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted Home Occupation. | NC |

| | Table 24.2: Activities in the Wakatipu Basin Lifestyle Precinct | Activity Status |
|----------------|---|------------------------|
| 24.4.25 | Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit but is not separated from the principal Residential Unit by more than 6 metres. <u>Except this rule shall not apply where buildings are located within a building platform.</u> | D |
| 24.4.26 | Residential Flat not exceeding 150m ² gross floor area that is not attached to the principal Residential Unit and is separated from the principal Residential Unit by more than 6 metres. <u>Except this rule shall not apply where buildings are located within a building platform.</u> | NC |
| | Non-residential activities | |
| 24.4.27 | Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted home occupation. | PR |
| 24.4.28 | Informal airports. | D |
| 24.4.29 | Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres. | RD |

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| | | |
|--|---|--|
| | Discretion is restricted to: <ul style="list-style-type: none">• The extent of clearance.• Trimming and works within the root protection zone. | |
|--|---|--|

24.5 Rules - Standards

The following standards apply to all activities.

| | Table 24.3 - Standards | Non-compliance status | |
|----------------|--|--|--|
| 24.5.XA | <p>Residential Density: Wakatipu Basin Rural Amenity Zone</p> <p>Residential activity must not exceed more than one residential unit per 80 hectares.</p> | NC | Commented [CB57]: 2338, 2577, 2410, 2314 |
| 24.5.XB | <p>Residential Density: Wakatipu Basin Rural Lifestyle Precinct</p> <p>Residential activity must not exceed more than one Residential Unit per site, and thereafter residential activity is subject to Rules 24.5.XB.1 and 24.5.XB.2.</p> <p>24.5.XB.1 Residential activity must not exceed more than one residential unit per 1 hectare minimum average, subject to Rule 24.5.XB.12.</p> <p>24.5.XB.1.2 Residential activity minimum net area less than 6000m².</p> | NC NC D | Commented [CB58]: 2376 Commented [CB59]: 2388, 2577, 2410, 2314 |
| 24.5.XC | <p>Buildings</p> <p>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following:</p> <p>24.5.XC.1 All exterior surfaces* must be coloured in the range of browns, greens or greys, including;</p> <p>24.5.XC.2 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>24.5.XC.3 All other exterior surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p> | RD | Commented [CB61]: 2338, 2577, 2410, 2314 Commented [CB60]: 2376 |

| | Table 24.3 - Standards | Non-compliance status |
|----------------|---|-----------------------|
| | <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>external appearance;</u> • <u>visual prominence from both public places and private locations;</u> • <u>landscape character;</u> • <u>visual amenity.</u> | |
| 24.5.XD | <p><u>Alterations to buildings not located within a building platform</u></p> <p><u>Alterations to an existing building not located within a building platform must not exceed the ground floor area by more than 30% in any ten year period.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>Building location scale and form.</u> • <u>External appearance including materials and colours.</u> • <u>Accessways.</u> • <u>Servicing and site works including earthworks.</u> • <u>Retaining structures.</u> • <u>Infrastructure (e.g. water tanks).</u> • <u>Fencing and gates.</u> • <u>External lighting.</u> • <u>Landform modification, landscaping and planting (existing and proposed).</u> • <u>Natural hazards.</u> | RD |
| 24.5.1 | <p>Building coverage</p> <p>The maximum building coverage for all any buildings shall be 15% of lot area, or 500m² gross ground floor area whichever is the lesser.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). | RD |
| 24.5.2 | <p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be 10m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). | RD |
| 24.5.3 | Height of buildings | |

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| | Table 24.3 - Standards | Non-compliance status |
|-------------------------|---|---|
| | <p>24.5.3.1 The maximum height of any building shall be 6m except where specified in Rule 24.5.3.2.</p> <p>24.5.3.2 The maximum height of any building shall be 8m.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form including the pitch of roofs. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). <p>NC</p> |
| 24.5.4 | <p>Setback from roads</p> <p>The minimum setback of any building from road boundaries shall be 20m in the Zone and 75m in the Precinct.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). | RD |
| 24.5.XF | <p>Setback from the Queenstown Trail</p> <p>Any building shall be located a minimum of 75m from the boundary of any identified Queenstown Trail Setback as identified on the planning maps.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landscaping/planting (existing and proposed). | RD |
| 24.5.5 | <p>Setback from identified landscape features</p> <p>Any building or accessway shall be located a minimum of 50m from the boundary of any identified landscape feature as identified on the planning maps.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). | RD |
| 24.5.6 | <p>Setback from boundaries of non-residential buildings housing animals</p> | RD |

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| | Table 24.3 - Standards | Non-compliance status |
|---------------|---|------------------------------|
| | <p>The minimum setback from boundaries for any building housing animals shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Effects on open space, rural living character and amenity. • Effects on privacy, views and outlook from neighbouring properties and public places. • Reverse sensitivity effects on adjacent properties including odour and noise. • Landform modification/planting (existing and proposed). | |
| 24.5.7 | <p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Indigenous Biodiversity values. • Natural Hazards. • Visual and recreational amenity values. • Landscape and natural character. • Open space. | RD |
| 24.5.8 | <p>Farm buildings</p> <p>a. The maximum gross floor area shall be 50m².</p> <p>b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys (except soffits).</p> <p>c. Pre-painted steel and all roofs shall have a reflectance value not greater than 20%.</p> <p>d. All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Landform modification/planting (existing and proposed). | RD |
| 24.5.9 | <p>Home occupations</p> <p>a. The maximum net floor area of home occupation activities shall be 150m².</p> <p>b. No goods materials or equipment shall be stored outside a building.</p> <p>c. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • The nature, scale and intensity of the activity. | RD |

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| | Table 24.3 - Standards | Non-compliance status |
|--------------------|--|------------------------------|
| | <ul style="list-style-type: none"> • Visual amenity from neighbouring properties and public places. • Noise, odour and dust. • Access, safety and transportation. | |
| 24.5.10 | <p>Roadside stall buildings</p> <p>a. The maximum ground floor area shall be 5m².</p> <p>b. Buildings shall not be higher than 2.0m from ground level.</p> <p>c. The minimum sight distance from the stall or stall access shall be 250m.</p> <p>d. The minimum distance of the stall or stall access from an intersection shall be 100m; and, the stall shall not be located on the legal road reserve.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access and safety. • Parking. | RD |
| 24.5.11 | <p>The maximum gross floor area of buildings shall be 25m² for retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Access safety and transportation effects. • Parking, access and safety. | RD |
| 24.5.12 | <p>Grazing of animals in or on the margins of waterbodies</p> <p>Stock shall be prohibited from standing in the bed of, or on the margin of a waterbody where this causes pugging or damage to the margin of the waterbody.</p> <p>For the purposes of this rule:</p> <ul style="list-style-type: none"> • Margin means land within 3.0 metres from the edge of the bed. • Waterbody and bed have the same meaning as in the RMA, and also includes any drain or water race that goes to a lake or river. | PR |
| 24.5.13 | <p>Glare</p> <p>a. All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> | RD |

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| | Table 24.3 - Standards | Non-compliance status |
|----------------|--|------------------------------|
| | <p>c. There shall be no upward light spill.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> • Lighting location and number of lights. • Proximity to roads, public places and neighbours. • Height and direction of lights. • Lux levels. | |
| 24.5.14 | <p>Informal airports</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p>a. Informal airports shall not exceed a frequency of use of 2 flights per day;</p> <p>b. Informal airports shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential dwelling not located on the same site;</p> <p>c. Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.</p> <p>Advice note: For the purpose of this Rule a flight includes two aircraft movements i.e. an arrival and a departure.</p> | D |
| 24.5.15 | <p>Residential visitor accommodation</p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> | D |
| 24.5.16 | <p>Homestay</p> <p>a. May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p>b. Shall not exceed 5 paying guests per night.</p> | D |
| 24.5.XE | <p>Fire Fighting water and access</p> <p><u>24.5.XE.1 Except as provided for in Rules 24.5.XE.2 and 24.5.XE.3, new buildings where there is no reticulated water supply or it is not sufficient for fire-fighting water supply must provide the following provision for firefighting:</u></p> <p>a. <u>A water supply of 20,000 litres and any necessary couplings.</u></p> <p>b. <u>A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</u></p> | <u>RD</u> |

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| | Table 24.3 - Standards | Non-compliance status |
|--|---|-----------------------|
| | <p>c. <u>Firefighting water connection point within 6m of the hardstand, and 90m of the building.</u></p> <p>d. <u>Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</u> • <u>the accessibility of the firefighting water connection point for fire service vehicles;</u> • <u>whether and the extent to which the building is assessed as a low fire risk.</u> <p><u>24.5.XE.2: Rule 24.5.17.1 only applies to residential activity and excludes non-habitable accessory buildings.</u></p> <p><u>24.5.XE.3: Rule 24.5.17.1 does not apply to buildings previously authorised by Rules 24.4.XA and 24.4.5.</u></p> | |

24.6 Non-notification of applications

Any application for resource consent for restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- (a) Rule 24.5.1 Building coverage.
- (b) Rule 24.5.2 Setback from internal boundaries.
- (c) Rule 24.5.3 Height of buildings.
- (d) Rule 24.5.4 Setback from roads.
- (e) Rule 24.5.5 Setback from identified landscape features.
- ~~(f) Rule 24.4.14 Retail Sales of farm and garden produce where the access is onto a State Highway.~~

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24.7 Assessment Matters - Restricted Discretionary Activities

24.7.1 In considering whether or not to grant consent ~~and/or~~ impose conditions on a resource consent, regard shall be had to the assessment matters set out at 24.7.3 to 24.7.13.

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24.7.2 All proposals for restricted discretionary activities will also be assessed as to whether they are consistent with the relevant objectives and policies for the Zone or Precinct as well as those in Chapters 3-Strategic Direction; Chapter 4 - Urban Development, Chapter 6 - Landscapes and Chapter 28 - Natural Hazards.

| Assessment Matters | |
|--------------------|---|
| 24.7.3 | <p>New buildings (and alterations of existing buildings), identification of building platform, residential flat, building coverage and building height infringements:</p> <p>Landscape and visual amenity</p> <p>a. Whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and visual amenity qualities of the landscape character units set out in Schedule 24.8 and the criteria set out below.</p> <p>b. The extent to which the location and design of buildings and ancillary elements and the landscape treatment complement the existing landscape character and visual amenity values, including consideration of:</p> <ul style="list-style-type: none"> • building height; • building colours and materials; • building coverage; • design, size and location of accessory buildings; • the design and location of landform modification, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed planting; • the retention of existing vegetation and landform patterns; • earth mounding and framework planting to integrate buildings and accessways; • planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8; • riparian restoration planting; • the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement; and • the integration of existing and provision for new public walkways and cycleways/bridlepaths. <p>c. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that delivers optimal maintains and enhances landscape character and visual amenity outcomes.</p> <p>d. The extent to which the development maintains visual amenity from in the landscape and from public places and neighbouring properties.</p> <p>e. Whether clustering of buildings or varied densities of the development areas allotment sizes in subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation or lifestyle patterns.</p> <p>f. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.</p> <p>g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of</p> |

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| | <p>adjacent or nearby ONLs and ONFs. This includes consideration of the appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.</p> <p>h. The extent to which development adversely affects other identified landscape features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.</p> <p>i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and or consent notices.</p> <p>j. The merit of the removal of identified wilding exotic trees in all instances except where this would have significant landscape or visual amenity adverse effects, and their replacement with non-wilding species.</p> <p>k. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through open space covenants.</p> |
| 24.7.4 | <p>Servicing, hazards, infrastructure and access</p> <p>a. The extent to which the proposal provides for adequate on-site wastewater disposal and water supply. The provision of shared infrastructure servicing to more than one property is preferred in order to minimise environmental effects.</p> <p>b. The extent to which the proposed access utilises an existing access or provides for a common access in order to reduce visual and environmental effects, including traffic safety, minimising earthworks and vegetation removal.</p> <p>c. Whether adequate provision is made for firefighting activities and provision for emergency vehicles.</p> <p>d. The extent to which the objectives and policies set out in Chapter 28, Natural Hazards, are achieved.</p> |
| 24.7.5 | <p>Non-residential activities</p> <p>Whether the proposal achieves:</p> <p>a. An appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit.</p> <p>b. Adequate visual amenity for neighbouring properties and from public places.</p> <p>c. Minimisation of any noise, odour and dust.</p> <p>d. Acceptable access and safety Access that maintains the safety and efficiency of the transport network.</p> |
| 24.7.6 | <p>Boundary, <u>Queenstown Trail</u> and road setbacks</p> <p>Whether the proposal achieves:</p> <p>a. The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape unit.</p> <p>b. The maintenance of views to the surrounding mountain context.</p> <p>c. Adequate privacy, outlook and amenity for adjoining properties.</p> |

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| 24.7.87 | <p>Setback from boundaries of non-residential buildings housing animals</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> The maintenance of landscape character and visual amenity including reference to the identified elements set out in Schedule 24.8 for the relevant landscape character unit. Minimisation of adverse odour, dust and/or noise effects on any neighbouring properties. |
| 24.7.98 | <p>Setback of buildings from waterbodies</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> The maintenance or enhancement of indigenous biodiversity values. The maintenance or enhancement of landscape character and visual amenity values including reference to the identified elements set out in Schedule 24.8 for the landscape character unit that the proposal falls into. The maintenance or enhancement of open space. Mitigation to manage any adverse effects of the location of the building including consideration of whether the waterbody is subject to flooding or natural hazards. |
| 24.7.109 | <p>Roadside stalls</p> <p>Whether the proposal achieves:</p> <ol style="list-style-type: none"> An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values. Preservation of visual amenity for neighbouring properties and from public places. Minimisation of any noise, odour and dust. Adequate parking, access safety and avoids adverse transportation effects. |
| 24.7.140 | <p>Retail sales</p> <p>Whether the proposal ensures:</p> <ol style="list-style-type: none"> An appropriate scale and intensity of the activity in the context of the surrounding landscape character and visual amenity values. Preservation of visual amenity for neighbouring properties and from public places. Minimisation of any noise, odour and dust. Adequate parking, access safety and avoids adverse transportation effects. |
| 24.7.121 | <p>Glare</p> <ol style="list-style-type: none"> The effects on adjacent roads and neighbouring sites. The extent of likely visual dominance from light fixtures, poles and lux levels. The nature and extent of any effects on character and amenity, including the night sky. |

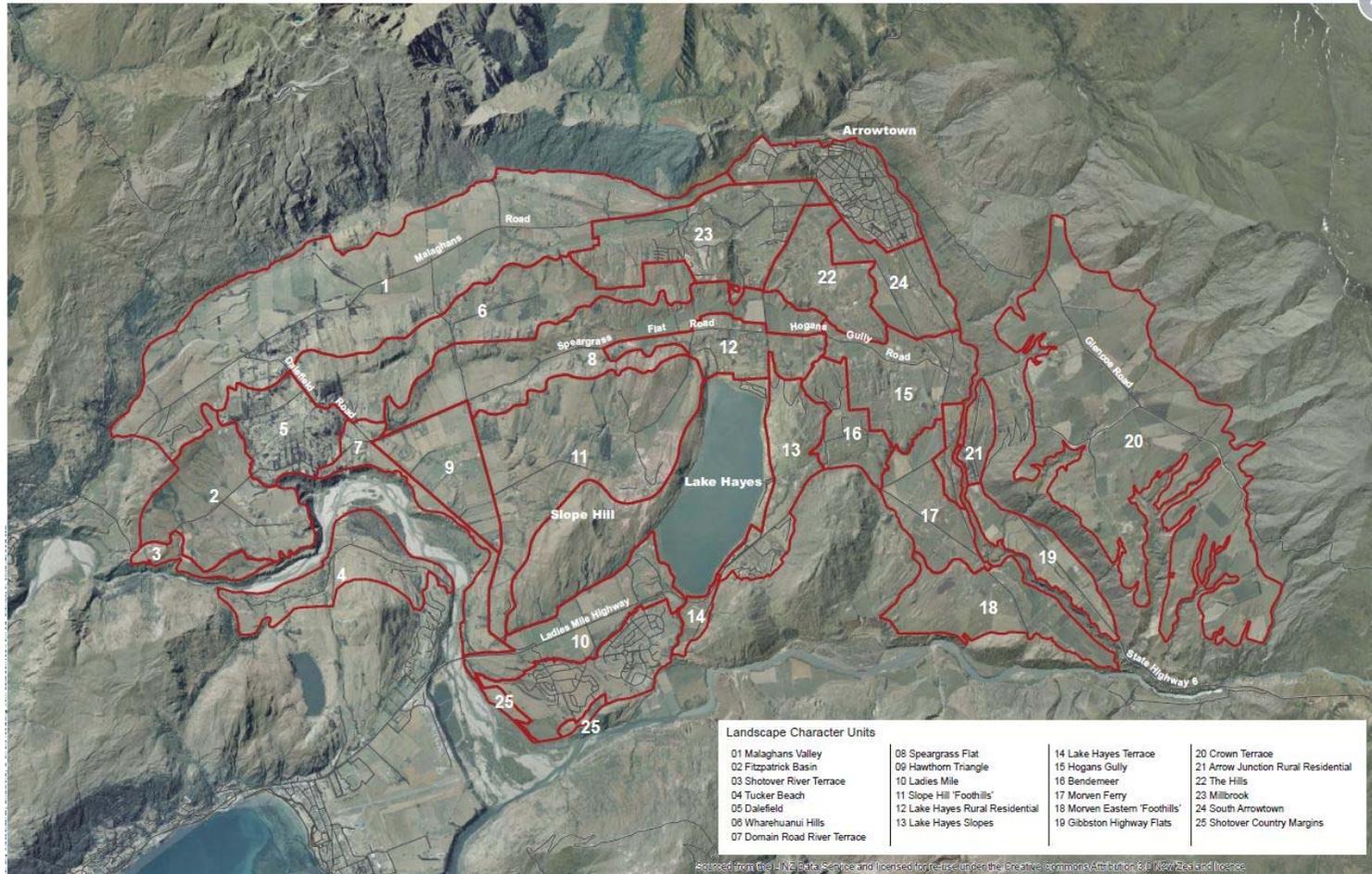
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| | <ul style="list-style-type: none"> d. The nature and extent of any effects on privacy, views and outlook from neighbouring properties. e. Whether there will be any reverse sensitivity effects on adjacent properties. |
| 24.7.132 | <p>Clearance, works within the root protection zone or significant trimming of exotic vegetation over 4m in height</p> <ul style="list-style-type: none"> a. The degree to which the vegetation contributes to the landscape character and visual amenity values, and the extent to which the clearance or significant trimming would reduce those values. b. The potential for buildings and development to become more visually prominent. c. The merits of any proposed mitigation or replacement plantings. d. The effects on the health and structural stability of the vegetation. e. <u>The merit of the removal of identified wilding exotic trees in all instances except where this would have significant landscape or visual amenity adverse effects and their replacement with non-wilding species.</u> |

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24.8 Schedule 24.8 Landscape Character Units

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Acronyms used in Schedule 24.8

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| ONF | Outstanding Natural Feature | ONL WB | Outstanding Natural Landscape Wakatipu Basin |
| ONL | Outstanding Natural Landscape | SHA | Special Housing Area |
| LCU | Landscape Character Unit | Ha | Hectare (10,000m ²) |
| PDP | Proposed District Plan | DoC | Department of Conservation |
| SH | State Highway | QLDC | Queenstown Lakes District Council |

1: Malaghans Valley

| Landscape Character Unit | 1: Malaghans Valley |
|----------------------------------|--|
| Landform patterns | Relatively open and gently-rolling valley framed by mountain range (Coronet Peak) to the north (outside the LCU), and steeply sloping hillslopes and escarpment faces that define the northern edges of the Fitzpatrick Basin, Dalefield and the Wharehuanui Hills, to the south (within the LCU). |
| Vegetation patterns | Scattered exotic shelterbelts and shade trees in places. Exotic amenity plantings around dwellings and farm buildings. Patches of scrub and remnant riparian vegetation in gullies. Exotic pasture grasses dominant. |
| Hydrology | Complex network of streams and overland flow paths draining from the mountain range to the north and the hillslopes to the south. Farm ponds in places. |
| Proximity to ONL/ONF | Adjoins Coronet Peak ONL (WB) to the north and the roche moutonnée ONF (part of Millbrook: LCU 11). |
| Character Unit boundaries | North: ONL which corresponds to the toe of the mountain range / study area boundary. East: Millbrook Special Zone, Meadow Park West Special Zone. South: Ridgeline crest of hillslopes and escarpments to the south. West: Study area boundary/ONL boundary. |

| Landscape Character Unit | 1: Malaghans Valley |
|---------------------------------|---|
| Land use | Predominantly in pastoral land use with pockets of rural residential evident. |
| Settlement patterns | Rural residential development tends to be scattered along the elevated hillslopes that enjoy a northern aspect and frame the south side of the unit, and around the Malaghans Road – Dalefield Road intersection. Relatively limited number of consented platforms (given size of LCU) throughout the southern hillslopes and also throughout the valley flats on the north side of the road at the eastern end of the unit (20). Typical lots size: <ul style="list-style-type: none"> • Predominantly 100-500ha. • Some smaller lots at either end of the unit, generally between 10-50ha in size. • Pockets of smaller lots (<4ha and 4-10ha) around the Dalefield Road, Coronet View and the Lower Shotover Road intersections. |
| Proximity to key route | Malaghans Road comprises an important scenic route between Queenstown and Arrowtown. |
| Heritage features | Three heritage buildings/features identified in PDP. |
| Recreation features | No walkways, cycleways etc. through the area. Walkways and scenic roads throughout mountainsides immediately to the north (Coronet Peak Road, etc.). |
| Infrastructure features | No reticulated sewer or water. Limited stormwater reticulation. |
| Visibility/prominence | The relatively open character of the unit makes it highly visible in views from Malaghans Road, Coronet Peak Road and the walkways to the north. |
| Views | Key views relate to: <ul style="list-style-type: none"> • the dramatic open vistas from Malaghans Road (scenic route) of the mountain range to the north; • views out over the unit from the scenic roads and walkways to the north; and, • the attractive, more rural and open vistas across the pastoral valley to the escarpments and hillslopes to the south. |
| Enclosure/openness | Generally, the landscape unit exhibits a relatively high degree of openness with the landform features on either side providing a strong sense of containment to the valley. In places, plantings provide a localised sense of containment. |
| Complexity | The hillslopes and escarpment faces to the south of Malaghans Road display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor lacks complexity as a consequence of the landform and vegetation patterns. |

| Landscape Character Unit | 1: Malaghans Valley |
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| Coherence | The relatively simple and legible valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning throughout the hillslopes to the south serves to reinforce the landscape's legibility. |
| Naturalness | The unit exhibits a relatively high perception of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped ONL to the north. In the main, dwellings tend to be well integrated by plantings and or relatively modest, serving to reduce their prominence. |
| Sense of Place | Generally, the area displays a predominantly working rural landscape character with pockets of (mostly) sympathetic rural residential development evident in places. The valley also serves as an important 'breathing space' between Queenstown and Arrowtown and reads as a sensitive landscape 'transition' to the neighbouring ONL. |
| Potential landscape issues and constraints associated with additional development | The relatively open, exposed and 'undeveloped' nature of the unit, in addition to its importance as a scenic route, providing a buffer between Queenstown and Arrowtown, and as a transition to the ONL, makes it highly sensitive to additional development. |
| Potential landscape opportunities and benefits associated with additional development | Riparian restoration potential. Potential integration of walkway/cycleway etc. Larger-scaled lots suggest potential for subdivision. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Sense of openness and spaciousness associated with predominantly pastoral landscape. Subservience of buildings within the overall unit. Dramatic views from Malaghans Road to the mountain range. Highly attractive rural views from Malaghans Road to the Wharehuanui hillslopes and escarpment faces. Impression of the area as a buffer between Queenstown and Arrowtown. Impression of the area as a sympathetic transition between the wider basin and the surrounding mountain ONL. |
| Capability to absorb additional development | Very low. |

2: Fitzpatrick Basin

| Landscape Character Unit | 2: Fitzpatrick Basin |
|----------------------------------|--|
| Landform patterns | Generally south east / east facing basin landform framed by moderately to steeply sloping hills to the north and west, and a more gently undulating hill system throughout the south (adjoining the steep cliff and terraces framing the Shotover River - LCU 3). |
| Vegetation patterns | Fragmented and small pockets of woodlot plantings, exotic shelterbelts (in places) and exotic amenity plantings throughout rural residential lots. Mature evergreen vegetation along the Shotover River margins to the south and eastern edges. Pasture grasses and weed species dominate larger lots. Scrub / weeds in gullies throughout northern portion of the unit in particular. |
| Hydrology | Limited network of streams and overland flow paths draining to the Shotover River. |
| Proximity to ONL/ONF | Adjoins ONL Wakatipu Basin on its western and southern edges. |
| Character Unit boundaries | North: Ridgeline crest. East: Vegetated stream boundary/cadastral pattern. South: Crest of Shotover River cliff/terrace margins. West: ONL/study area boundary. |
| Land use | Rural lifestyle/hobby farming type uses with rural residential evident. Larger lots appear to be relatively unproductive (e.g. extensive gorse etc. evident). |
| Settlement patterns | Numerous existing dwellings are evident throughout the Fitzpatrick Basin. Buildings variably contained by vegetation. Buildings and platforms typically located throughout the basin floor, the undulating hill system in the southern portion, or along the southern edges to enjoy views of the Shotover River and ONL backdrop. Several consented but unbuilt platforms (25) with many clustered. Typical lot size: <ul style="list-style-type: none"> generally 20-50ha lots on the north side of Littles Road; smaller lots on the south side (<4ha and 4-10ha) with some larger lots (10-20ha). |
| Proximity to key route | Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road). |
| Heritage features | One heritage building / feature identified in PDP. |
| Recreation features | No walkways, cycleways etc. through the area. |

| Landscape Character Unit | 2: Fitzpatrick Basin |
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| Infrastructure features | No reticulated sewer or stormwater. Reticulated water main through part of central area. |
| Visibility/prominence | The relatively contained landform pattern, in conjunction with the mature evergreen plantings along the Shotover River margins, means that the unit is not particularly prominent in views from the wider basin study area. It is however visible from Tucker Beach (LCU 4). The extensive plantings throughout Dalefield mean that whilst the unit is visible in places, it is not prominent. The area is also visible from the mountain tracks to the north, however the diminishing influences of distance / relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | Key views relate to: <ul style="list-style-type: none"> the view from the mountain tracks to the north, in which the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west- east direction across the basin; the view from Tucker Beach (LCU 4), in which the unit reads as a more open area backdropped by the visually complex and relatively intensively inhabited Dalefield slopes. From within the unit, there are attractive long-range views to the surrounding ONL mountain setting. The southern margins enjoy views of the Shotover River (ONL). |
| Enclosure/openness | A variable sense of openness throughout the basin. The northern portion is generally more open, with the southern area reading as more enclosed as a consequence of vegetation and localised landform patterns. |
| Complexity | The undulating hill system, together with its associated vegetation patterns throughout the southern portion of the landscape unit, contributes complexity in this part of the basin. |
| Coherence | Vegetation patterns do not generally reinforce the landform patterns (excepting scrub and weeds in gully areas). The relatively fragmented vegetation, settlement and land use patterns results in a landscape of limited coherence. |
| Naturalness | Generally a relatively low perception of naturalness as a consequence of the level of rural residential development (both built and consented but unbuilt). |
| Sense of Place | Generally, the area reads as a predominantly rural residential landscape that, together with the adjacent Dalefield landscape character unit, forms a discrete enclave, apart from the balance of the Wakatipu Basin study area. |
| Potential landscape issues and constraints associated with additional development | Relatively open and exposed nature of the northern and central portion of the unit, albeit with the exposure effectively confined to the Fitzpatrick Basin and Dalefield catchment (i.e. not the wider Wakatipu Basin landscape). Elevated and southern aspect of the north portion. Integration with consented but unbuilt development - potential for adverse cumulative effects. |

| Landscape Character Unit | 2: Fitzpatrick Basin |
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| Potential landscape opportunities and benefits associated with additional development | Visually contained nature of the location (in terms of the wider Wakatipu Basin landscape). Larger-scaled lots suggest potential for subdivision. Riparian restoration potential. Weed management potential. Potential integration of walkways/cycleways etc. Close proximity to Queenstown. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Integration of buildings with landform and/or planting. Avoiding built development on the elevated northern slopes that frame the unit. Avoiding built development on the Shotover River cliff/terrace (and ONL) edges. Maintaining the low 'public profile' of the unit with respect to the wider landscape of the Wakatipu Basin. |
| Capability to absorb additional development | High. |

3: Shotover River Terrace

| Landscape Character Unit | 3: Shotover River Terrace |
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| Landform patterns | Flat alluvial river terraces edged by steep hill slopes to the north and river cliffs to the south. |
| Vegetation patterns | Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU). Scattered shade trees and scrub in places, with mown grass and grazed areas evident. |
| Hydrology | One stream crosses the terrace draining to the Shotover River. |
| Proximity to ONL/ONF | Adjacent ONL (WB) of the Shotover River and mountain landform (Sugar Loaf) to the south. |
| Character Unit boundaries | North: Ridgeline crest defining Fitzpatrick Basin LCU. East: Ridgeline crest defining Fitzpatrick Basin LCU. South: Shotover River vegetation-clad cliffs. West: ONL / study area boundary. |
| Land use | Rural residential and rural lifestyle use (hobby farming etc.). DoC land along southern edge of unit. |
| Settlement patterns | Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONL mountain backdrop. A limited number of consented but unbuilt platforms (3). Limited access via a private road from Littles Road. Typical lot sizes: mix of lots < 4ha and 4-10ha. |
| Proximity to key route | Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road). |
| Heritage features | No features identified in PDP. |
| Recreation features | No walkways / cycleways etc. through the area. DoC land. |
| Infrastructure features | No reticulated sewer. Limited reticulated water / stormwater in places. |
| Visibility/prominence | The containment of the hill slopes to the north means that visibility is limited to the Shotover corridor, the elevated landform to the south, and parts of the Tucker Beach LCU. Overall, the unit is not prominent within the wider basin landscape. |
| Views | The unit affords attractive mid-range views along the river, and to the Sugar Loaf and Ferry Hill ONL backdrop. |

| Landscape Character Unit | 3: Shotover River Terrace |
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| Enclosure/openness | A moderate sense of openness within the unit as a consequence of the limited vegetation patterns. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment. |
| Complexity | Steep slopes between the terrace and Fitzpatrick Basin provide localised complexity in places. |
| Coherence | Generally, a relatively low level of coherence as a consequence of varying landform and vegetation patterns. |
| Naturalness | A moderate sense of naturalness as a consequence of the landform separation of this area from the neighbouring Fitzpatrick Basin, its proximity to the Shotover and its aspect adjacent an undeveloped ONL area on the opposite side of the river. |
| Sense of Place | Generally the unit reads as a discrete rural residential area that is strongly connected to the Shotover River and the undeveloped ONL area to the south. |
| Potential landscape issues and constraints associated with additional development | Relatively open and exposed nature of the unit, within an extremely high value landscape context dominated by ONLs, makes it highly sensitive to landscape change. Southern aspect. A very private landscape with virtually no public access. Generally relatively small-scaled lots. |
| Potential landscape opportunities and benefits associated with additional development | Close proximity to Queenstown. Contained nature of location. Riparian restoration potential. Potential for integration of walkways/cycleways etc. associated with riverscape. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Sense of (relative) remoteness and connection with the riverscape and surrounding mountains. |
| Capability to absorb additional development | Low |

4: Tucker Beach

| Landscape Character Unit | 4: Tucker Beach |
|----------------------------------|---|
| Landform patterns | Flat alluvial river terraces edged and interspersed by steep hill slopes with steep river cliffs along northern edge. |
| Vegetation patterns | Predominantly exotic vegetation and scrub throughout the steep river cliffs (outside of the LCU) and hill slopes. Exotic amenity plantings around dwellings. Scattered shade trees and scrub in places, with mown grass and grazed areas evident. |
| Hydrology | The streams drain from Ferry Hill/Lake Johnson environs into the unit. |
| Proximity to ONL/ONF | Adjacent ONL (WB) of the Shotover River and mountain landform (Ferry Hill environs) to the south. |
| Character Unit boundaries | North: Shotover River vegetation clad cliffs/ONL. East: Quail Rise urban area. South: ONL/study area boundary. West: ONL/study area boundary. |
| Land use | Rural residential with some working rural uses evident throughout the land at the western end of the unit. A substantial portion of the undeveloped land at the western end of the unit is in DoC ownership. |
| Settlement patterns | Generally, dwellings and platforms positioned to enjoy highly attractive views of Shotover River and the ONL mountain backdrop. Numerous consented but unbuilt platforms (20). Typical lot size: <ul style="list-style-type: none"> • central and eastern end of the unit < 4ha (with the odd larger lot: 20-50ha); • western end of the unit: over 500ha. |
| Proximity to key route | Accessed via a dead - end road. |
| Heritage features | No buildings / features identified in PDP. |
| Recreation features | No walkways / cycleways etc. through the area. Substantial DoC reserve land within the central / western portion of the unit. |
| Infrastructure features | Reticulated water and (some) stormwater / sewer throughout central and western end of the unit. Western end- no reticulated services. |

| Landscape Character Unit | 4: Tucker Beach |
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| Visibility/prominence | The containment of the hill slopes to the south means that visibility is limited to the Shotover corridor, the river terraces to the south, and the upper reaches of Fitzpatrick Basin / Dalefield. The lower lying central and northern portions of the unit and the interior of the flat terraces in the western portion of the unit are not prominent within the wider basin landscape. The elevated hill slopes along the south edge of the unit are locally prominent. |
| Views | The unit affords attractive mid-range views along the river, and to the wider ONL mountain and hill context. |
| Enclosure/openness | A varying sense of openness within the unit as a consequence of vegetation patterns. Overall, the large-scale landforms framing the local area (particularly to the south) contribute a sense of containment. |
| Complexity | Steep slopes and plantings provide localised complexity in places. |
| Coherence | A relatively low level of coherence as a consequence of varying landform and vegetation patterns. |
| Naturalness | A moderate sense of naturalness throughout the western end of the unit as a consequence of the limited level of built development, its proximity to the Shotover and its position adjacent an undeveloped ONL area. The central and eastern end of the unit is considerably more developed and therefore has a lower perception of naturalness. Reinforced by the close proximity of Quail Rise. |
| Sense of Place | Generally the unit reads as a part of the Shotover River margins with a continuous sleeve of rural living with a clearly legible patterning of decreasing development as one moves westwards away from Quail Rise towards the DoC Reserve . |
| Potential landscape issues and constraints associated with additional development | Relatively open, exposed and undeveloped nature of the western portion of the unit, within an extremely high value landscape context dominated by ONLs and including a substantial DoC Reserve, makes it highly sensitive to landscape change. Absence of defensible boundaries to existing rural residential and urban zones in the vicinity, make the central and eastern portions of the unit in particular, vulnerable to development creep. Visibility of the development throughout the elevated slopes along the southern edge of the unit. |
| Potential landscape opportunities and benefits associated with additional development | Close proximity to Queenstown. Relatively contained nature of location. Riparian restoration potential. Potential for integration of walkways/cycleways etc. associated with riverscape. Integration of defensible edges with additional subdivision. Integrating effect of existing development context throughout eastern end of the unit in particular. Easy topography along central and northern portion of the unit. Close proximity of urban infrastructure. |

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| Landscape Character Unit | 4: Tucker Beach |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Sense of (relative) remoteness and connection with the riverscape and surrounding mountains at the western end of the unit. Integration of buildings via planting. |
| Capability to absorb additional development | Low (at western end) Moderate-High (throughout central and eastern end of the unit) |

5: Dalefield

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| Landscape Character Unit | 5: Dalefield |
| Landform patterns | South-west facing hillside that effectively frames the eastern side of the Fitzpatrick Basin. |
| Vegetation patterns | Extensive patterning of exotic shelterbelts, hedgerows and exotic amenity plantings around dwellings. Some exotic woodlots. Mix of grazed and mown grass. |
| Hydrology | Two streams drain across the unit to the Shotover. Third stream drains eastwards to the Wharehuanui Hills LCU. |
| Proximity to ONL/ONF | Unit does not adjoin ONL or ONF; however, has longer-range views to the surrounding ONL mountain context. |
| Character Unit boundaries | North: Ridgeline crest defining Malaghans Valley LCU. East: Dalefield Road, vegetation and cadastral patterns. South: study area boundary/ONL. West: Vegetation and cadastral patterns. |
| Land use | Rural lifestyle/hobby farming and rural residential land uses dominate. |
| Settlement patterns | Dwellings scattered throughout the entire unit. Very few consented yet unbuilt platforms (6). Typical lot sizes: predominantly <4ha with some 4-10ha. |
| Proximity to key route | Accessed via a lesser-used route between Dalefield Road and Arthurs Point Road (Littles Road) and Dalefield Road itself. |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | No walkways/cycleways etc. through the area. |

| Landscape Character Unit | 5: Dalefield |
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| Infrastructure features | No reticulated sewer, water or stormwater. |
| Visibility/prominence | Despite the elevated hillslope location, the extensive vegetation throughout Dalefield means that development within the area is generally well screened/integrated. That said, the area is visible from the mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | The unit affords attractive long-range views to the surrounding ONL mountain setting (above or framed by vegetation). The unit is visible from the neighbouring Fitzpatrick Basin (Landscape Character Unit 2) and from the river terraces and ONL mountain slopes (Sugar Loaf and Ferry Hill) on the south side of the Shotover River (i.e. Tucker Beach: LCU 4 environs). |
| Enclosure/openness | A high level of enclosure and containment as a consequence of the vegetation patterning. |
| Complexity | The extensive vegetation patterns contribute a high degree of complexity. |
| Coherence | The coherence of the extensive vegetation patterns is compromised by the varied planting characters evident throughout individual lots. |
| Naturalness | Generally a relatively low perception of naturalness as a consequence of the level of rural residential development. Whilst many buildings are well integrated by plantings (and therefore visually discreet), the varied and complex patterning of the plantings reinforces the lot arrangement. |
| Sense of Place | Generally, the area reads as a well-established and reasonably intensively-inhabited leafy rural residential landscape. |
| Potential landscape issues and constraints associated with additional development | Very few larger-scaled lots. Existing platform and lot arrangement together with the vegetation patterning is likely to make it very difficult to locate new building platforms. |
| Potential landscape opportunities and benefits associated with additional development | Close proximity to Queenstown. Relatively visually discreet nature of the location (primarily due to vegetation patterning). Riparian planting potential. Potential to integrate walkways/cycleways. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Unobtrusiveness of buildings and their integration via planting. |

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| Landscape Character Unit | 5: Dalefield |
| Capability to absorb additional development | High (Potentially limited by existing building, vegetation and lot patterns.) |

6: Wharehuanui Hills

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| Landscape Character Unit | 6: Wharehuanui Hills |
| Landform patterns | Elevated moraine landform with plateaus, hummocky hills, and remnant kettle lakes. Many of the latter have been converted into amenity pond features. |
| Vegetation patterns | Scattered exotic shelterbelts and shade trees throughout pastoral areas. Exotic shelterbelts and park-like amenity plantings throughout rural residential lots with native vegetation to pond and watercourse margins. Patches of scrub in gullies. Mix of grazed and mown grass. |
| Hydrology | Numerous pond and wetland areas together with short watercourses and overland flow paths. |
| Proximity to ONL/ONF | Unit does not adjoin ONL or ONF; however, has open, longer-range views to the surrounding ONL mountain context. |
| Character Unit boundaries | North: Ridgeline crest defining Malaghans Valley LCU. East: Millbrook Structure Plan area. South: Ridgeline crest defining Speargrass Flat LCU. West: Dalefield Road. |
| Land use | A mix of rural and rural residential land uses evident. |
| Settlement patterns | Generally, dwellings are located clear of wet areas, positioned to enjoy long-range mountain views and sited to optimise the screening/privacy benefits of the localised hummock landform patterning and vegetation patterns. Relatively few consented but unbuilt platforms (9). Typical lot sizes: predominantly 20-50ha lots with pockets of 4-10ha and < 4ha. |
| Proximity to key route | Located away from key vehicular route, i.e. accessed via a dead-end road (Mooney Road) or via long driveways off Speargrass Flat Road, Dalefield Road or Lower Shotover Road. |
| Heritage features | No heritage buildings / features identified in PDP. |
| Recreation features | No walkways / cycleways etc. through the area. |

| Landscape Character Unit | 6: Wharehuanui Hills |
|---------------------------------|---|
| Infrastructure features | No reticulated sewer, water or stormwater. |
| Visibility/prominence | The elevated and hummocky character of the central portion of the unit is not particularly prominent in terms of the wider basin landscape. The hills and escarpments along the north and south edges of the unit are however highly visible from the surrounding lower lying areas (noting that these areas have been included in the adjacent Landscape Character Units i.e. LCU1 and LCU 8). The area is visible from the (ONL) mountain tracks to the north however the diminishing influences of distance/relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | The unit affords attractive long-range views to the surrounding ONL mountain setting. The containment of localised hummocks means that few dwellings within the unit are visible from the surrounding area (excepting the more distant areas at a higher elevation). In views from the mountain tracks to the north, the unit reads as part of a broad swathe of relatively low lying undulating land that extends in a west - east direction across the basin. |
| Enclosure/openness | A variable sense of openness and containment. Smaller lots tend to exhibit a more enclosed and contained character as a consequence of vegetation patterns. The hummocky landform pattern also serves to create a sense of containment. |
| Complexity | Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns. The configuration of smaller lots and their associated boundary plantings adds to the complexity. |
| Coherence | Vegetation patterns generally do not reinforce landform features (excepting pond and stream plantings), which results in the perception of a landscape lacking coherence. This is reinforced by the varying character of plantings evident on individual properties and the wide range of architectural styles evident. |
| Naturalness | Generally, a limited perception of naturalness as a consequence of the level of rural residential development evident, and the relatively contrived (albeit in the main, attractive) character of plantings. |
| Sense of Place | Generally, the area reads as a rural residential landscape in which buildings are reasonably well integrated by landform and vegetation. Whilst larger more 'rural' lots are evident, overall the amenity plantings throughout tend to contribute a parkland rather than a working rural landscape impression. |

| Landscape Character Unit | 6: Wharehuanui Hills |
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| Potential landscape issues and constraints associated with additional development | Poor drainage/wet areas. Potential visibility of development along the north and south ridgeline edges of the unit. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. |
| Potential landscape opportunities and benefits associated with additional development | Relatively visually discreet nature of the majority of the unit (due to landform and, to a lesser degree, vegetation patterns). Integration potential of landform pattern. Large-scaled lots suggest potential for subdivision. Riparian restoration potential. Potential to integrate walkways/cycleways. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Landform patterning. Integration of buildings with landform and planting. Set back of buildings from the ridgeline crests to the north and south edges of the unit. |
| Capability to absorb additional development | High |

7: Domain Road Shotover Terrace

| Landscape Character Unit | 7: Domain Road Shotover Terrace |
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| Landform patterns | Flat alluvial river terrace edged by steep vegetation-clad river cliffs to the west. |
| Vegetation patterns | Predominantly exotic vegetation and weeds throughout steep river cliffs (outside of LCU). Scattered exotic shade trees, shelterbelts and amenity plantings around buildings. Mix of grazed and mown grass. |
| Hydrology | No streams, ponds or wetlands evident. |
| Proximity to ONL/ONF | Western boundary adjoins Shotover River ONL (WB). |
| Character Unit boundaries | North: the toe of the Wharehuanui / Dalefield hill slopes, vegetation / cadastral patterning. East: Domain Road, the Hawthorn Triangle hedging and Lower Shotover Road. South: SH6 cutting. West: Shotover River ONL. |

| Landscape Character Unit | 7: Domain Road Shotover Terrace |
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| Land use | Rural residential and rural lifestyle/hobby farming uses dominate. Some tourist accommodation. |
| Settlement patterns | Generally, dwellings are located to enjoy close-range views of the Shotover River corridor and wider mountain views. Several consented but unbuilt platforms along the south and north end of Domain Road (8 in total). Dwellings accessed from Spence Road (towards the south end of the unit) generally well integrated by plantings. Typical lot sizes: predominantly < 4ha or 4-10ha. |
| Proximity to key route | The southern end of the unit is close to SH6, a key route between Queenstown, Arrowtown, Wanaka, Cardrona, the Gibbston Valley and Cromwell. |
| Heritage features | Two heritage buildings/features identified in PDP, including the Old Shotover River Bridge at the southern end of the unit. |
| Recreation features | A council walkway/cycleway runs along the western edge of the south portion of the unit (i.e. along the Shotover). This forms part of the Queenstown Trail 'Countryside Ride' route. |
| Infrastructure features | No reticulated sewer or stormwater. Reticulated water in north and central parts of the unit. |
| Visibility/prominence | The dense plantings associated with the Hawthorn Triangle to the east means that visibility is limited to the Shotover corridor, the elevated hills to the east (Slope Hill ONF environs), Quail Rise/LCU4 to the west and Lower Shotover Road to the east. The area is generally not visible from SH6 (highway in substantial cutting), although is visible in part from the Shotover Bridge. |
| Views | The unit affords highly attractive views of the Shotover corridor and ONL mountain backdrop beyond. The unit is of importance in views from the river corridor, the walkway/cycleway route, Quail Rise, the highway Shotover Bridge (in part) and the Old Shotover River Bridge. |
| Enclosure/openness | There is a variable sense of enclosure throughout the unit as a consequence of vegetation patterns. The central portion of the unit is generally more open in character. |
| Complexity | The terrace landform patterning, together with the limited vegetation patterning throughout the central portion of the unit, results in a relatively low level of complexity. The more varied topography and vegetation in the north and south makes these areas more complex. |
| Coherence | A relatively low level of coherence as a consequence of the variance between landform and vegetation patterns. |

| Landscape Character Unit | 7: Domain Road Shotover Terrace |
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| Naturalness | A limited sense of naturalness as a consequence of the level of rural residential development, the proximity of the southern part of the unit to SH6, and the proximity to development within LCU 4 (Tucker Beach) and the Quail Rise Structure Plan Area. This is countered to a degree by the scale and undeveloped character of the Shotover River corridor in very close proximity. |
| Sense of Place | Generally, the area reads as a part of the river 'fringe', distinct from the densely-planted and inhabited units of Dalefield and the Hawthorn Triangle (to the north and east respectively), and the more open and elevated landscape associated with Slope Hill to the east. |
| Potential landscape issues and constraints associated with additional development | The relatively open and exposed nature of the central portion of the unit, within a high value landscape context, makes it sensitive to landscape change. Proximity of popular walkway/cycleway route. The relatively close proximity of visible urban development (Quail Rise) to the southern portion of the unit and proximity of the intensively developed Hawthorn Triangle to the east suggests a reduced sensitivity. The complex patterning of vegetation throughout this portion of the unit also serves to reduce its sensitivity. Integration with consented but unbuilt development - potential for adverse cumulative effects. |
| Potential landscape opportunities and benefits associated with additional development | Larger-scaled lots suggest potential for subdivision. Close proximity to Queenstown. 'Developed' context. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Connection with riverscape. Set back of buildings from river cliff/ONL edges. Integration of buildings with plantings. |
| Capability to absorb additional development | Moderate-High |

8: Speargrass Flat

| Landscape Character Unit | 8: Speargrass Flat |
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| Landform patterns | Relatively open pastoral flat framed by the south-facing slopes of the Wharehuanui Hills to the north, and the steep margins of the Slope Hill 'Foothills' to the south. |
| Vegetation patterns | Scattered exotic shelterbelts and patches of mixed scrubland in gullies. Isolated bush fragment to eastern end. Exotic pasture grasses dominate. |
| Hydrology | A series of watercourses and overland flow paths drain southwards across Speargrass Flat from the Wharehuanui Hills to Lake Hayes. |
| Proximity to ONL/ONF | Unit does not adjoin ONL or ONF; however, has open longer-range views to surrounding ONL mountain context. |
| Character Unit boundaries | North: ridgeline crest, Millbrook Structure Plan area. East: crest of hill slopes, Lake Hayes Rural Residential landuse pattern/cadastral boundaries, Speargrass Flat Road. South: ridgeline crest, Hawthorn Triangle hedging. West: vegetation patterns/stream. |
| Land use | Predominantly pastoral land use with sparsely scattered rural residential lots. |
| Settlement patterns | Dwellings tend to be well separated and framed by plantings, or set into localised landform patterns. Generally dwellings are located on the flat land adjacent the road although a very limited number of consented but unbuilt platforms located on elevated hill slopes to the south (that enjoy northern aspect). Overall very few consented but unbuilt platforms (3). Typical lot sizes: the majority of lots are over 50ha. |
| Proximity to key route | Located away from a key vehicular route. <u>Part of the area is adjacent to Speargrass Flat Road, Hogans Gully Road and Arrowtown Lake Hayes Road.</u> |
| Heritage features | Two heritage buildings/features identified in PDP. |
| Recreation features | Speargrass Flat Road is identified as a Council walkway/cycleway. Forms part of Queenstown Trail 'Countryside Ride'. |
| Infrastructure features | No reticulated sewer or stormwater. Reticulated water in places. |
| Visibility/prominence | The relatively open character of the unit makes it highly visible from the public road network and the elevated hills to the north and south, <u>although the escarpment confining the character unit to the north blocks some views from the north.</u> |
| Views | Key views relate to the open and spacious pastoral outlook from Speargrass Flat Road (including the walkway/cycleway route) across to the escarpment faces and hillslopes flanking the valley, backdropped by mountains. |

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| Landscape Character Unit | 8: Speargrass Flat |
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| Enclosure/openness | The landform features to the north and south providing a strong sense of containment to the relatively open valley landscape. |
| Complexity | The hillslopes and escarpment faces to the north and south display a reasonably high degree of complexity as a consequence of the landform and vegetation patterns. The valley floor itself displays a relatively low level of complexity as a consequence of its open and flat nature. |
| Coherence | The relatively simple and legible bold valley landform pattern, in combination with the predominantly open pastoral character, contributes an impression of coherence. Gully vegetation patterning serves to reinforce the landscape legibility in places. |
| Naturalness | The area displays a reasonable degree of naturalness as a consequence of the relatively limited level of built development evident. |
| Sense of Place | Generally, the area displays a predominantly working rural landscape character with scattered and for the most part, relatively subservient rural residential development evident in places. Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling into Speargrass Flat. |
| Potential landscape issues and constraints associated with additional development | Absence of a robust edge to the Lake Hayes Rural Residential LCU makes Speargrass Flat vulnerable to 'development creep'. Open character, in combination with walkway / cycleway, makes it sensitive to landscape change. |
| Potential landscape opportunities and benefits associated with additional development | Larger-scaled lots suggest potential for subdivision. Subdivision around the edges of the Lake Hayes Rural Residential Unit suggest the potential to consolidate the existing rural residential 'node' and integrate a defensible edge. Riparian restoration potential. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Sense of openness and spaciousness as a 'foil' for the more intensively developed rural residential areas nearby. Views from Speargrass Flat Road to the largely undeveloped hillslopes and escarpment faces to the north and south. Integration of buildings with landform and/or planting. |
| Capability to absorb additional development | High: around Lake Hayes Rural Residential LCU 12 edges. Low: Elsewhere. |

9: Hawthorn Triangle

| Landscape Character Unit | 9: Hawthorn Triangle |
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| Landform patterns | Flat alluvial river terrace landform. Localised (man-made) mounding within the triangle to assist the integration of dwellings and provide privacy. |
| Vegetation patterns | Tall hawthorn hedging around almost all three sides of the triangle. Elsewhere exotic shelterbelt plantings. Extensive parkland and amenity plantings within the triangle. Mown grass. |
| Hydrology | Sporadic amenity ponds and truncated streams. |
| Proximity to ONL/ONF | Unit does not adjoin ONL or ONF; however, has mid and longer-range views above the hedging and tree plantings to the ONL mountain context. |
| Character Unit boundaries | North: Speargrass Flat Road and shelterbelt/hawthorn hedging. East/South: Domain Road and hawthorn hedging. West/South: Lower Shotover Road and hawthorn hedging. |
| Land use | Rural residential. |
| Settlement patterns | Densely configured arrangement of consistently high value rural residential dwellings. Dwellings set into mounding and a planted parkland character. A high number of consented but unbuilt platforms (43). Evidence of a high degree of consistency in terms of building development controls (height, colours, fencing, etc.) Overall a distinctly large-lot suburban character. Typical lot sizes: predominantly under 4ha. Largest lots in the 4-10ha range. |
| Proximity to key route | Located away from a key vehicular route. |
| Heritage features | One heritage building / feature identified in PDP. |
| Recreation features | A council walkway / cycleway runs along the south portion of Domain Road edging the triangle, then dog-legs through the unit, emerging to run along the north end of the Lower Shotover Road bordering the triangle. Forms part of Queenstown Trail 'Countryside Ride'. |

| Landscape Character Unit | 9: Hawthorn Triangle |
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| Infrastructure features | No reticulated sewer or stormwater. Reticulated water in several locations. |
| Visibility/prominence | The dense evergreen hedging around the unit's edges serve to screen views into the area from the surrounding road network and properties. The quite distinctive patterning of the triangle as a consequence of its shape, reinforced by the vegetation patterns and contrasting density of development in comparison to the surrounds, makes it a distinctive element in views from the elevated surrounds. |
| Views | Key views relate to the strongly framed corridor views along the roads bordering the triangle. In many places, the roadside plantings serve to block views from the road to the surrounding mountain context. Other key views relate to the elevated views from Slope Hill environs to the east and the views from the walkway/cycleway route that passes through the unit. |
| Enclosure/openness | The unit displays a strong sense of enclosure as a consequence of vegetation patterns. |
| Complexity | The extensive plantings throughout the unit contribute a relatively high degree of complexity. The frequency of buildings and to a lesser degree, mounding adds to this complexity. |
| Coherence | The relatively limited palette of species and application of (what would appear to be) relatively consistent building development controls (building height, building colours, fencing, etc.) suggests a reasonable degree of coherence. However, the very flat topography and perimeter screen limits an appreciation of this coherence from the roads and landscape around the unit (excepting elevated vantage points). |
| Naturalness | The unit exhibits a low degree of naturalness as a consequence of the density of existing rural residential development and the relatively contrived character of much of the plantings. |
| Sense of Place | Generally, the Triangle displays a large-lot suburban parkland character. The tall, linear and dense perimeter plantings serve to screen road (and potentially, private property) views of the wider mountain setting of the Basin and contrast with the more varied planting patterns evident elsewhere in the Basin. This planting does, however, significantly diminish an awareness of the density of development within the triangle from the immediate surrounds (excepting elevated areas). |
| Potential landscape issues and constraints associated with additional development | Very few larger-scaled lots. Existing platform and lot arrangement, together with mounding and vegetation patterns (which may be covenanted), may physically constrain additional development. Proximity of popular walkway/cycleway route. Integration with consented but unbuilt development - potential for 'internal' adverse cumulative effects (i.e. effects within the triangle). |

| Landscape Character Unit | 9: Hawthorn Triangle |
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| Potential landscape opportunities and benefits associated with additional development | The enclosed and screened nature of the area suggests the potential to integrate additional development with minimal impact on the wider Basin landscape. Close proximity to Queenstown. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Integration of buildings via appropriately-scaled mounding, planting, and the application of a consistent series of building development controls addressing such matters as building height, coverage, colours/materials, fencing, paving, etc. |
| Capability to absorb additional development | High (Potentially limited by existing building, mounding, and vegetation patterns.) |

10: Ladies Mile

| Landscape Character Unit | 10: Ladies Mile |
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| Landform patterns | Largely flat alluvial river terrace landform spanning between the Shotover River and Lake Hayes. Adjacent the waterbodies at either end, the terrace is stepped. |
| Vegetation patterns | A fragmented patterning of exotic shelterbelts and scattered exotic amenity plantings around dwellings. Exotic river terrace, lake and river margin vegetation. Horticultural plantings in places. |
| Hydrology | No ponds and wetlands evident. A very short length of stream on the north side of Ladies Mile Highway. |
| Proximity to ONL/ONF | North boundary adjoins the Slope Hill ONF (WB). East boundary adjoins Lake Hayes ONF and west boundary adjoins the Shotover River ONL(WB). Longer range views to surrounding ONL mountain context. |
| Character Unit boundaries | North: Slope Hill ONF, cadastral boundary. East: Lake Hayes ONF. South: Shotover Country, Queenstown Country Club SHA, Lake Hayes Estate. West: Shotover River, Lower Shotover Road. |
| Land use | Predominantly rural residential with rural uses evident. A large scale retirement village (Queenstown Country Club SHA) has been recently consented on the south side of Ladies Mile Highway (unbuilt). Urban development to the south of the LCU set on lower lying terraces (Lake Hayes Estate, Shotover Country). |
| Settlement patterns | Dwellings tend to be set well back from the busy highway. Numerous consented but unbuilt platforms evident (36). A quite dense large-lot suburban pattern associated with the rural residential development in places, although the set back from the highway means that there is a limited awareness from the road (McDowell Drive environs). The SHA extends from Lakes Hayes Estate into the river terrace landform associated with Ladies Mile and serves to sever the south side of the LCU into two. The SHA buildings are set back 75m from the highway edge and fronted by orchard, parkland tree plantings and grazing land. Building heights within the SHA that coincide with Ladies Mile LCU range from one storey to three storey. Typical lot sizes: predominance of lots are less than 10ha with 3 lots in the 20-50ha range and 3 over 10ha (albeit straddling the adjacent ONL). |
| Proximity to key route | SH6 passes through the centre of the LCU and comprises a key vehicular route between Queenstown, Arrowtown, Wanaka, Cardrona, Gibbston Valley and Cromwell. |
| Heritage features | Approximately seven heritage buildings/features identified in PDP. |

| Landscape Character Unit | 10: Ladies Mile |
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| Recreation features | A Council walkway / cycleway route along the eastern end of the unit linking Lake Hayes Estate with the Lake Hayes circuit. Forms part of the Queenstown Trail 'Commuter Ride'. (NB cycleway runs from the Shotover Bridge along the river edge south of Lake Hayes Estate etc. to link with the Commuter Ride). |
| Infrastructure features | No reticulated services within the area however adjacent fully serviced urban development (Shotover Country, Lakes Hayes Estate) and reasonable to expect that the Queenstown Country Club SHA within the unit will be fully serviced. |
| Visibility/prominence | The unit is, for the most part, highly visible from SH6 and the Field Access Road up the Remarkables to the south. The lower-lying character and large-scale cut slopes adjacent the highway at the western end of the LCU means that this western portion (south of SH6) is relatively visually discreet. |
| Views | Key views relate to the open and relatively uncluttered views from SH6 southwards across the open and predominantly pastoral LCU to the dramatic mountain sequence framing the south side of the basin and Lake Wakatipu, and northwards to Slope Hill. The dramatic character of the views together with their marked contrast with the outlook afforded from SH6 further to the west (i.e. Frankton Flats) make them highly memorable. It is acknowledged that the approved Queenstown Country Club SHA will significantly alter this impression. The LCU also affords highly attractive vistas out across Lake Hayes. In more elevated views, the area also forms a distinctive green swathe, contrasting with the urban development of Shotover Country, Lake Hayes Estate immediately to the south and the approved SHA (unbuilt) on the terrace. |
| Enclosure/openness | The unit itself displays a relatively open character framed by Slope Hill to the north and the Remarkables Range to the south. To the south, plantings throughout the terrace faces edging the lower-lying urban areas of Lake Hayes Estate and Shotover Country provide low-level and reasonably distant containment. This will be disrupted by the plantings and buildings associated with the approved Queenstown Country Club SHA which will effectively sever the south side of the LCU into two separate areas. |
| Complexity | The limited extent of planting and relatively uniform topography contributes a low level of complexity throughout the LCU (excepting the SHA area). |
| Coherence | The flat topography and fragmented vegetation patterns suggests a low level of coherence. This is countered to a degree by the relatively consistently open and pastoral character of the majority of the unit (excepting the SHA). |
| Naturalness | The unit displays a low level of naturalness as a consequence of its proximity to the busy state highway (SH6), the distinctly urban character of the SHA consented in the area, and an awareness (albeit limited) at the eastern end of the LCU of the Lake Hayes Estate urban development. |

| Landscape Character Unit | 10: Ladies Mile |
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| Sense of Place | <p>Generally, Ladies Mile reads as a critical part of the 'green' entrance to Queenstown. The care that has been taken to ensure that both rural residential and urban development in the vicinity is not visible from the road reinforces the role of this unit as a spacious green entrance.</p> <p>This has however been significantly compromised by the Queenstown Country Club SHA retirement village development which confers a distinctly urban character in a prominent, central and sizeable part of the LCU.</p> <p>The LCU also functions as an important 'breathing space' between the urban development of Frankton Flats to the west (and Queenstown proper beyond) and the ribbon development and rural residential 'node' associated with Lake Hayes to the east. Again it is acknowledged that the character of development associated with the Queenstown Country Club SHA significantly compromises this impression.</p> |
| Potential landscape issues and constraints associated with additional development | <p>Role of the unit as a 'green' entrance to Queenstown.</p> <p>The function of the LCU as an important scenic route and its proximity to ONFs.</p> <p>Role of the area as a 'breathing space' between the urban area to the west and the relatively consistent and intensive patterning of rural residential development associated with Lake Hayes to the east.</p> |
| Potential landscape opportunities and benefits associated with additional development | <p>The discreet nature of the western end of the unit makes it more suited to absorbing change.</p> <p>Larger-scaled lots suggest the potential for subdivision whilst retaining generous setback from SH6.</p> <p>Close proximity to Queenstown.</p> <p>Close proximity to urban infrastructure.</p> <p>Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development.</p> <p>Potential for integration of walkways/cycleways.</p> <p>Riparian restoration potential (limited).</p> |
| Environmental characteristics and visual amenity values to be maintained and enhanced | <p>Sense of a spacious, green entrance to Queenstown.</p> <p>Views from SH6 to the surrounding mountain / hill / lake context.</p> |
| Capability to absorb additional development | High |

11: Slope Hill 'Foothills'

| Landscape Character Unit | 11: Slope Hill 'Foothills' |
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| Landform patterns | Elevated and complex patterning of hills ranging from moderate to steeply sloping in places. Elevated hummock pattern throughout central portion with remnant kettle lakes. |

| Landscape Character Unit | 11: Slope Hill 'Foothills' |
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| Vegetation patterns | Exotic shelterbelts, woodlots, remnant gully vegetation, and exotic amenity plantings around older rural residential dwellings. Predominantly grazed grass although smaller lots tends to be mown. |
| Hydrology | Numerous streams, ponds and localised wet areas. |
| Proximity to ONL/ONF | Adjoins Slope Hill/Lake Hayes ONF. |
| Character Unit boundaries | North: Ridgeline crest. East: Ridgeline crest/ONF. South: Toe of Slope Hill ONF. West: Lower Shotover Road. |
| Land use | Mix of rural and rural residential. |
| Settlement patterns | Dwellings generally located to enjoy long-range basin and mountain views. Older rural residential development tends to be well integrated by planting and/or localised landform patterns. Newer rural residential is considerably more exposed, with buildings sited to exploit landform screening (where possible). Clustered development evident in places. Numerous consented but unbuilt platforms (43). Extensive Environment Court history. Typical lot sizes: evenly distributed mix. One property 100-500ha range, another 50-100ha. Balance typically shared lots or 4-10ha range. |
| Proximity to key route | Located away from key vehicular route. |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | A Council walkway/cycleway runs along Slope Hill Road (forms part of the Queenstown Trail 'Countryside Ride'). |
| Infrastructure features | Reticulated water, sewer and stormwater in places. |
| Existing zoning | PDP: Western slopes overlooking Hawthorn Triangle: Rural Lifestyle (no defensible edges). Balance of the unit: Rural. |
| Visibility/prominence | The elevated nature of the unit and its location adjacent a flat plain on its western side means that this part of the area is visually prominent. The steep hillslopes and escarpment faces edging Speargrass Flat to the north and Lake Hayes to the east, together with Slope Hill itself, serve to limit visibility of the balance of the unit from the wider basin landscape. |

| Landscape Character Unit | 11: Slope Hill 'Foothills' |
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| Views | Key views relate to the open vistas available from parts of Hawthorn Triangle environs to the western portion of the unit. The unit affords attractive long-range views out over the basin to the surrounding ONL mountain setting. |
| Enclosure/openness | A variable sense of openness and enclosure. The older and more established rural residential development throughout the elevated slopes on the western side of the unit are reasonably enclosed, despite their elevation. Throughout the central and eastern areas, landform provides containment at a macro scale. |
| Complexity | Generally, a relatively complex unit due to the landform patterning. Vegetation patterns add to the complexity in places. |
| Coherence | The coordination of landform and vegetation patterns in places (associated with gully plantings), contributes a degree of landscape coherence. Elsewhere the discordant vegetation and landform patterning means that there is a limited perception of landscape coherence. |
| Naturalness | A variable sense of naturalness, largely dependent on how well buildings are integrated into the landscape. The large number of consented but unbuilt platforms suggest that a perception of naturalness could reduce appreciably in time. |
| Sense of Place | Generally, the area reads as a mixed rural and rural residential landscape. The elevated portions of the area read as a rural residential landscape 'at, or very near, its limit'. The lower-lying stream valley area to the east remains largely undeveloped, and functions as somewhat of a 'foil' for the more intensive rural residential landscape associated with the surrounding elevated slopes. |
| Potential landscape issues and constraints associated with additional development | DoC ownership of part of low lying stream valley to the east. Drainage in places (e.g. low-lying stream valley to east). Potential visibility of development throughout western hillslopes in particular. Importance of the western slopes as a contrasting and highly attractive backdrop to the intensive patterning throughout the Hawthorne Triangle, particularly in views from within the triangle. Proximity of popular walkway/cycleway route. Environment Court history suggest that the capacity has been fully exploited in most parts of the LCU. |
| Potential landscape opportunities and benefits associated with additional development | Riparian restoration potential. Large-scaled lots suggest potential for subdivision. Improved landscape legibility via gully and steep slope planting. |

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| Landscape Character Unit | 11: Slope Hill 'Foothills' |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Landform pattern. Careful integration of buildings with landform and planting. Set back of buildings from ridgeline crests to north and east of unit. |
| Capability to absorb additional development | Low |

12: Lake Hayes Rural Residential

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| Landscape Character Unit | 12: Lake Hayes Rural Residential |
| Landform patterns | Flat lake terrace / valley floor landform. |
| Vegetation patterns | Extensive exotic amenity plantings around established rural residential dwellings and along watercourses. |
| Hydrology | Several streams drain across the land unit to Lake Hayes. |
| Proximity to ONL/ONF | Adjoins Lake Hayes ONF along south edge. |
| Character Unit boundaries | North: Speargrass Flat Road, cadastral boundary, Hogans Gully. East: ridgeline crest. South: Toe of Speargrass Flat hillslopes, Lake Hayes ONF, descending ridgeline crest, Bendemeer Special Zone. West: cadastral boundary. |
| Land use | Almost entirely rural residential land use. Slivers of QLDC land including a lake front reserve. Agistment uses evident on the south-east corner of Arrows town Lake Hayes Road/Hogans Gully intersection. |
| Settlement patterns | Dwellings intensively clustered around the northern end of Lake Hayes and reasonably evenly distributed to the west, along the narrow flat margin on the south side of Speargrass Flat Road. Evenly dispersed arrangement of consented but unbuilt platforms throughout the flat land on the south-east corner of Arrows town Lake Hayes Road/Hogans Gully intersection. Numerous consented but unbuilt platforms, particularly in the south-east corner of Arrows town Lake Hayes Road / Hogans Gully intersection (27). More recent development would appear to have had consistent design controls applied and required mounding/planting which assist integration. Typical lot sizes: < 4ha. |
| Proximity to key route | Located on a popular route between Queenstown and Arrows town (Arrows town Lake Hayes Road). |

| Landscape Character Unit | 12: Lake Hayes Rural Residential |
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| Heritage features | Approximately two heritage buildings / features identified in PDP. |
| Recreation features | Council walkway / cycleway route passes through the area linking the Queenstown Trail 'Lake Hayes Circuit' to the 'Countryside Ride'. Art gallery, lakefront reserve. |
| Infrastructure features | The majority of the unit has reticulated sewer and water. Limited reticulated stormwater. |
| Visibility/prominence | The relatively low-lying and well-vegetated character of much of the unit makes it relatively visually discreet. The exceptions to this are the open and unbuilt (as yet) pocket at the eastern end and parts of the linear area adjacent Speargrass Flat Road at the western end of the unit. |
| Views | Key views relate to the outlook from the surrounding road network and walkway/cycleway route. Views from within the unit to Lake Hayes and the surrounding ONL mountain context. |
| Enclosure/openness | Generally, a high degree of enclosure as a consequence of the vegetation patterns. A considerably greater sense of openness at the western and eastern edges of the unit resulting in a direct relationship with the neighbouring Speargrass Flats LCU. |
| Complexity | The extensive plantings throughout the unit contribute a relatively high degree of complexity, excepting the western and eastern ends, which are more open in character. |
| Coherence | At a more detailed level, the varied patterning and character of plantings on individual lots results in a relatively low level of landscape coherence. However, at the macro level, the contrasting character of the relatively densely-planted (and inhabited) character of the unit in comparison to the surrounds lends a strong sense of coherence. |
| Naturalness | Generally, a low perception of naturalness as a consequence of the level of rural residential development. |
| Sense of Place | Generally, the unit reads as a distinct 'node' of rural residential development at the northern end of Lake Hayes (despite not having a discernible 'heart') that is buffered from the lake by plantings/open space. The ribbon-type patterning at the western end, extent of (as yet, unbuilt) development at the eastern end, and absence of legible defensible edges, including for the development to the north of Speargrass Flat Road, confer the impression of an 'actively' spreading node. |
| Potential landscape issues and constraints associated with additional development | Absence of legible edges to the west and north edges of the unit. Very few larger-scaled lots to accommodate additional development. Existing platform and lot arrangement together with vegetation patterns may constrain additional development. Proximity of popular walkway / cycleway route. |

| Landscape Character Unit | 12: Lake Hayes Rural Residential |
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| Potential landscape opportunities and benefits associated with additional development | Riparian restoration potential. Integration of defensible edges with additional subdivision. The enclosed and screened nature of the area, together with its established rural residential node character, suggests the potential to integrate additional development with minimal impact on the wider basin landscape. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Integration of buildings via planting and the application of building design controls. |
| Capability to absorb additional development | High (Potentially limited by existing building, vegetation and lot patterns) |

13: Lake Hayes Slopes

| Landscape Character Unit | 13: Lake Hayes Slopes |
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| Landform patterns | Variably steep to moderately sloping hillslopes. |
| Vegetation patterns | Fragmented patterning of exotic shelterbelts and amenity plantings. Viticulture in places. |
| Hydrology | No streams, ponds, wetlands evident. |
| Proximity to ONL/ONF | Southern edge adjoins Morven Hill ONL(WB). Overlooks Lake Hayes / Slope Hill ONF. |
| Character Unit boundaries | North: Descending ridgeline crest. East: Bendemeer Special Zone. South: Morven Hill ONL (WB). West: Lake Hayes or Arrowtown Lake Hayes Road / Low Density Residential zone straddling Lake Hayes. |
| Land use | Predominantly rural residential. QLDC land. Viticulture, hobby farming and public uses evident. |

| Landscape Character Unit | 13: Lake Hayes Slopes |
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| Settlement patterns | Dwellings scattered throughout slopes to enjoy panoramic lake and mountain views. Roading snakes up steep hillsides. Numerous consented but unbuilt platforms (24). Older dwellings reasonably well integrated by vegetation and generally of a relatively modest scale. Newer dwellings very exposed and larger-scaled. Typical lot sizes: almost all of the lots under 10ha. |
| Proximity to key route | The majority of the unit is located on a popular route between Queenstown and Arrowtown (Arrowtown Lake Hayes Road). The southern portion of the unit is located on SH6, a key vehicular route between Queenstown, Wanaka, Cardrona, Gibbston Valley and Cromwell. |
| Heritage features | Approximately four heritage buildings/features identified in PDP. |
| Recreation features | No specific walkway or cycleway through the area, although Lake Hayes circuit (part of Queenstown Trail), nearby. Winery, cafes, scenic reserve, rowing club |
| Infrastructure features | Majority of the area has reticulated water, sewer and stormwater. |
| Visibility/prominence | The elevated and exposed nature of much of the unit makes it prominent in views from Lake Hayes, parts of SH6, the walkway/cycleway around Lake Hayes and the Arrowtown Lake Hayes Road. |
| Views | Key views relate to the views from the road network and Lake Hayes (including walkway/cycleway) to the area, and from the unit to the lake and mountain (ONF and ONL) setting. |
| Enclosure/openness | Generally, a relatively low degree of enclosure as a consequence of the elevated hillslope location and absence of vegetation. |
| Complexity | The hillslope landform patterns contribute complexity in places; however, this is somewhat outweighed by the paucity of vegetation. |
| Coherence | Generally, a low degree of landscape coherence as a consequence of the open and exposed character, together with the frequency of highly visible large-scale buildings and winding roads up steep hill slopes. |
| Naturalness | Generally, a low degree of naturalness as a consequence of the frequency and exposure of buildings. |
| Sense of Place | Generally, the area displays a relatively unsympathetic rural residential character that reads as development sprawl up the hillsides. The exception to this is the older and lower lying, generally more modest development adjacent Arrowtown-Lake Hayes Road. |

| Landscape Character Unit | 13: Lake Hayes Slopes |
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| Potential landscape issues and constraints associated with additional development | Elevated and exposed location that is highly visible from the surrounding area, including key scenic routes. Steep topography. Absence of vegetation. Risk of exacerbating perception of development sprawl. |
| Potential landscape opportunities and benefits associated with additional development | Larger-scaled lots suggest potential for subdivision. Improve landscape legibility via gully/steep slope planting. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Landform patterning. Careful integration of buildings with landform and planting. |
| Capability to absorb additional development | Low |

14: Lake Hayes Terrace

| Landscape Character Unit | 14: Lake Hayes Terrace |
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| Landform patterns | Elevated alluvial terrace landform. |
| Vegetation patterns | Exotic and remnant riparian vegetation along Hayes Creek margins. Exotic amenity plantings around dwellings. Fragmented shelterbelt plantings and hedgerows. |
| Hydrology | Bordered by the Hayes Creek to the west. No streams or wetlands evident. Amenity pond. |
| Proximity to ONL/ONF | Adjoins Morven Hill ONL (WB) along east and south boundary and Lake Hayes ONF along north boundary. |
| Character Unit boundaries | North: Lake Hayes ONF. East: Morven Hill ONL (WB). South: Morven Hill ONL (WB). West: Hayes Creek. |

| Landscape Character Unit | 14: Lake Hayes Terrace |
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| Land use | Rural residential uses with some lifestyle / hobby farming evident. |
| Settlement patterns | Dwellings typically located to the eastern edges of the terrace. Few consented but unbuilt platforms within the unit (2). Typical lot sizes: Predominantly 10-20ha. Smaller lots along eastern edge straddling ONL (under 10ha). |
| Proximity to key route | Located adjacent SH6, although its elevated terrace setting means that the unit is reasonably discreet from the highway. |
| Heritage features | No heritage buildings / features identified in PDP. |
| Recreation features | No walkways/cycleways through the area. |
| Infrastructure features | Reticulated water supply. Reticulated sewer nearby along SH6. No reticulated stormwater. |
| Visibility/prominence | Despite its elevation, the area is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, and the low-lying position of SH6 relative to the terrace. The area is visible from Lake Hayes Estate and in more distant views from Ladies Mile Highway further to the west. |
| Views | Key 'external' views relate to the distant view from Ladies Mile Highway across to the terrace backdropped by Morven Hill and views from Lake Hayes (including the walkway/cycleway route) to the area. From within the unit, key views relate to the highly attractive northern views towards Lake Hayes and Slope Hill and the quite different outlook westwards to Lake Hayes Estate urban area. |
| Enclosure/openness | The unit has a reasonably high degree of openness as a consequence of the landform and vegetation patterns. That said, the Morven Hill landform and Remarkables Range to the east and south respectively, provide a strong sense of containment. |
| Complexity | Generally, the unit displays a low level of complexity as a consequence of landform and vegetative patterns. |
| Coherence | Similarly, the absence of distinctive and coordinated landform, vegetation or building patterning confers a relatively low level of landscape coherence. |
| Naturalness | Generally, a relatively low sense of naturalness as a consequence of the close proximity and exposure of the area to the lower lying Lake Hayes Estate urban area on the west side of Hayes Creek (despite close proximity of ONL/ONF). |
| Sense of Place | Generally, the area reads as a relatively undeveloped small-scale plateau sandwiched between the urban area of Lake Hayes Estate and the Morven Hill ONL (WB). |

| Landscape Character Unit | 14: Lake Hayes Terrace |
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| Potential landscape issues and constraints associated with additional development | Importance of the unit as a buffer between the urban area to the west and the ONL to the east and south. |
| Potential landscape opportunities and benefits associated with additional development | Larger-scaled lots suggest the potential for subdivision. Easy topography. 'Developed' context to the west. Proximity of urban infrastructure. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Impression of the area as a relatively visually discreet buffer between the urban area of Lake Hayes Estate and the undeveloped Morven Hill ONL to the east. Integration of buildings with plantings. |
| Capability to absorb additional development | Moderate-High |

15: Hogans Gully

| Landscape Character Unit | 15: Hogans Gully |
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| Landform patterns | Gully framed by moraine-type landform, with the latter characterised by hummocky hills interspersed with plateaus. |
| Vegetation patterns | Isolated stands of bush, and patches of scrub in gullies and throughout some steeper areas. Exotic amenity plantings around buildings. |
| Hydrology | Complex network of streams and overland flow paths draining eastwards across the unit to the Arrow River. |
| Proximity to ONL/ONF | Does not adjoin ONL or ONF; however, open longer-range views to surrounding ONL context. |
| Character Unit boundaries | North: Ridgeline crest, SHA, golf course. East: toe of hummocky landform, Arrow River, cadastral boundary. South: Stream and Bendemeer Special Zone (LCU 16). West: Bendemeer Special Zone (LCU 16). |
| Land use | Mix of rural residential and rural. Relatively unkempt character of some of the larger rural lots suggests marginally productive. |
| Settlement patterns | Sparse scattering of dwellings, generally set back from the road and/or well contained by landform / vegetative patterns. No consented but unbuilt platforms evident. Typical lot sizes: predominantly larger lots >20ha. Some smaller lots (<4ha and 4-10ha) at north western end of unit. |
| Proximity to key route | McDonnell Road passes through the eastern end of the unit which is a popular route between Arrowtown and SH6 / Arrow Junction. |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | No Council walkways/cycleways within the unit. |
| Infrastructure features | No reticulated sewer or stormwater. Reticulated water on north side of Hogans Gully Road. |
| Visibility/prominence | Visibility of the unit from Hogans Gully Road is limited to the plateaus and slopes immediately adjacent. The elevated hummocky nature of the balance of the unit means that visibility is limited to the higher ground to the north (The Hills LCU 22), the elevated land to the west (Bendemeer LCU 16), the Crown Terrace (LCU 20) and ONL(WB) mountain range to the east. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |

| Landscape Character Unit | 15: Hogans Gully |
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| Views | Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Morven Hill. The outlook from Hogans Gully Road comprises a relatively attractive, 'low key' rural view in which buildings are subservient. From within the unit, key views relate to the attractive long-range views to the surrounding ONL mountain setting. |
| Enclosure/openness | The gully itself displays a relatively open character; however, throughout the elevated areas on either side, the hummocky landform pattern serves to create a sense of enclosure. |
| Complexity | Generally, there is a variable degree of complexity that derives from the gully and moraine landform pattern. |
| Coherence | Vegetation patterns reinforce landform patterns in places, conferring a limited sense of coherence. |
| Naturalness | Generally, a moderate to high perception of naturalness as a consequence of the limited visibility and sparse arrangement of buildings and the relatively 'unkempt' character of the area. |
| Sense of Place | Generally, the area reads as a mixed rural and rural residential area that is somewhat tucked away and forgotten. As a consequence, the unit functions as 'breathing space' between the more intensive rural residential 'nodes' at the north end of Lake Hayes (to the west) and the Arrow River crossing (to the east). |
| Potential landscape issues and constraints associated with additional development | Potential visibility from nearby rural residential development on elevated land (Bendemeer), ONLs (including tracks) and zig zag lookout. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. Potential visibility of development along ridgeline edges and from Hogans Gully Road. Lack of defensible edges in places. Potential for development to read as sprawl between the Lake Hayes Rural Residential and Arrow Junction 'nodes'. Also the potential for development here to read as sprawl between Arrow Junction and Arrowtown South. |
| Potential landscape opportunities and benefits associated with additional development | Integration potential of landform pattern. Riparian restoration potential. Larger-scaled lots suggest potential for subdivision. Relatively visually discreet nature of the majority of the unit (due to landform and to a lesser degree, vegetation patterns). Potential to integrate walkways/cycleways. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Buildings integrated by landform and vegetation. Retention of hummock landform pattern. Reinforcement of landform patterning via gully / stream plantings. |

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| Landscape Character Unit | 15: Hogans Gully |
| Capability to absorb additional development | Moderate |

16: Bendemeer

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| Landscape Character Unit | 16: Bendemeer |
| Landform patterns | Elevated moraine landform with plateaus, hummocky hills and remnant kettle lakes. Many of the latter have been converted into amenity pond features. |
| Vegetation patterns | Exotic amenity plantings associated with rural residential lots. Exotic pasture grasses dominate. |
| Hydrology | Ponds and watercourses. |
| Proximity to ONL/ONF | South boundary adjoins Morven Hill ONL (WB). |
| Character Unit boundaries | North: Toe of steep hill slopes/Special Zone boundary East: Special Zone boundary South: SH 6/ONL (WB) / Special Zone boundary West: Special Zone boundary |
| Land use | Rural residential |
| Settlement patterns | A Special Zone applies to the area that enables residential, commercial and visitor accommodation facilities within an open rural environmental. Gated entrance requiring security codes (NB unable to visit the area). A limited number of buildings appear to have been constructed to date. Numerous consented but unbuilt platforms (28). Typical lot sizes: generally smaller lots (under 4ha) with shared ownership balance lot(s). |
| Proximity to key route | Accessed via SH6 although visually separated. |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | No Council walkways/cycleways within the unit. |
| Infrastructure features | Reticulated sewer, water and partial water. |

| Landscape Character Unit | 16: Bendemeer |
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| Visibility/prominence | The elevated and hummocky character of the area means that aside from its edges and views from nearby higher ground (e.g. Morven Hill), the unit is relatively visually discreet. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | Key views are expected to relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural / rural residential land flanking Morven Hill. The unit is expected to afford attractive mid - long range views to Lake Hayes and the surrounding ONL mountain setting. |
| Enclosure/openness | A reasonably high degree of openness as a consequence of the landform and vegetation patterns. In time, this may change as plantings associated with built development mature. |
| Complexity | A variable degree of complexity deriving from the moraine landform pattern. |
| Coherence | The limited coordination of landform and vegetation patterns means that there is a limited perception of landscape coherence. |
| Naturalness | The unit is expected to display a relatively low perception of naturalness as a consequence of the level of rural residential development. |
| Sense of Place | Generally the area reads as an overtly private, gated, rural residential landscape. This serves to set the area apart from the predominantly rural residential Lakes Hayes Slopes LCU 13 to the west and the more mixed rural/rural residential landscape of Hogans Gully to the east (LCU15). |
| Potential landscape issues and constraints associated with additional development | Bendemeer Special Zoning is likely to have thoroughly explored the development capacity of the unit, therefore likely to be very limited potential for further development without generating appreciable adverse landscape effects. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. |
| Potential landscape opportunities and benefits associated with additional development | Landscape opportunities are likely to have been fully explored as part of Bendemeer Special Zone process. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Buildings integrated by landform and vegetation. Retention of hummock landform pattern. Reinforcement of landform patterning via gully / stream plantings. |

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| Landscape Character Unit | 16: Bendemeer |
| Capability to absorb additional development | Low |

17: Morven Ferry

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| Landscape Character Unit | 17: Morven Ferry |
| Landform patterns | Generally flat alluvial terrace landform. |
| Vegetation patterns | Exotic shelterbelts, scattered shade trees, the odd exotic woodlot planting, exotic amenity plantings around dwellings. Exotic pasture grasses dominate. |
| Hydrology | No streams, wetlands or ponds evident. |
| Proximity to ONL/ONF | Adjoins the Arrow River ONF along part of eastern edge and the Morven Hill ONL (WB) along western edge. |
| Character Unit boundaries | North: Cadastral boundaries. East: McDonnell Road, Arrow Junction rural residential land use edge (cadastral boundaries), Arrow River ONF. South: Toe of moraine landform east of Morven Hill. West: Morven Hill ONL boundary, Bendemeer Special Zone, toe of Hogans Gully hillslopes. |
| Land use | Predominantly rural residential and hobby farming type uses. Some areas of more open pastoral land particularly adjacent McDonnell Road. |
| Settlement patterns | Dispersed patterning with some consented but unbuilt platforms (7). Typical lot sizes: large lots on west side of McDonnell Road (>20ha). Elsewhere mix of under 4ha and 4-10ha with the odd lot between 20-50ha in size. |
| Proximity to key route | SH6 passes through the unit. McDonnell Road also traverses the unit – a popular route between SH6 and Arrowtown. |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | Council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow Bridges Ride'. |
| Infrastructure features | No reticulated sewer or stormwater. Very limited water reticulation. |

| Landscape Character Unit | 17: Morven Ferry |
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| Visibility/prominence | The northern portion of the unit enjoys a reasonably high public profile as a consequence of its location adjacent SH6 and McDonnell Road in conjunction with the relatively open nature of this part of the unit. In contrast, the southern portion of the unit is considerably more visually discreet as a result of its quiet rural road context and vegetation patterns. The popular walkway/cycleway route that passes through this area increases its 'profile'. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | Key views relate to the memorable vista from SH6 and the walkway/cycleway to the Crown Terrace escarpment and ONL ranges to the south, and the highly attractive open views across the area from SH6 and the walkway/cycleway to Morven Hill and the flanking moraine 'foothill' landscape to the north. With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a part of the swathe of relatively low lying, flat rural/rural residential land flanking Morven Hill. |
| Enclosure/openness | The unit displays a variable sense of openness and enclosure largely as a consequence of vegetation patterns. |
| Complexity | Similarly, the unit exhibits a variable degree of complexity, largely as a consequence of vegetation patterns. |
| Coherence | The fragmented patterning of vegetation features detracts from the underlying coherence associated with the relatively uniform flat topography. The range of building styles evident does not reinforce the landscape coherence. |
| Naturalness | Generally, a moderate to low level of naturalness as a consequence of the patterning and visibility of rural residential development. |
| Sense of Place | Generally, the area reads a mixed rural and rural residential landscape on the edge of the established Arrow Junction rural residential 'node'. |
| Potential landscape issues and constraints associated with additional development | The location of the northern portion of the area adjacent to scenic routes, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the east associated with Arrow Junction makes the unit vulnerable to development creep. Potential for development in northern portion to read as sprawling into Hogans Gully and northwards to Arrowtown. Walkway/cycleway proximity. |

| Landscape Character Unit | 17: Morven Ferry |
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| Potential landscape opportunities and benefits associated with additional development | Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Potential for development to form a legible node, as a consequence of 'junction' function, landform pattern (contrasting 'flats') and noting that this patterning is already emerging immediately to the east. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Open views from SH 6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south. Open views from SH 6 and McDonnell Road to Morven Hill and the flanking moraine 'foothill' landscape to the north. Integration of buildings with planting. |
| Capability to absorb additional development | Moderate-Low |

18: Morven Eastern 'Foothills'

| Landscape Character Unit | 18: Morven Eastern 'Foothills' |
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| Landform patterns | Elevated moraine landform with plateaus, hummocky hills, swamps and remnant kettle lakes. |
| Vegetation patterns | Exotic shelterbelts and hedgerows in places. The odd scattered woodlot and patches of scrub in gullies. Pond edge plantings. Exotic pasture grasses dominate. |
| Hydrology | Stream, amenity and farm ponds, and wetland features evident. |
| Proximity to ONL/ONF | Adjoins ONL (WB) on west and south sides and Arrow River ONF on eastern side. |
| Character Unit boundaries | North: Toe of the moraine landform. East: Arrow River ONF. South: ONL(WB)/study area boundary. West: ONL(WB)/study area boundary. |
| Land use | Predominantly rural lifestyle / hobby farming and more generously proportioned working rural lots with a limited amount of rural residential development evident. |

| Landscape Character Unit | 18: Morven Eastern 'Foothills' |
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| Settlement patterns | Dwellings reasonably evenly dispersed along road or stream edges, and well integrated by plantings. A few consented but unbuilt platforms evident (5). Typical lot sizes: majority of unit > 10ha with approximately half of the unit 50ha or greater. |
| Proximity to key route | Not located near a key route. Morven Ferry Road is a dead-end road. |
| Heritage features | Four heritage buildings/features identified in PDP. |
| Recreation features | Council walkway/cycleway passes through the area (forms part of Queenstown Trail 'Twin Rivers Ride' and 'Arrow River Bridges Ride'). |
| Infrastructure features | No reticulated sewer, stormwater or water. |
| Visibility/prominence | The somewhat sleepy backwater location (on a dead-end road), together with its (relatively) lower-lying topography means that the unit is not particularly prominent in terms of the wider basin landscape. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | Key views relate to the dramatic mountain, Morven Hill and Crown Terrace escarpment views available from the walkway / cycleway network, local roads, and dwellings. |
| Enclosure/openness | A variable sense of openness and enclosure as a consequence of the landform patterning (west of Morven Ferry Road) and vegetation patterning (east of Morven Ferry Road). |
| Complexity | A correspondingly variable degree of complexity as a result of the landform and vegetation patterns. |
| Coherence | A low level of landscape coherence. Vegetation patterns generally do not reinforce landform features. |
| Naturalness | Generally, a moderate perception of naturalness as a consequence of the limited visibility of buildings, the open hummocky pastoral character (particularly to the western side of Morven Ferry Road), and the close proximity and open views to the mountain setting and Crown Terrace escarpment. |
| Sense of Place | Generally, the area reads as a mixed rural and rural lifestyle / hobby farming area that functions as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east. |
| Potential landscape issues and constraints associated with additional development | The unit's very close proximity to ONLs and ONFs, location on a popular walkway/cycleway route together with the role of the area as a transition between the mountain ONL and the lower-lying and more 'developed' river terrace to the north and east, makes it sensitive to additional development. |

| Landscape Character Unit | 18: Morven Eastern 'Foothills' |
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| Potential landscape opportunities and benefits associated with additional development | Hummocky landform on western side of Morven Ferry Road, and vegetation patterns on eastern side of Morven Ferry Road, suggest the potential to absorb additional development. Larger-scaled lots suggest the potential for subdivision. Riparian, pond, and wetland restoration potential. Dead-end road – limited 'profile'. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Landform patterning. Integration of buildings with landform and/or planting. |
| Capability to absorb additional development | Low |

19: Gibbston Highway Flats

| Landscape Character Unit | 19: Gibbston Highway Flats |
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| Landform patterns | Flat river terrace unit sandwiched between the vegetation-clad steep slopes of the Arrow River and the steep scrub and weed-dominated Crown Terrace escarpment. |
| Vegetation patterns | Numerous exotic shelterbelts and hedgerows, exotic amenity plantings around buildings. Exotic pasture grasses dominate. |
| Hydrology | A series of streams drain from the Crown Terrace across the flats to the Arrow River. A pond evident. |
| Proximity to ONL/ONF | Adjoins Crown Range ONL (WB) to the east and Arrow River ONF to the west. |
| Character Unit boundaries | North: Cadastral boundary. East: Toe of Crown Terrace Escarpment (ONL WB)/study area boundary. South: Top of Arrow River streambanks (ONF). West: Top of Arrow River streambanks (ONF). |
| Land use | Predominantly working rural landscape with some rural residential development, particularly along the Arrow River edge. |
| Settlement patterns | Reasonably spacious pattern with very few consented but unbuilt platforms (2). Typical lot sizes: majority of unit > 10ha with approximately half falling in the 20-50ha range. |

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| Landscape Character Unit | 19: Gibbston Highway Flats |
| Proximity to key route | Located on key scenic route between Queenstown and Gibbston Valley, Cromwell (SH6). |
| Heritage features | No heritage buildings/features identified in PDP. |
| Recreation features | No walkways/cycleways in the area. |
| Infrastructure features | No reticulated sewer or stormwater. Limited reticulated water. |
| Visibility/prominence | The area is highly visible from SH6. |
| Views | Key views relate to the highly attractive vistas from SH6 westwards across the flats to the Arrow River margins, backdropped by Morven Hill (ONL WB) and the ONL mountain range to the south (Remarkables), and eastwards to the large-scale and scrub-clad Crown Terrace escarpment. |
| Enclosure/openness | The unit displays a variable sense of enclosure and openness as a consequence of vegetation patterning. |
| Complexity | Correspondingly variable degree of complexity as a consequence of vegetation patterning. |
| Coherence | Generally a limited landscape coherence as a consequence of the fragmented vegetation patterns and flat topography. |
| Naturalness | Generally, a moderate perception of naturalness as a consequence of the working rural landscape impression. The very close proximity of the 'wild' scrub-dominated Crown Terrace escarpment serves to counter the diminishing influence of visible dwellings etc. in terms of naturalness values. |
| Sense of Place | Generally, the unit reads as a working rural landscape on the very edge or at the entrance (depending on orientation) of the Wakatipu Basin. |
| Potential landscape issues and constraints associated with additional development | The location of the unit adjacent to a scenic route, in combination with its relatively open pastoral character, makes it sensitive to landscape change. Absence of legible edges to the rural residential enclave to the north associated with Arrow Junction makes the unit vulnerable to development creep. Role of the unit as a 'gateway' to the Wakatipu Basin. Potential for development to read as linear sprawl from the established and legible rural residential 'node' associated with Arrow Junction. |
| Potential landscape opportunities and benefits associated with additional development | Large-scaled lots suggest potential for subdivision. Vegetation provides containment in places. Proximity to good roading infrastructure. Integration of defensible edges with additional subdivision. Riparian restoration potential. |

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| Landscape Character Unit | 19: Gibbston Highway Flats |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Maintenance of a relatively spacious and, in places, open, working rural landscape character. Open views from SH6 to the Crown Terrace escarpment, the Arrow River margins, Morven Hill and the Remarkables to the south. Impression of the area as a 'green' gateway to the Basin. |
| Capability to absorb additional development | Very Low. |

20: Crown Terrace

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| Landscape Character Unit | 20: Crown Terrace |
| Landform patterns | Elevated glacial terrace characterised by plateaus interspersed with rolling hummocky hills and includes the lower slopes of the Crown Range. |
| Vegetation patterns | Scattered exotic shelterbelts/hedgerows, shade trees, pockets of bush and patches of scrub in gullies. Exotic amenity plantings around dwellings in places. Exotic pasture grasses dominate. |
| Hydrology | Complex network of streams draining westwards across the terrace from the Crown Range to the Arrow River. |
| Proximity to ONL/ONF | Surrounded by ONL (WB). |
| Character Unit boundaries | North: ONL (WB) toe of mountain range/study area boundary. East: ONL (WB) toe of mountain range/study area boundary. South: ONL (WB) top of escarpment/study area boundary. West: ONL (WB) top of escarpment/study area boundary. |
| Land use | Predominantly in rural production with loose groupings of rural residential development throughout the unit. |
| Settlement patterns | Relatively spacious rural residential development loosely grouped throughout the terrace and oriented to take advantage of the panoramic views out over the Wakatipu Basin. Relatively few existing dwellings. Numerous consented but unbuilt platforms evident (33). Rural buildings evident. Typical lots sizes > 20ha. |

| Landscape Character Unit | 20: Crown Terrace |
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| Proximity to key route | The Crown Range Road passes through the terrace and comprises an important scenic route linking Queenstown to Cardrona and Wanaka. Formalised scenic lookouts at various points. |
| Heritage features | Three heritage buildings/features identified in PDP. |
| Recreation features | No walkways/cycleways in the area. |
| Infrastructure features | No reticulated sewer or stormwater. Limited reticulated water. |
| Visibility/prominence | The elevated and relatively flat topography of the unit means that only its western edges are visible from the basin. The reasonably open character and flat to gently rolling landform pattern makes much of the unit highly visible from the Crown Range Road. |
| Views | Key views relate to the views across the terrace from the Crown Range Road to the Crown Range and wider Wakatipu Basin landscape, and views from the scenic lookouts out over the Wakatipu Basin. |
| Enclosure/openness | Generally, the unit exhibits a relatively high degree of openness. The Crown Range provides a strong sense of enclosure to the east. The lower-lying large scale basin landscape to the west amplifies the perception of openness. |
| Complexity | Localised landform (hummocky hills) and vegetation patterns confer a reasonable degree of complexity in places. |
| Coherence | The legible and largely uncluttered landform patterning, in combination with the predominantly open pastoral character, contributes an impression of coherence. However, minimal interplay between landform and vegetation patterning. |
| Naturalness | A reasonably high degree of naturalness as a consequence of its predominantly open and pastoral character combined with its proximity to the vastly scaled and relatively undeveloped Crown Range landscape to the east. In the main, (existing) buildings tend to be well integrated by plantings serving to reduce their prominence. |
| Sense of Place | Generally, the unit displays a working rural landscape character with a reasonably spacious patterning of rural residential development in places. The terrace serves as an important transition between the 'inhabited' Wakatipu Basin landscape and the relatively unmodified 'wilderness' landscape of the Crown Range to the east. |
| Potential landscape issues and constraints associated with additional development | The relatively open and exposed nature of the unit, in addition to its importance as a scenic route and as a transition between the Wakatipu Basin and the Crown Range, makes it highly sensitive to landscape change. |

| Landscape Character Unit | 20: Crown Terrace |
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| Potential landscape opportunities and benefits associated with additional development | Riparian restoration potential. Potential integration of walkways/cycleways etc. Larger-scaled lots suggest potential for subdivision. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Sense of openness and spaciousness associated with a predominantly pastoral landscape. Dramatic views from the Crown Range Road to the Wakatipu Basin and surrounding mountain setting. Impression of the area as a transition between the inhabited basin landscape and the more 'wild' Crown Range mountain-scape to the east. |
| Capability to absorb additional development | Very low. |

21: Arrow Junction Rural Residential

| Landscape Character Unit | 21: Arrow Junction Rural Residential |
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| Landform patterns | Alluvial river terrace landform flanking the west and east sides of the Arrow River. |
| Vegetation patterns | Exotic amenity planting around dwellings. |
| Hydrology | A tributary of the Arrow River passes through the northern portion of the unit on the west side of the river, and a stream drains from the Crown Terrace to a pond in the portion of the unit located on the east side of the river. |
| Proximity to ONL/ONF | The Arrow River ONF passes through the unit. The eastern portion adjoins the Crown Terrace escarpment ONL (WB). |
| Character Unit boundaries | North: Cadastral boundary. East: Arrow River and toe of Crown Terrace escarpment. South: landuse / cadastral boundaries. West: cadastral boundaries, SH6, McDonnell Road. |
| Land use | Rural residential with some rural lifestyle / hobby farming uses evident. Council reserve and DoC land on the eastern side of the river. |
| Settlement patterns | Generally, a node of relatively intensive rural residential development around the SH6 Arrow River crossing. A limited number of consented but unbuilt platforms on the south west side of the unit (5). Some larger-scaled lots to the north end. Typical lot sizes: predominantly <4ha |
| Proximity to key route | Located on a popular route between Arrowtown and SH6 i.e. McDonnell Road. SH6 passes through the southern portion of the unit. |
| Heritage features | Three heritage buildings/features identified in PDP. |
| Recreation features | A council walkway/cycleway passes through the unit. Forms part of Queenstown Trail 'Arrow River Bridges Ride'. |
| Infrastructure features | No reticulated sewer or stormwater. Very limited water reticulation. |
| Visibility/prominence | The unit's location on a key vehicular route and a popular pedestrian, and cycle route suggests a prominent location. However, the extensive vegetation throughout much of the area, in combination with its low-lying and flat topography, limits visibility. The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influence of relative elevation, in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |

| Landscape Character Unit | 21: Arrow Junction Rural Residential |
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| Views | Within the unit, roadside views tend to be framed and filtered by vegetation. The walkway / cycleway and SH6 river crossing affords highly attractive views of the Arrow River. Towards the edges of the unit, the open character affords longer range views to the surrounding mountain context. With respect to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout, the unit reads as a distinct 'node' of rural residential development. |
| Enclosure/openness | Generally, a relatively high degree of enclosure as a consequence of vegetation patterns. |
| Complexity | A correspondingly high degree of complexity as a consequence of vegetation patterning. |
| Coherence | Despite the extensive plantings, the varied character of the vegetation in combination with the predominant patterning of smaller lots results in a landscape of limited coherence. |
| Naturalness | A relatively low degree of naturalness within the unit itself as a consequence of the level of rural residential development. This is partially offset by the very close proximity of the unit to the 'wild' Crown Terrace escarpment and the vegetated margins of the Arrow River. |
| Sense of Place | Generally, the area reads as an established node of rural residential development focused on the Arrow River crossing. |
| Potential landscape issues and constraints associated with additional development | Absence of legible edges to the unit to the southwest, southeast and north west. Existing platform and lot arrangement throughout the 'node' around the river crossing, together with vegetation patterns, may constrain additional development. Walkway/cycleway proximity. Scenic route proximity. |
| Potential landscape opportunities and benefits associated with additional development | Riparian, pond edge restoration potential. Some larger lots to the northern end of the unit suggest the potential for subdivision. Integration of defensible edges with additional subdivision. The relatively visually discreet nature of the area, together with its established rural residential node character, suggest the potential to integrate additional development with minimal impact on the wider basin landscape. Vegetation provides containment in places. Proximity to good roading infrastructure. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Views from SH6 and McDonnell Road to the Crown Terrace escarpment and ONL ranges to the south. Views from SH6 and McDonnell Road Morven Hill and the flanking moraine 'foothill' landscape to the north. Views of the Arrow River from SH6 and the walkway/cycleway route. Integration of buildings via planting. |

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| Landscape Character Unit | 21: Arrow Junction Rural Residential |
| Capability to absorb additional development | High |

22: The Hills

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| Landscape Character Unit | 22: The Hills |
| Landform patterns | Elevated moraine landform with hummocky hills, plateaus, and remnant kettle lakes, with the latter converted to amenity ponds. |
| Vegetation patterns | Exotic amenity plantings throughout the golf course and around rural residential dwellings. Native plantings around pond, stream, and wetland features. Isolated pockets of bush and woodlot plantings. Extensive roadside plantings to Arrowtown Lake Hayes Road. |
| Hydrology | Several streams, ponds, and wetland areas. |
| Proximity to ONL/ONF | Unit does not adjoin ONL or ONF; however, mid to long-range views to surrounding ONL mountain context. |
| Character Unit boundaries | North: cadastral boundary. East: McDonnell Road, toe of hummocky hill landform pattern. South: toe of hummocky hill landform pattern, stream pattern. West: Arrowtown Lake Hayes Road. |
| Land use | Golf course and rural residential. |
| Settlement patterns | Scattered dwellings throughout, primarily located around water features. Numerous consented but unbuilt platforms (18). Gated entrances requiring security codes. Typical lot sizes: large lot single ownership 50-500ha range. |
| Proximity to key route | Located on Arrowtown Lake Hayes Road which is a popular route between Queenstown and Arrowtown. Also located on McDonnell Road which is a popular route between Arrowtown and SH6 / Arrow Junction. |
| Heritage features | Two heritage buildings/features identified in PDP. |
| Recreation features | No walkways/cycleways through the unit. |
| Infrastructure features | Reticulated sewer. No reticulated water or stormwater. |

| Landscape Character Unit | 22: The Hills |
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| Visibility/prominence | <p>The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity and (reasonably) similar elevation means that <u>part of</u> the unit is prominent in the outlook <u>while the hummocky terrain limits visibility to other parts</u>.</p> <p>Roadside plantings limit views from Arrowtown Lake Hayes Road. Eastern edges of the unit are visible from McDonnell Road. The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p> |
| Views | <p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlook from McDonnell Road and the western margins of Arrowtown comprises a relatively attractive, golf course / parkland landscape on the edge of Arrowtown. The recently approved Arrowtown South SHA comprising a distinctly urban three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location).</p> <p>From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.</p> |
| Enclosure/openness | Landform and vegetation create a variable sense of openness and enclosure. |
| Complexity | Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns. |
| Coherence | The underlying golf course landscape lends a coherence to the unit. |
| Naturalness | Generally, a low level of naturalness as a consequence of the distinctly modified character of the golf course setting. |
| Sense of Place | Generally, the area reads as a distinctly private, highly modified golf course parkland landscape in which rural residential development is an established component. 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. |
| Potential landscape issues and constraints associated with additional development | Private golf course and previous (recent) resource consent processes suggests limited further capability for development. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern. |

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| Landscape Character Unit | 22: The Hills |
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| Potential landscape opportunities and benefits associated with additional development | Relatively visually discreet nature of the location (due to landform and, to a lesser degree, vegetation patterns). Integration potential of landform pattern. Riparian restoration potential. Integration of walkways / cycleways. Close proximity to Arrowtown. Large-scaled lots suggest potential for subdivision. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Locating buildings so that they are visually discreet. Integration of buildings with landform and planting. Set back of buildings from the ridgeline crests to the eastern edges of the unit. |
| Capability to absorb additional development | Moderate |

23: Millbrook

| Landscape Character Unit | 23: Millbrook |
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| Landform patterns | The unit predominantly comprises an elevated moraine landform with plateaus, hummocky hills and remnant kettle lakes. The exceptions to this are a band of flat land (effectively part of Malaghans Valley) running along the northern margins., a roche moutonnée (ONF) in the north-eastern quadrant adjacent Malaghans Road and a small flat triangular parcel at the eastern end of the unit. |
| Vegetation patterns | Extensive exotic amenity planting around buildings and throughout golf course, native riparian and pond edge plantings. Dense evergreen shelterbelt plantings along much of the Malaghans Road frontage. Appreciable stand of native bush in steep-sided gully around Waterfall Park. Generally, manicured lawn and parkland plantings dominate. |
| Hydrology | Numerous watercourses and amenity ponds. |
| Proximity to ONL/ONF | Unit includes an ONF (roche moutonnée). Mid to long-range views to surrounding ONL mountain context. |
| Character Unit boundaries | North: Malaghans Road. East: McDonnell Road, cadastral boundary, Arrowtown Lake Hayes Road. South: Millbrook Special zone boundary. West: Millbrook Special zone boundary. |

| Landscape Character Unit | 23: Millbrook |
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| Land use | Golf course, commercial and rural residential uses dominate. A small area of grazing land around the roche moutonnée. |
| Settlement patterns | Generally, the area is relatively intensively developed with substantial clusters of two-storey semi-detached and terraced housing units throughout the golf course area, accessed via a complex patterning of semi-rural lanes. Generally, development is set into either a comprehensive parkland setting (Millbrook) or a comprehensive bush setting (Waterfall Park Special Zone – undeveloped). Pockets of more spacious rural residential development in places along Arrowtown Lake Hayes Road. Additional and similarly-scaled development is anticipated throughout the western portion of the Millbrook Special Zone. This area will be flanked by a golf course and landscape protection areas on its 'exposed' western margins. Large lot single ownership. |
| Proximity to key route | Located on Malaghans Road which comprises an important scenic route between Queenstown and Arrowtown. Also located on Arrowtown Lake Hayes Road – a popular route between Queenstown and Arrowtown. |
| Heritage features | Two heritage buildings/features identified in PDP. |
| Recreation features | Council walkway/cycleway through Millbrook (forms part of the Queenstown Trail 'Countryside Ride'). Golf course, restaurant, etc. |
| Infrastructure features | Reticulated sewer, water and stormwater. |
| Visibility/prominence | The dense evergreen shelterbelt plantings along Malaghans Road mean that the majority of development within Millbrook is screened from the much of Malaghans Road. The more open character at the eastern end of the unit is such that the eastern portion of Millbrook is visible from the eastern end of Malaghans Road, Arrowtown Lake Hayes Road and the elevated north western margins of Arrowtown. Buildings are however relatively unobtrusive in these views as a consequence of the well-established parkland plantings. The far eastern triangular area is visually connected to Arrowtown. Waterfall Park (unbuilt) obscured from view by landform and vegetation patterns. The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |

| Landscape Character Unit | 23: Millbrook |
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| Views | <p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlooks from Arrowtown Lake Hayes Road and the north-western margins of Arrowtown which comprise a relatively attractive, golf course / parkland landscape on the edge of Arrowtown.</p> <p>The unit affords attractive long-range views to the surrounding ONL mountain setting.</p> <p>The containment of vegetation and localised hummocks means that a relatively limited number of dwellings are visible from the surrounding area (excepting areas at high elevation).</p> |
| Enclosure/openness | A variable sense of enclosure and openness deriving primarily from vegetation patterns. |
| Complexity | Generally, a relatively complex unit as a consequence of the landform and vegetation patterns, together with the dense arrangement of buildings. |
| Coherence | The relatively consistent planting treatment and architectural forms lend a reasonably strong degree of coherence to the Millbrook development. The varying planting and architectural styles associated with the handful of rural residential lots on Arrowtown Lake Hayes Road means that these parts of the unit display a reduced perception of coherence. |
| Naturalness | The unit displays a low level of naturalness as a consequence of the level of existing and anticipated development. |
| Sense of Place | <p>Generally, the unit reads as an intensively-developed attractive urban settlement set within a parkland landscape.</p> <p>The area also forms part of the swathe of golf courses that frame the western and southern edges of Arrowtown and effectively function as a greenbelt to the village.</p> <p>The far eastern triangle comprises a discrete flat area that contrasts with the more rolling golf course/parkland landscape to the west and south (LCU 22) and associates more closely with the adjacent urban area of Arrowtown.</p> |
| Potential landscape issues and constraints associated with additional development | <p>Existing density of development and the issue of absorbing additional development without compromising existing (urban) parkland feel.</p> <p>Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas.</p> <p>Private golf course and previous (recent) resource consent processes suggests limited further capability for development.</p> |
| Potential landscape opportunities and benefits associated with additional development | <p>Relatively visually discreet nature of the location (due to landform and vegetation patterns).</p> <p>Close proximity to Arrowtown.</p> <p>Urban infrastructure.</p> <p>Large-scaled lots suggest potential for subdivision.</p> |
| Environmental characteristics and visual amenity values to be maintained and enhanced | <p>Attractive urban parkland character.</p> <p>Landscape coherence.</p> |

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| Landscape Character Unit | 23: Millbrook |
| Capability to absorb additional development | Moderate: majority of unit High: triangular area at far eastern end of the unit |

24: Arrowtown South

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| Landscape Character Unit | 24: Arrowtown South |
| Landform patterns | The unit encompasses the flat to gently rolling land on the south side of Arrowtown and includes the steep escarpment that currently defines the south western edge of the village. |
| Vegetation patterns | Extensive exotic amenity planting around buildings and throughout the public golf course. A mix of native and weeds species along watercourses. Native and amenity pond edge plantings (in golf course) Scrub and weeds throughout escarpment. Extensive amenity plantings anticipated throughout the Arrowtown Lifestyle Retirement Village SHA (unbuilt). |
| Hydrology | A watercourse (running roughly parallel with McDonnell Road) and amenity ponds. |
| Proximity to ONL/ONF | Unit adjoins ONL (WB) along east boundary. Mid to long-range views to surrounding ONL mountain context. |
| Character Unit boundaries | North: Arrowtown Urban Growth Limit. East: ONL/study area boundary. South: cadastral boundaries. West: McDonnell Road, toe of hummocky hill landform pattern. |
| Land use | Golf course, rural residential (Arrowtown South Structure Plan) and retirement village (Arrowtown Lifestyle Retirement Village SHA) uses dominate. Open grazing land is required along the McDonnell Road frontage of the Arrowtown South Structure Plan area. |
| Settlement patterns | The Arrowtown South Structure Plan (or Special Zone) area anticipates a reasonably spacious patterning of rural residential development together with extensive riparian and escarpment restoration, pastoral areas and a landscape framework throughout the south western edges of Arrowtown to create an attractive edge to the settlement in conjunction with the adjacent golf courses and roads. The Arrowtown Lifestyle Retirement Village SHA anticipates an urban patterning of buildings ranging from one storey units along the McDonnell Road edge to three storey buildings in the central western margins of the area. Typical lot sizes: <ul style="list-style-type: none"> • Predominantly 4-10ha. • Some larger lots 10-20ha. |

| Landscape Character Unit | 24: Arrowtown South |
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| Proximity to key route | Located on Centennial Avenue and Mc Donnell Road, both of which comprise a popular routes between Arrowtown and SH6 / Arrow Junction. |
| Heritage features | Four heritage buildings/features identified in PDP. |
| Recreation features | No Council walkways/cycleways through the unit. |
| Infrastructure features | Reticulated sewer in part. No reticulated water and stormwater although it is expected that the Arrowtown Lifestyle Retirement Village SHA will be fully serviced. |
| Visibility/prominence | The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity and (reasonably) similar elevation means that the unit is prominent in the outlook. The unit is also visible from McDonnell Road and Centennial Avenue. Like The Hills, the unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence. |
| Views | Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown. The outlooks from McDonnell Road, Centennial Avenue and the western margins of Arrowtown comprise a golf course and rural residential landscape on the edge of Arrowtown. The relatively wild and unkempt escarpment forms a prominent element in views from McDonnell Road. The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location). From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting. |
| Enclosure/openness | A variable sense of enclosure and openness deriving primarily from localised landform and vegetation patterns. The escarpment to the north east of the unit and the hummocky landform of The Hills to the south west provide containment to the McDonnell Road portion of the unit. |
| Complexity | Generally, a relatively complex unit as a consequence of the landform and vegetation patterns (golf course area), together with the dense arrangement of buildings (SHA area). |
| Coherence | A limited perception of coherence as a consequence of the varying landform and vegetation patterns and the somewhat anomalous urban character of development associated with the approved SHA located at some distance from the legible village edge (i.e. the escarpment). |

| Landscape Character Unit | 24: Arrowtown South |
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| Naturalness | The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the golf course patterning. The relatively wild and unkempt character of the escarpment counters this to a limited degree. |
| Sense of Place | Generally, the unit reads as part of the swathe of golf courses and rural residential development that frame the western and southern edges of Arrowtown and effectively function as a 'greenbelt' to the village. However, this 'greenbelt' effect, together with the legibility of the escarpment as a robust defensible edge to Arrowtown has been significantly compromised by the Arrowtown Lifestyle Retirement Village SHA which confers a distinctly urban character in a prominent and sizeable part of the unit. |
| Potential landscape issues and constraints associated with additional development | Role of unit as a 'greenbelt' to Arrowtown. Role of the escarpment as an edge to the village. Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas. Public golf course facility. |
| Potential landscape opportunities and benefits associated with additional development | Golf course landscape potentially suited to accommodating a reasonably high level of development (e.g. Millbrook). Close proximity to Arrowtown. Close proximity to urban infrastructure. Large-scaled lots suggest potential for subdivision. Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development. Potential for integration of walkways/cycleways. Riparian restoration potential. Easy topography. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Views from McDonnell Road and Centennial Avenue to the surrounding mountain/river context. Reinforcing/ re-establishing a robust and defensible edge to Arrowtown. |
| Capability to absorb additional development | High |

25: Shotover Country Margins

| Landscape Character Unit | 25: Shotover Country Margins |
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| Landform patterns | The western portion of the unit encompasses a flat river terrace. The eastern portion of the unit forms an elevated and (for the most part) relatively steeply sloping ridge with localised plateaus and informal accessways. |
| Vegetation patterns | Some exotic woodlot planting throughout eastern portion. Predominantly in pasture cover with weeds and scrub throughout steeper areas. |
| Hydrology | The western portion is prone to flooding. |
| Proximity to ONL/ONF | Unit adjoins ONL (WB) west and south boundaries. Close range views to surrounding ONL mountain context. |
| Character Unit boundaries | Adjoins Shotover Country Special Zone and ONL (WB) associated with Shotover River and Kawarau River. |
| Land use | Shotover Country SHA (including Low Density Urban and Reserve land) and grazing land throughout western portion, rural residential and visitor accommodation throughout eastern portion with production forestry and grazing. Reserve land is proposed along the western and south edges of the Shotover Country SHA. NB Shotover Country SHA approved. Resource consent lodged and notified at the time of preparing this assessment which addresses engineering constraints (flooding). |
| Settlement patterns | The Shotover Country SHA anticipates an urban pattern (450m ²) with Reserve land proposed throughout the entire western portion of the unit. Typical lot sizes of the eastern portion of the unit: <ul style="list-style-type: none"> • Predominantly 4-10ha. • 1 x 4,000m² lot in eastern portion. Buildings typically sited on plateaus. |
| Proximity to key route | Not located on key scenic route. |
| Heritage features | Four heritage buildings/features identified in PDP. |
| Recreation features | Council walkways/cycleways adjacent the unit. |
| Infrastructure features | Adjacent fully serviced urban area of Shotover Country Special Zone. (Assumed Shotover Country SHA will be fully serviced.) |
| Visibility/prominence | The eastern area is visible from the Shotover Country Special Zone. |

| Landscape Character Unit | 25: Shotover Country Margins |
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| Views | Key views relate to views of the eastern area from Shotover Country Special Zone and the nearby walkway in which the eastern part of the unit reads as a spacious green edge to the urban development. From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting. |
| Enclosure/openness | The eastern portion is relatively open and exposed to the catchment to the north, comprising the Shotover Country Special Zone with the ridgeline forming a legible defensible edge. Area well contained by landform and or vegetation patterns from the river corridor to the south. |
| Complexity | Limited complexity as a consequence of the landform and vegetation patterns. |
| Coherence | A limited perception of coherence as a consequence of the varying landform, vegetation patterns and contrasting urban development patterns nearby. |
| Naturalness | The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the landuse patterns. The relatively wild and unkempt character of escarpment areas and the river margins adjacent counter this to a limited degree. |
| Sense of Place | The Shotover Country SHA anticipates an urban pattern (450m ²) with reserve land proposed throughout the entire western portion of the unit. Generally, the balance of the unit reads as 'left over' land on the edge of the Shotover Country Special Zone that effectively functions as a spacious green edge to the urban area. |
| Potential landscape issues and constraints associated with additional development | Steep topography of the eastern portion of the unit. Visibility and prominence of the elevated land within the eastern portion of the unit. Airport Noise Buffer constraint that applies to part of the eastern portion of the unit. Proximity of popular walkway/cycleway route. Close proximity to ONLs. |
| Potential landscape opportunities and benefits associated with additional development | Close proximity to Shotover Country Special Zone. Localised plateaus and accessways within eastern portion of the unit. Integrating effect of nearby urban development context. Close proximity to urban infrastructure. Large-scaled lots suggest potential for subdivision. |
| Environmental characteristics and visual amenity values to be maintained and enhanced | Absence of buildings from steep land and prominent ridgelines (eastern portion). Reinforcing spacious green edge to Shotover Country Special Zone. Retention and restoration of localised escarpment landform features (eastern portion). |

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| Landscape Character Unit | 25: Shotover Country Margins |
| Capability to absorb additional development | Eastern portion: Moderate-High Western portion: High (as a consequence of the Medium Density and Reserve landuses anticipated by the Shotover Country SHA in relation to this portion of the unit). |

Variation to Stage 1 Definition of Site Chapter 2:

Underlined text for additions and ~~strike through~~ text for deletions.

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| Site | <p>Means:</p> <p><u>Any area of land which meets one of the descriptions set out below:</u></p> <p>(a) <u>An area of land which is:</u></p> <ul style="list-style-type: none">(i) <u>Comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</u>(ii) <u>Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council;</u> <p><u>Being in any case the smaller area of clauses (i) or (ii) above; or</u></p> <p>(b) <u>An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:</u></p> <ul style="list-style-type: none">(i) <u>Subject to a condition imposed under section 37 of the Building Act 2004; or</u>(ii) <u>Held together in such a way that they cannot be dealt with separately without the prior consent of the council; or</u> <p>(c) <u>An area of land which is:</u></p> <ul style="list-style-type: none">(i) <u>Partly made up of land which complies with clauses (a) or (b) above; and</u>(ii) <u>Partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjoining and are held together in such a way that they cannot be dealt with separately without the prior approval of the council;</u> <p><u>Except in relation to each description that in the case of land subdivided under the Unit Titles Act 1972 and 2010, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision.</u></p> <p>1. <u>An area of land which is:</u></p> <ul style="list-style-type: none">(i) <u>comprised in a single lot or other legally defined parcel of land and held in a single Certificate of Title; or</u> |
|-------------|---|

(ii) — comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council.

Being in any case the smaller land area of i or ii, or

2. — an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or

3. — an area of land which is comprised in two or more adjoining certificates of title where such titles are:

(i) — subject to a condition imposed under section 37 of the Building Act 2004 or section 643 of the Local Government Act 1974; or

(ii) — held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or

4. — In the case of land not subject to the Land Transfer Act 1952, the whole parcel of land last acquired under one instrument of conveyance;

Except:

(i) — in the case of land subdivided under the cross lease or company lease systems, other than strata titles, site shall mean an area of land containing:

a) — a building or buildings for residential or business purposes with any accessory buildings(s), plus any land exclusively restricted to the users of that/those building(s), plus an equal share of common property; or

b) — a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and

ii — in the case of land subdivided under Unit Titles Act 1972 and 2010 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units and an equal share of common property; and

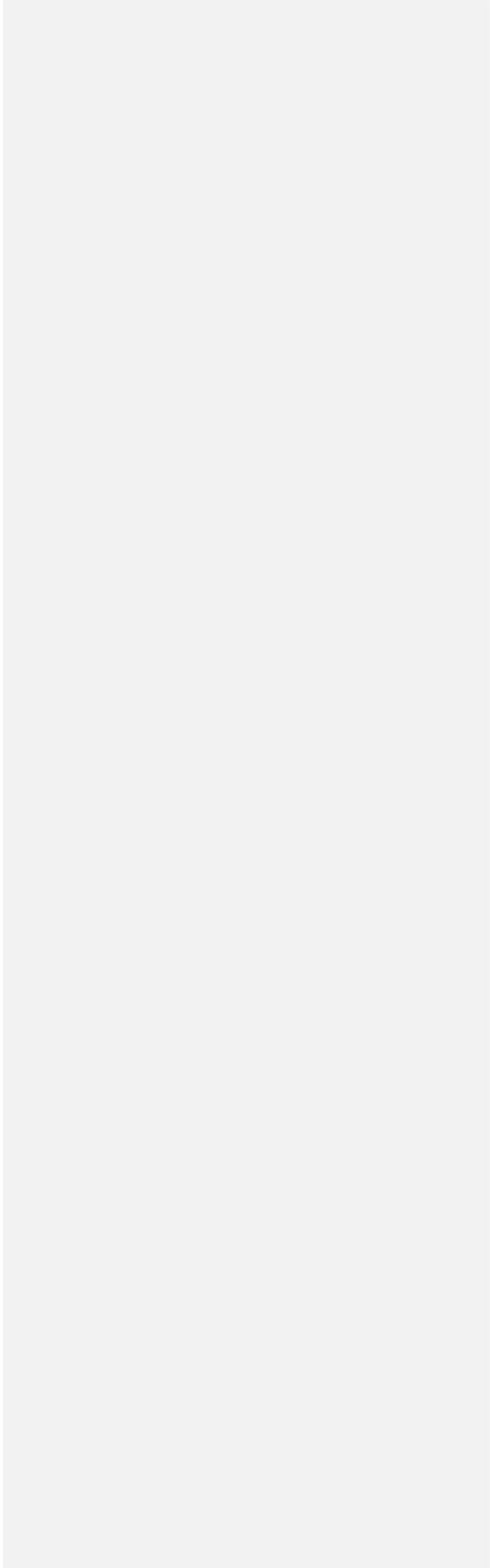
iii — in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.

In addition to the above.

a) — A site includes the airspace above the land.

b) — If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary.

| | |
|--|--|
| | c) — Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site. |
|--|--|



Variation to Stage 1 Rural Residential and Rural Lifestyle Chapter 22:

Underlined text for additions and ~~strike-through~~ text for deletions.

Part 22.1 Zone Purpose.

Paragraphs 5 and 6:

~~The Deferred Rural Lifestyle (Buffer) zone east of Dalefield Road places limits on the expansion of rural lifestyle development at that location.~~

~~The 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads defines an existing settlement of properties. The adjoining Rural Lifestyle zoned areas within the Wakatipu Basin identify the potential for further limited residential development, within the density limits set out in the provisions.~~

Provision 22.3.2.10.

In addition to Tables 1 and 2, the following standards apply to the areas specified:

~~Table 3: Rural Lifestyle Deferred and Buffer Zones~~

~~Table 43: Rural Residential Zone at Forest Hill.~~

~~Table 54: Rural Residential Bob's Cove and Sub Zone.~~

~~Table 6: Ferry Hill Rural Residential Sub Zone.~~

~~Table 75: Wyuna Station Rural Lifestyle Zone.~~

Rule 22.5.4.3.

~~22.5.4.3 Rural Residential zone at the north of Lake Hayes - 15m~~

Table 3: Rules 22.5.14 to 22.5.18

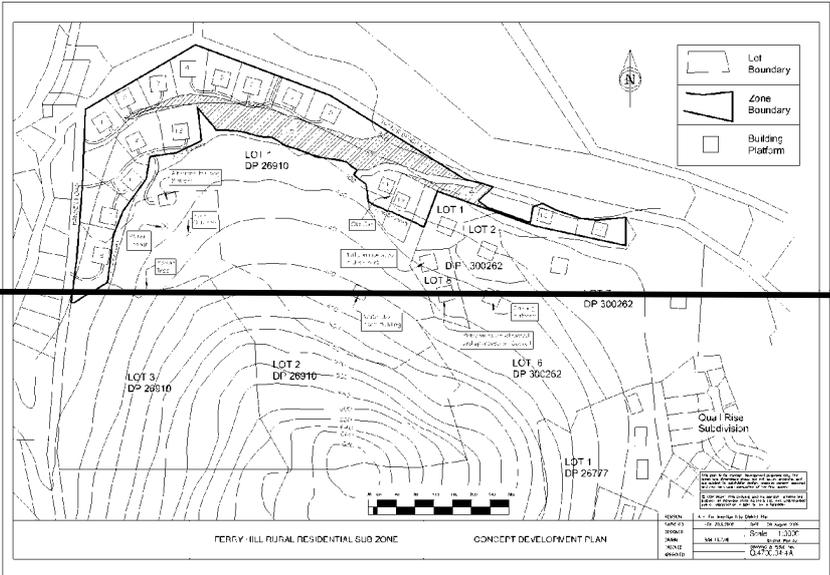
| | Table 3: Rural Lifestyle Deferred and Buffer zones | Non-compliance: |
|---------|---|------------------------|
| 22.5.14 | The erection of more than one non-residential building. | NC |
| 22.5.15 | In each area of the Deferred Rural Lifestyle zones east of Dalefield Road up to two residential allotments may be created with a single residential building platform on each allotment. | D |
| 22.5.16 | The land in the Deferred Rural Lifestyle (Buffer) zone shall be held in a single allotment containing no more than one residential building platform. | D |
| 22.5.17 | In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans. | D |
| 22.5.18 | In the Buffer zone, the maximum building height in the building platform shall be 6.5m. | NC |

Table 6. Rules 22.5.33 to 22.5.37

| | Table 6: Ferry Hill Rural Residential Sub-Zone Refer to Part 22.7.2 for the concept development plan | Non-compliance: |
|---------|---|------------------------|
| 22.5.33 | Density There shall be no more than one residential unit per lot. | NC |
| 22.5.34 | Building Height The maximum building height shall be 6.5m for lots 9-15 on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. Chimney and ventilation structures may be 7.2m high in this sub-zone. | ⊘ |
| 22.5.35 | Building Location The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, in rule 22.7.2. | ⊘ |
| 22.5.36 | Design Standards Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone: 22.5.36.1 The roof pitch shall be between 20° and 30° and roof dormers and roof lights are to be incorporated in the roof pitch; 22.5.36.2 Roof finishes of buildings shall be within the following range: Slate shingle, cedar shingle, steel roofing (long run corrugated or tray) in the following colours, or similar, only: Coloursteel colours New Denim Blue, Grey Friars, Ironsand or Lignite; 22.5.36.3 Wall claddings of buildings shall be within the following range: cedar shingles, natural timber (clear stain), painted plaster in the following colours or equivalent: Resene 5YO18, 5B025, 5B030, 4GR18, 1B55, 5G013, 3YO65, 3YO20; stone cladding provided the stone shall be limited to Otago schist only and all pointing/mortar shall be recessed. | ⊘ |
| 22.5.37 | Landscaping 22.5.37.1 Any application for building consent shall be accompanied by a landscape plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. 22.5.37.2 The landscape plan shall ensure: a. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness; and | ⊘ |

| | | |
|--|---|--|
| | <p>b. That residential development on sites adjoining Tucker Beach Road is subject to screening.</p> <p>22.5.37.3 Plantings at the foot of, on, and above the escarpment within lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.</p> <p>22.5.37.4 Plantings on Lots 1—17 may include, willow (except Crack Willow), larch, maple as well as indigenous species.</p> <p>22.5.37.5 The erection of solid or paling fences is not permitted.</p> | |
|--|---|--|

22.7.2 Rural Residential Ferry Hill Sub Zone Concept Development Plan



Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike-through~~ text for deletions.

Amend Chapter 27 by inserting the following into Rule 27.4.2;

The following shall be non-complying activities:

g. The further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct, except where the further subdivision and any prior subdivision together complies with Rule 27.5.1.

Commented [CB89]: 2422, 2577 et al

h. ~~The subdivision of an existing or approved residential flat from the residential unit it is ancillary to, or the subdivision of a second residential unit on any allotment in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.~~

Commented [CB90]: 2577 et. al

Amend Chapter 27 by inserting the following into Rule 27.4.3;

The following shall be Restricted Discretionary activities:

b. Any subdivision in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct meeting the minimum and/or average lot sizes specified in Rule 27.5.

Amend Chapter 27 by amending Rule 27.5.1 as follows;

27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

| Zone | | Minimum Lot Area | |
|-----------------|-----------------------------------|---|---|
| Rural | Wakatipu Basin Rural Amenity Zone | 80ha | |
| | Wakatipu Basin Lifestyle Precinct | 6000m² minimum/1.0ha average | |
| | | 1.0ha minimum average | |
| | | 6000m ² | D |
| Rural Lifestyle | | | |
| | Rural Lifestyle Deferred A and B. | No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments. | |
| | Rural Lifestyle Buffer. | The land in this zone shall be held in a single allotment | |

Commented [CB91]: 2577 et. al

| | | |
|-------------------|--------------------------------------|---|
| Rural Residential | | |
| | | |
| | Rural Residential Ferry Hill Subzone | 4000m ² with no more than 17 lots created for residential activity |

Amend Chapter 27.7 Location Specific objectives, policies and provisions

~~27.7.6 Objective – Ferry Hill Rural Residential Sub Zone – Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.~~

~~• Policies~~

~~27.7.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~

- ~~• The subdivision design has had regard to minimising the number of accesses to roads;~~
- ~~• the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
- ~~• The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
- ~~• The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Insert the following:

| | |
|----------|---|
| 27.7.6.1 | <p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct</p> <p>Restricted Discretionary Activities</p> |
| | <p>Subdivision in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct:</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Location of building platforms and accessways b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions; c. Location, scale and extent of landform modification, and retaining structures; d. Property access and roading; e. Esplanade provision; f. Natural and other hazards; g. Firefighting water supply and access; h. Water supply; i. Network utility services, energy supply and telecommunications; j. Open space and recreation provision; k. Ecological and natural landscape features; l. Historic Heritage features; m. Easements; n. Vegetation removal and proposed plantings; o. Fencing and gates; p. Wastewater and stormwater management; q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks. |
| 27.7.6.2 | <p>Assessment Matters - Restricted Discretionary Activities</p> <p>General</p> <ul style="list-style-type: none"> a. The extent to which the proposal is consistent with relevant objectives and policies including those in Chapter 27 Subdivision, Chapter 24 Wakatipu Basin and Chapter 6 Landscapes. b. The extent to which the subdivision provides for low impact design that avoids or mitigates adverse effects on the environment. <p>Subdivision Design</p> |

- c. The extent to which the location of future buildings and ancillary elements and the landscape treatment complements the existing landscape character, visual amenity values and wider amenity values of the Zone or Precinct, including consideration of:
 - I. the retention of existing vegetation and landform patterns;
 - II. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;
 - III. earth mounding, and framework planting to integrate buildings and accessways;
 - IV. planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;
 - V. riparian restoration planting;
 - VI. the retirement and restoration planting of steep slopes over 15° to promote slope stabilisation and indigenous vegetation enhancement;
 - VII. the incorporation of development controls addressing such matters as building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, accessways (including paving materials), external lighting, domestic infrastructure (including water tanks), vegetation removal, and proposed plantings;
 - VIII. the integration of existing and provision for new public walkways and cycleways/bridlepaths.

d. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the proposed development in a manner that delivers optimal maintains and enhances landscape character and visual amenity outcomes.

Commented [CB92]: 2577 et al

e. The extent to which the development maintains visual amenity from public places and neighbouring properties.

f. Whether clustering or variation lot sizes of future buildings or varied allotment sizes in subdivision design would offer a better solution for maintaining a sense of openness and spaciousness, or the integration of development with existing landform and vegetation or lifestyle patterns.

Commented [CB93]: 2577 et al

Commented [CB94]: 2314 et al

g. The extent to which the development avoids, remedies or mitigates adverse effects on the features, elements and patterns that contribute to the value of adjacent or nearby ONLs and ONFs. This includes consideration of the an appropriate setback from such features as well as the maintenance of views from public roads and other public places to the surrounding ONL and ONF context.

Commented [CB95]: 2577 et al

h. The extent to which development adversely affects other Identified Landscape Features as identified on the planning maps, and in particular the visual amenity values of those features in views from public places outside of the Precinct.

i. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds and consent notices.

j. Whether the layout of reserves and accessways provides for adequate public access and use.

XA Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through open space covenants or consent notices.

Commented [CB96]: 2135, 2472, 2515.

Access and Connectivity

k. Whether proposed sites are located and designed so that each site has a minimum frontage that provides for practical, legal and safe access from a formed public road that is suitable for both normal road going vehicles and construction traffic.

- l. Whether the location and design of any proposed pedestrian, cycle, bridlepaths and vehicle accessways on the proposed site(s) avoid or minimise any adverse effects on soil stability, landform patterns and features, and vegetation.
- m. Whether subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connect, or have the potential to connect to reserves (existing or proposed), roads and existing rural walkways.
- n. Whether site design recognises any impact of roading and access on waterbodies, ecosystems, drainage patterns and ecological values.
- o. Whether any subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.

Infrastructure and Services

- p. Ensuring there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from possible future development without adversely affecting natural water systems and ecological values.
- q. Ensuring the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
- r. Whether any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.
- s. Whether subdivision provides for an adequate and reliable supply of potable water to each proposed site.
- t. Whether subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.
- u. Whether subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading.
- v. Assessing where more than one site will be created, whether a shared or individual wastewater treatment and disposal system is the most appropriate, having regard to any known physical constraints.
- w. Considering the extent to which easements and consent notices should be applied to protect the integrity of stormwater and/or wastewater treatment and disposal systems.
- x. Assessing the extent to which access easements should provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
- y. Whether sites can be connected to services such as telecommunications and electricity using low impact design methods including undergrounding of services.

Natural Environment and Cultural values

- z. Considering the extent to which the subdivision provides for ecological restoration and enhancement. Ecological enhancement may include enhancement of existing vegetation, replanting and weed and pest control.

| | |
|--|---|
| | <p>aa. Assessing the extent to which the subdivision and subsequent land use on the proposed site(s) adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.</p> <p>bb. Assessing the extent to which the subdivision design and layout preserves and enhances areas of archaeological, cultural or spiritual significance.</p> <p>cc. Assessing the extent to which the integrity of any identified heritage feature(s) is maintained and enhanced.</p> <p><u>XB Considering the benefits of the removal of identified wilding exotic trees and their replacement with non-wilding species in all instances, except where this would have significant landscape or visual amenity adverse effects.</u></p> <p>Earthworks and Hazards</p> <p>dd. Considering how earthworks can be undertaken in a manner which mitigates and remedies adverse effects from soil erosion and the generation of sediments into receiving environments.</p> <p>ee. Considering whether earthworks are likely to have adverse effects on landscape character or visual amenity values which cannot be avoided, remedied or mitigated.</p> <p>ff. Considering the extent to which subdivision will increase the risks associated with any natural hazard and/or how the subdivision avoids, remedies or mitigates any hazard prone area.</p> <p>gg. Considering the extent to which contaminated or potentially contaminated soil is able to be treated or disposed of.</p> <p>hh. Where the subdivision land includes waterbodies, considering the extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.</p> <p>ii. Considering whether consent notices or other protective instruments are needed to ensure that any hazard or contamination remediation measures and methodologies are implemented at the time of development.</p> |
| | |

Commented [CB97]: 2190

27.8 Rules - Location Specific Standards

Delete.

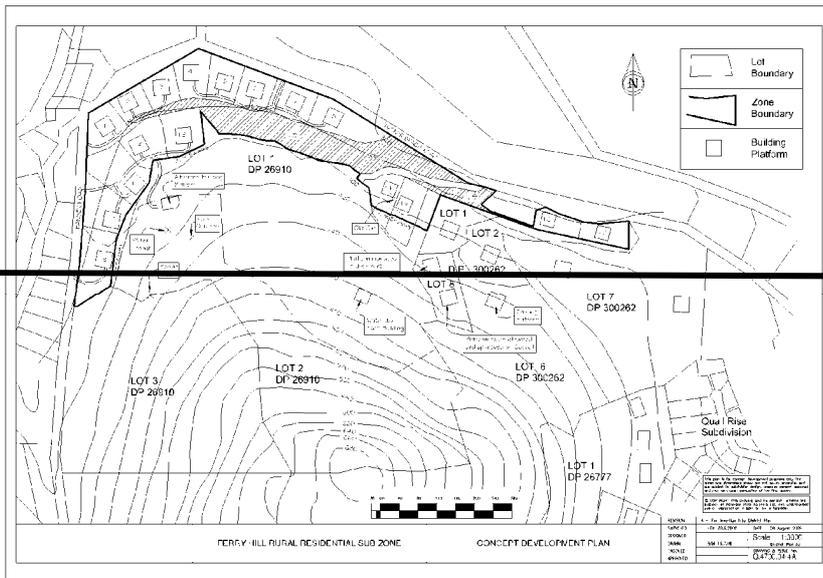
~~27.8.6 Ferry Hill Rural Residential sub zone~~

~~27.8.6.1 Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub zone.~~

- ~~27.8.6.2~~ Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.
- ~~27.8.6.3~~ Any application for subdivision consent shall:
- ~~a~~ Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;
 - ~~b~~ Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;
 - ~~c~~ Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:
 - ~~•~~ That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and
 - ~~•~~ That residential development is subject to screening along Tucker Beach Road,
- ~~27.8.6.4~~ Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.
- ~~27.8.6.5~~ Plantings elsewhere may include maple as well as indigenous species.
- ~~27.8.6.6~~ The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- ~~27.8.6.7~~ Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- ~~27.8.6.8~~ Any subdivision of Lots 1 and 2 DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural-General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.

27.13 Structure Plans and Spatial Layout Plans

27.13.1 Ferry Hill Rural Residential Subzone



Variation to Stage 1 Chapter 36 Noise:

Underlined text for additions and ~~strike through~~ text for deletions.

36.5 Rules – Standards

Table 2: General Standards

| | Standard | | | | Non-Compliance Status |
|--------|--|---------------------------|----------------|--|-----------------------|
| | Zones sound is received in | Assessment location | Time | Noise limits | |
| 36.5.1 | <u>Wakatipu Basin Rural Amenity Zone</u> | Any point within any site | 0800h to 2000h | 50 dB $L_{Aeq}(15 \text{ min})$ | NC |
| | <u>Wakatipu Basin Lifestyle Precinct</u> | | 2000h to 0800h | 40 dB $L_{Aeq}(15 \text{ min})$ 75 dB L_{AFmax} | |

Variation to Stage 1 Landscape Chapter 6:

Underlined text for additions and ~~strike through~~ text for deletions.

Part 6.2 Values - Last paragraph: Delete.

~~Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.~~

Part 6.4 Rules - Amend:

~~6.4.1.2~~ The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.

6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:

- a. Ski Area Activities within the Ski Area Sub Zones.
- b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.
- ~~c. The Gibbston Character Zone.~~
- ~~d. The Rural Lifestyle Zone.~~
- ~~e. The Rural Residential Zone.~~

Recommended Amendments to Chapter 6 Landscapes and Rural Character

Add new Policy 6.3.XA after Policy 6.3.3

Commented [SG98]: 2307, 2314, 2577 et al

6.3.XA: Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

Add the following subheading and policies after Policy 6.3.33

Commented [SG99]: 2307, 2314, 2577 et al

Managing Activities in the Wakatipu Basin Rural Amenity Zone

~~36.3.34~~ ~~Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.4]~~

~~36.3.35~~ ~~Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character. (3.2.1.7, 3.2.5.1, 3.2.5.2, 3.3.20). [Evidence note: Identical to PDP Policy 6.3.7]~~

~~36.3.36~~ ~~Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.8]~~

~~36.3.37~~ ~~Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.9]~~

~~36.3.38~~ ~~Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30). [Evidence note: Identical to PDP Policy 6.3.10 except reference to activities occurring in the ONL and RCL removed]~~

Commented [CB100]: Correction for consistency with S42A dated 30 May 2018. Identified by Submitter 2509.

~~6.3.39~~ ~~Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.11]~~

~~6.3.40~~ ~~Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.21 except reference to Rural Zone removed]~~

Commented [CB101]: Correction for consistency with S42A dated 30 May 2018. Identified by Submitter 2509.

~~6.3.41~~ ~~h Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.21, 3.3.24-25, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.22]~~

~~6.3.42~~ ~~Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.~~

(3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.23]

6.3.43 Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.24]

6.3.44 In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.25]

6.3.45 Avoid adverse effects on visual amenity from subdivision, use and development that:

a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or

b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.26]

6.3.46 Avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.27]

6.3.47 Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32). [Evidence note: Identical to PDP Policy 6.3.29]

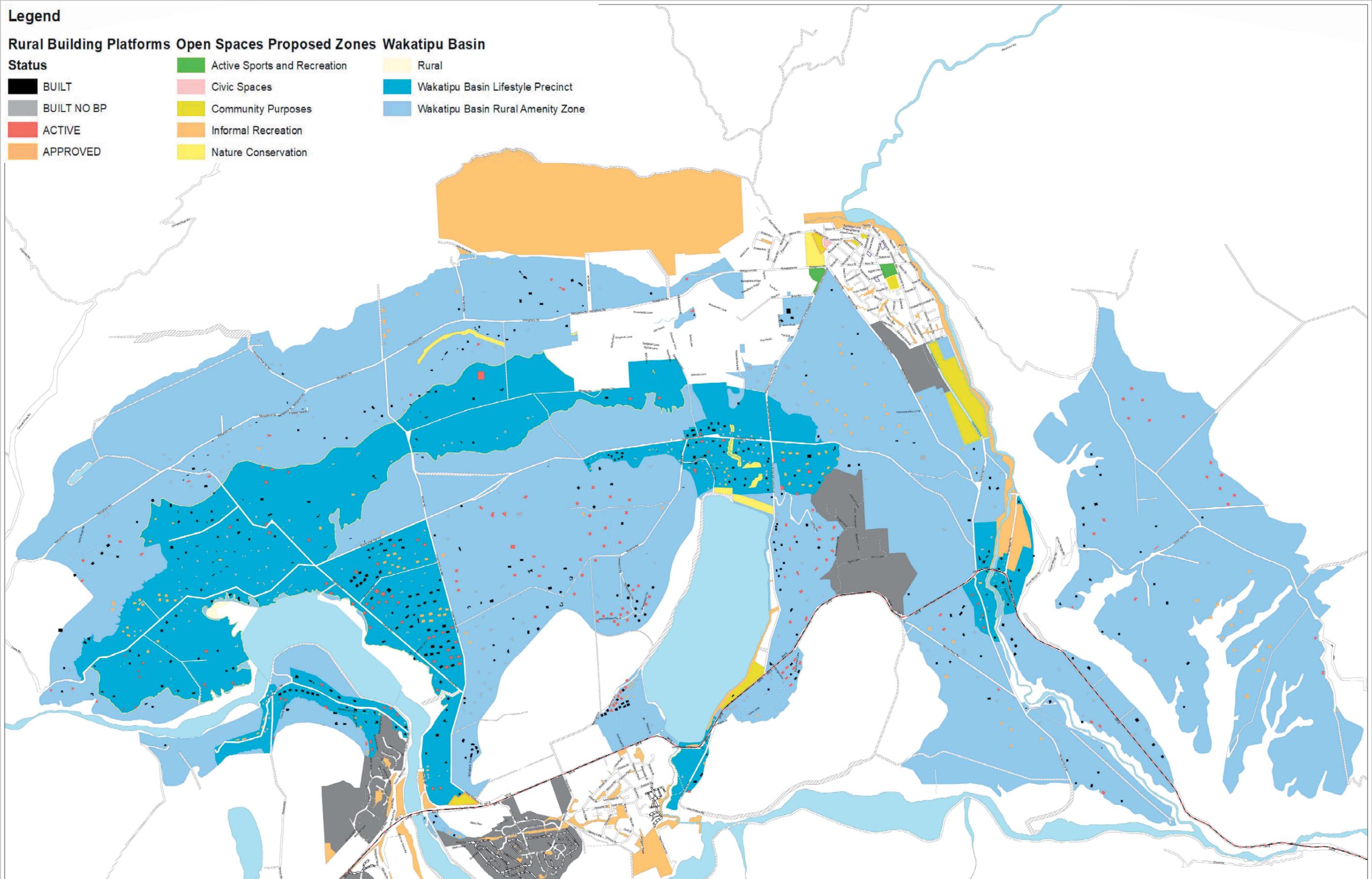
APPENDIX B

Annotated Stage 2 Planning Map 13d (notified version) illustrating the Wakatipu Basin Zone with the location of residential building platforms as at September 2016 (being the same data used for the Wakatipu Basin Land Use Planning Study)

Legend

Rural Building Platforms Open Spaces Proposed Zones Wakatipu Basin

| | | |
|--|--|---|
| Status |  Active Sports and Recreation |  Rural |
|  BUILT |  Civic Spaces |  Wakatipu Basin Lifestyle Precinct |
|  BUILT NO BP |  Community Purposes |  Wakatipu Basin Rural Amenity Zone |
|  ACTIVE |  Informal Recreation | |
|  APPROVED |  Nature Conservation | |



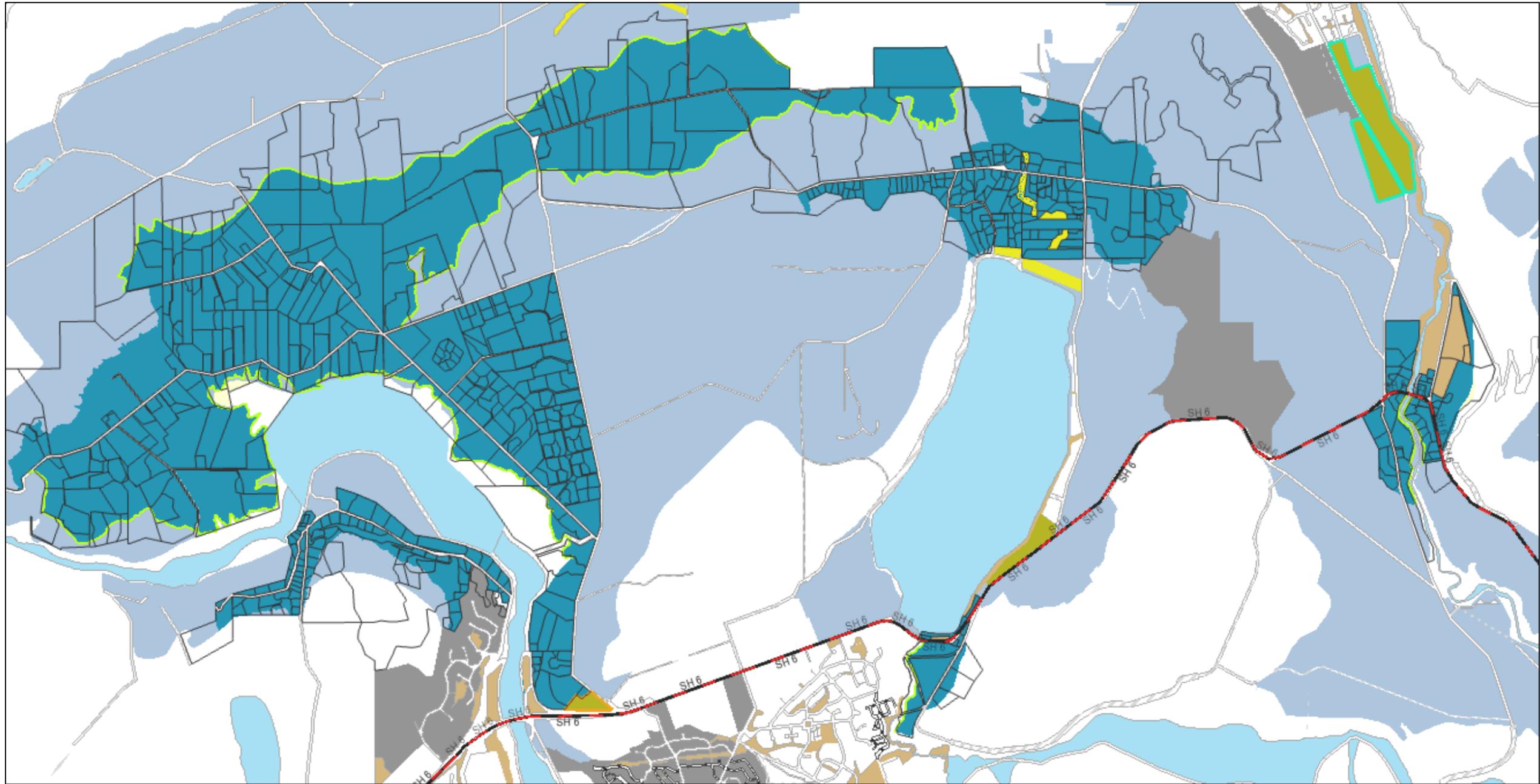
Wakatipu Basin Stage 2 PDP Zoning and Building Platforms (2016)

0 0.5 1 2 Kilometers



APPENDIX C

Annotated excerpt of Stage 2 Planning Map 13d illustrating existing allotments within the Lifestyle Precinct and a summary of the residential capacity enabled by the Lifestyle Precinct



Notified Wakatipu Basin Lifestyle Precinct (23 November 2017) illustrating the allotment boundaries as at 22 June 2018.

***Notes:**

1. The properties that make up the developable areas are identified in the spreadsheet in Appendix C. These properties exclude land that is considered unlikely to be developed and includes land owned by QLDC, LINZ, DoC, and accessways identified as separate allotments. For the purposes of this assessment, the 587 identified properties are assumed to have an existing residential unit.
2. The 27% used to include development constraints has been derived from Ms Gilbert's evidence in chief, includes the setbacks from road, and identified landscape feature setbacks.

| | |
|---|------------------------------|
| Area of Lifestyle Precinct | 1499 ha |
| Minus 27% development constraints (404ha) | 1,095 ha |
| Estimated existing residential properties/units in the Lifestyle Precinct | 575 |
| Additional yield of Residential Units (1ha average minimum) | 520 residential units |

| Assessment No | Physical Address | Legal Description | Property Type | Improvement Description | Land Use Description | Titles | Property ID |
|---------------|---|--|---------------|----------------------------|--|------------|-------------|
| 2907103500 | 111 Dalefield Road WAKATIPU BASIN 9371 | PT LOT 1 DP 12314 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT16D/354 | 2343 |
| 2907103600 | 125 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 12314 | RatingUnit | DWG OI | Lifestyle - Vacant | OT4C/824 | 2344 |
| 2907103700 | 127 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 22644 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT14D/452 | 2345 |
| 2907103800 | 177 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 22980 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT15A/142 | 2346 |
| 2907104000 | 12 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 12756 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT5A/1017 | 2348 |
| 2907104100 | 26 Mountain View Road WAKATIPU BASIN 9371 | PT LOT 2 DP 12756 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT16D/410 | 2349 |
| 2907104200 | 44 Mountain View Road WAKATIPU BASIN 9371 | PT LOT 3 DP 12756 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT16D/411 | 2350 |
| 2907104300 | 58 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 20885 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT12C/607 | 2351 |
| 2907104500 | 80 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 21733 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13C/118 | 2353 |
| 2907104600 | 82 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 320541 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 81458 | 2354 |
| 2907104700 | 84 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 24620 BLK IV SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT16C/621 | 2355 |
| 2907104800 | 88 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 26713 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT18D/335 | 2356 |
| 2907104900 | 130 Mountain View Road WAKATIPU BASIN 9371 | LOT 6 DP 19957 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT11A/1249 | 2357 |
| 2907105000 | 355 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 21365 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS | Lifestyle-Single unit | OT13B/924 | 2358 |
| 2907105001 | 91 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 21365 BLK IV SHOTOVER SD | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT13B/925 | 2359 |
| 2907105100 | 357 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 23704 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT15D/413 | 2360 |
| 2907105200 | 81 Mountain View Road WAKATIPU BASIN 9371 | PT LOT 11 DP 12756 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT15B/778 | 2361 |
| 2907105400 | 59 Mountain View Road WAKATIPU BASIN 9371 | PT LOT 13 DP 12756 BLK IV SHOTOVER SD - EASEMENT DP 26814 O VER PT | RatingUnit | COTTAGE DWG FG OI | Lifestyle-Multi unit | OT16C/703 | 2363 |
| 2907105500 | 51 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 22456 SUB TO ROW | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14B/476 | 2364 |
| 2907105600 | 39 Mountain View Road WAKATIPU BASIN 9371 | PT LOT 15 DP 12756 BLK IV SHOTOVER SD | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT15B/537 | 2365 |
| 2907105700 | 35 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 23459 BLK IV SHOTOVER SD WITH INT IN R/W | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT15D/946 | 2366 |
| 2907105900 | 126 Dalefield Road WAKATIPU BASIN 9371 | PT LOT 18 DP 12756 SUBJ TO & WITH INT IN EASEMENTS BLK IC SH OTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT14D/35 | 2368 |
| 2907106000 | 142 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 21890 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT13C/761 | 2369 |
| 2907106001 | 140 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 21890 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13C/762 | 2370 |
| 2907106100 | 150 Dalefield Road WAKATIPU BASIN 9371 | PT LOT 17 DP 12397 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT17A/89 | 2371 |
| 2907106200 | 154 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 315607 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 61290 | 2372 |
| 2907106300 | 176 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 334151 | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | 140093 | 2373 |
| 2907106400 | Dalefield Road WAKATIPU BASIN 9371 | LOT 14 DP 12397 BLK IV SHOTOVER SD | RatingUnit | FG | Lifestyle - Vacant | OT4D/998 | 2374 |
| 2907106500 | 206 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 24001 BLK IV SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT16A/614 | 2375 |
| 2907106501 | 493 Littles Road WAKATIPU BASIN 9371 | PT LOT 12 DP 12397 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14D/230 | 2376 |
| 2907106502 | 465 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 24770 BLK IV SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT16C/1135 | 2377 |
| 2907106503 | 457 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 23612 BLK IV SHOTOVER SD | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT15D/299 | 2378 |
| 2907106504 | 453 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 24643 BLK IV SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT16C/667 | 2379 |
| 2907106505 | 443 Littles Road WAKATIPU BASIN 9371 | LOT 8 DP 12397 BLK IV SHOTOVER SD | RatingUnit | DWG FLAT OBS OI | Lifestyle-Single unit | OT13B/720 | 2380 |
| 2907106506 | 425 Littles Road WAKATIPU BASIN 9371 | LOT 7 DP 12397 BLK IV SHOTOVER SD | RatingUnit | 2 DWG FG OBS OI | Residential - Multi Unit | OT4D/991 | 2381 |
| 2907106600 | 423 Littles Road WAKATIPU BASIN 9371 | LOT 6 DP 12397 | RatingUnit | DWG | Lifestyle-Single unit | OT4D/990 | 2382 |
| 2907106700 | 411 Littles Road WAKATIPU BASIN 9371 | LOT 5 DP 12397 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT4D/989 | 2383 |
| 2907106900 | 385 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 26663 BLK IV SHOTOVER SD -WITH & SUBJ TO ROW | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT18D/172 | 2385 |
| 2907107000 | 383 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 320184 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 79867 | 2386 |
| 2907107100 | 375 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 24440 | RatingUnit | COTTAGE DWG FG OBS OI | Lifestyle-Multi unit | OT16B/794 | 2387 |
| 2907107200 | 361 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 26800 - SUBJ TO & WITH INT IN R OW - | RatingUnit | DWG FG FLAT OBS OI | Lifestyle-Multi-use within lifestyle | OT18D/511 | 2388 |
| 2907107300 | 528 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 26690 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT18D/274 | 2389 |
| 2907107400 | 478 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 300939 - WITH INT IN ROW - | RatingUnit | DWG FG OBS OI SLEEP OUT | Lifestyle-Single unit | 4303 | 2390 |
| 2907107500 | 458 Littles Road WAKATIPU BASIN 9371 | SEC 44 BLK IV SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT3B/907 | 2391 |
| 2907107800 | 392 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 24220 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT16B/238 | 2394 |
| 2907107900 | 378 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 308521 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 32881 | 2395 |
| 2907108000 | 352 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 24539 BLK IV SHOTOVER SD -WITH INT INR/W | RatingUnit | DWG OI | Lifestyle-Single unit | OT16C/154 | 2396 |
| 2907108200 | 296 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 301262 | RatingUnit | DWG OB | Lifestyle-Single unit | 5512 | 2398 |
| 2907108800 | 252 Littles Road WAKATIPU BASIN 9371 | LOT 17 DP 301885 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 7651 | 2404 |
| 2907111800 | Malaghans Road WAKATIPU BASIN 9371 | LOT 3 DP 20693 | RatingUnit | FG | Lifestyle - Vacant | OT12B/527 | 2445 |
| 2907113200 | 341 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 18109 BLK VII SHOTOVER SD L | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT9A/1001 | 2459 |
| 2907113301 | 557 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 18523 BLK VII SHOTOVER SD | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT12A/101 | 2461 |

| Assessment No | Physical Address | Legal Description | Property Type | Improvement Description | Land Use Description | Titles | Property ID |
|---------------|---|---|---------------|-------------------------|--|------------|-------------|
| 2907113302 | 549 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 12234 LOT 3 DP 23930 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT16A/335 | 2462 |
| 2907113304 | 517 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 333385 | RatingUnit | FG OI | Vacant Residential | 136877 | 2464 |
| 2907113600 | 231 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 15096 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT11A/393 | 2467 |
| 2907113700 | 237 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOTS 1 7 DP 22389 BLK VII SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14B/183 | 2468 |
| 2907113800 | 253 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 27172 BLK VII SHOTOVER SD - SUB J TO & INT IN R/W | RatingUnit | DWG OBS OI | Residential Multi-use at primary level | OT19A/229 | 2469 |
| 2907113900 | 259 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 9 DP 12678 BLK VI SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT5A/638 | 2470 |
| 2907114200 | 267 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | PT LOT 2 DP 20999 BLK VII SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT14B/1043 | 2473 |
| 2907114400 | 582 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 23684 BLK VII SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT15D/361 | 2475 |
| 2907114500 | 574 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 21500 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT13A/1497 | 2476 |
| 2907114600 | 572A Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 310738 | RatingUnit | DWG FG OBS | Lifestyle-Single unit | 42142 | 2477 |
| 2907114800 | 568 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 9974 LOT 1 DP 300764 | RatingUnit | DWG OBS OI | Residential Multi-use at primary level | 3773 | 2479 |
| 2907114900 | 566 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 9974 BLK VII SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OTA2/427 | 2480 |
| 2907115200 | 39 Rutherford Road WAKATIPU BASIN 9371 | LOT 3 DP 24898 BLK VI SHOTOVER SD | RatingUnit | 3 DWG FG OBS OI | Lifestyle-Multi unit | OT16D/935 | 2483 |
| 2907115300 | 534 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 12917 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT5B/751 | 2484 |
| 2907115500 | 500 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 307947 - HAVING 1/6 SHARE IN LO T 7 DP 316479 BEING 2001M SQ - | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 64432 | 2486 |
| 2907116800 | 394 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 19746 | RatingUnit | DWG OB OI UNIT | Residential - Multi Unit | OT11A/1355 | 2501 |
| 2907116900 | 374 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 19746 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT11A/1352 | 2502 |
| 2907116901 | 416 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 6 DP 19746 BLK VI SHOTOVER SD | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT11A/1356 | 2503 |
| 2907116902 | 392 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 19746 SHOTOVER SD | RatingUnit | DWG FG | Residential -Single Unit (other than Bach) | OT11A/1354 | 2504 |
| 2907117600 | 58 Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 21206 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT13A/162 | 2516 |
| 2907117700 | 74 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 20076 BLK V SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT11A/1167 | 2517 |
| 2907117800 | 94 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 21960 BLK VI SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13C/978 | 2518 |
| 2907117900 | 53 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 21393 BLK V SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13A/1285 | 2519 |
| 2907118000 | 47 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 21094 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT13A/1161 | 2521 |
| 2907118100 | 45 Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 21222 BLK V SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT13A/47 | 2522 |
| 2907118200 | 43 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 21222 | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT13A/46 | 2523 |
| 2907118400 | 17 Mooney Road WAKATIPU BASIN 9371 | SEC 119 BLK V SHOTOVER SD WAKATIPU FAR M SETT | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT381/181 | 2525 |
| 2907118401 | 23 Mooney Road WAKATIPU BASIN 9371 | LOT 3 DP 12923 BLK V SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT5B/1125 | 2526 |
| 2907119000 | 74 Hunter Road WAKATIPU BASIN 9371 | LOT 1 DP 27832 & 1/4 SHARE OF LOT 6 DP 1 9711 BLK V SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT19B/584 | 2532 |
| 2907119100 | 72 Hunter Road WAKATIPU BASIN 9371 | LOT 5 DP 19711 & HAVING A 1/3 SHARE IN A CCESS LOT 6 DP 19711 BEING 1.0150HAý | RatingUnit | DWG FG OBS | Stock Fattening -Rural industry | OT10C/1123 | 2533 |
| 2907119200 | 76 Hunter Road WAKATIPU BASIN 9371 | LOT 2 DP 27832 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT19B/585 | 2534 |
| 2907119500 | 128 Hunter Road WAKATIPU BASIN 9371 | LOT 1 DP 24586 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT16C/327 | 2537 |
| 2907119900 | 76 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 312744 - SUBJ TO ROW - | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 50112 | 2541 |
| 2907120000 | 210 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 20253 BLK V SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT11C/1368 | 2542 |
| 2907120300 | 94 Domain Road WAKATIPU BASIN 9371 | SEC 41 BLK V SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT2C/920 | 2545 |
| 2907120400 | 98 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 381857 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 327654 | 2546 |
| 2907121400 | 11 Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 301404 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 6017 | 2557 |
| 2907121600 | 107-108 Spence Road WAKATIPU BASIN 9371 | LOT 1 DP 23688 SECS 126 128 PT SEC 125 BLK III SHOTOVER SD | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT15D/370 | 2559 |
| 2907121700 | 75 Lower Shotover Road WAKATIPU BASIN 9371 | PT SEC 119 BLK III SHOTOVER SD | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT60/101 | 2560 |
| 2907122200 | 82 Spence Road WAKATIPU BASIN 9371 | LOT 2 DP 22913 BLK III SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT15A/171 | 2565 |
| 2907122300 | 94 Spence Road WAKATIPU BASIN 9371 | LOT 1 DP 7707 BLK III SHOTOVER SD - EASEMENT DP 24813 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT365/122 | 2567 |
| 2907122400 | 96 Spence Road WAKATIPU BASIN 9371 | LOT 1 DP 22913 LOT 4 DP 310444 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 73723 | 2568 |
| 2907125000 | Lake Hayes-Arrow Junction Highway WAKATIPU BASIN 9371 | LOT 1 DP 15434 BLK IX SHOTOVER SD - EASEMENT DP 22904 | RatingUnit | | Vacant or Idle-Rural industry | OT15C/58 | 2597 |
| 2907128200 | 270 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 101 DP 314349 - SUBJ TO ROW - | RatingUnit | FG OBS OI | Lifestyle - Vacant | 56913 | 2630 |
| 2907128400 | 63 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 1 DP 21269 | RatingUnit | COTTAGE DWG FG OB OI | Residential -Single Unit (other than Bach) | OT13A/484 | 2632 |
| 2907132900 | 687 Lake Hayes-Arrow Junction Highway WAKATIPU BASIN 9371 | LOT 1 DP 18313 BLK IX SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT9B/377 | 2681 |
| 2907144800 | 339 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 6 DP 21349 PREVIOUSLY ASSESSED AT 29 091 63200 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT13A/789 | 2747 |
| 2907144900 | 331 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 7 DP 21349 | RatingUnit | DWG OBS OI | Residential Multi-use at primary level | OT13A/790 | 2748 |
| 2907145400 | 340 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 18045 BLK II SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT9A/568 | 2749 |

| Assessment No | Physical Address | Legal Description | Property Type | Improvement Description | Land Use Description | Titles | Property ID |
|---------------|---|---|---------------|-------------------------|--|------------|-------------|
| 2907145500 | 330 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 3 DP 18045 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT9A/567 | 2750 |
| 2907145800 | 306 Tucker Beach Road WAKATIPU BASIN 9371 | SEC 96 PT SEC 69 BLK II SHOTOVER SD SEC 3 SO 302193 | RatingUnit | DWG OI | Residential Multi-use at primary level | 19130 | 2753 |
| 2907146000 | 308 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 9383 SEC 95 BLK II SHOTOVER SD | RatingUnit | CRIB FG OBS OI | Residential-Bach | OT17B/622 | 2755 |
| 2907146800 | 117 Tucker Beach Road WAKATIPU BASIN 9371 | SEC 89 BLK II SHOTOVER SD | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT351/6 | 2763 |
| 2907108300 | 109 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 22872 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14D/740 | 4122 |
| 2907117801 | 114 Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 306888 - SUBJ TO ROW - | RatingUnit | DWG OI | Lifestyle-Single unit | 26886 | 10116 |
| 2907145000 | 221 Hansen Road WAKATIPU BASIN 9371 | LOT 8 DP 21349 | RatingUnit | DWG OI | Lifestyle-Single unit | OT13A/791 | 10134 |
| 2907120401 | 102 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 22110 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT13D/563 | 10159 |
| 2907117501 | 50 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 22163 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT13D/686 | 10160 |
| 2907107401 | 496 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 22302 | RatingUnit | 2 DWG FG FLAT OI | Lifestyle-Multi unit | OT14A/324 | 10215 |
| 2907108302 | 310A Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 301468 | RatingUnit | DWG FG FLAT OI | Lifestyle-Multi unit | 6253 | 10238 |
| 2907108301 | 81 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 21996 BLK IV SHOTOVER SD PREVIOUSLY 29071-083 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13D/138 | 10239 |
| 2907113801 | 255 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 27172 LOT 5 DP 22389 - SUBJ TO & INT IN R/W | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT19A/228 | 10332 |
| 2907113702 | 241 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 22389 BLK VII SHOTOVER SD PREVIOUSLY 29071-137 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT14B/182 | 10384 |
| 2907105901 | 3 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 22692 PREVIOUSLY 29071-059 | RatingUnit | DWG OI | Lifestyle-Single unit | OT14D/34 | 10446 |
| 2907115602 | 421 Slope Hill Road WAKATIPU BASIN 9371 | LOT 1 DP 22655 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT14D/318 | 10502 |
| 2907106401 | 507 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 22770 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT14D/229 | 10516 |
| 2907108303 | 59 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 307454 | RatingUnit | OI | Lifestyle - Vacant | 28851 | 10517 |
| 2907109703 | 125 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 22111 | RatingUnit | DWG OI | Lifestyle-Single unit | OT13D/511 | 10518 |
| 2907106801 | 393 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 22883 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT14D/939 | 10575 |
| 2907105401 | 55 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 22456 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT14B/477 | 10579 |
| 2907103801 | 183 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 22980 SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT15A/143 | 10756 |
| 2907121203 | 81 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 22301 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14C/320 | 10760 |
| 2907146501 | 201 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 22545 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT15A/505 | 10839 |
| 2907105601 | 47 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 23411 PT SEC 74 SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT15B/536 | 10928 |
| 2907105002 | Mountain View Road WAKATIPU BASIN 9371 | LOT 4 DP 20374 | RatingUnit | FG OI | Lifestyle - Vacant | OT12C/467 | 11007 |
| 2907105201 | 79 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 23460 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT15B/779 | 11171 |
| 2907120501 | 319 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 23443 - 1/5 INT IN LOT 4 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT15B/819 | 11172 |
| 2907120502 | 317 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 3 DP 23443 - 1/5 INT IN LOT 4 | RatingUnit | FG OBS | Lifestyle - Vacant | OT15B/820 | 11173 |
| 2907120503 | 315 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 6 DP 23443 - 1/5 INT IN LOT 4 CT OT15B/822 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT15B/822 | 11174 |
| 2907106507 | 455 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 23612 BLK IV SHOTOVER SD | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT15D/300 | 11185 |
| 2907143601 | 353 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 3 DP 21349 | RatingUnit | DWG OI | Residential Multi-use at primary level | OT13A/786 | 11259 |
| 2907105101 | 355A Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 23704 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT15D/412 | 11277 |
| 2907114401 | 578 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 23684 | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | OT15D/358 | 11388 |
| 2907114402 | 586 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 23684 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT15D/359 | 11389 |
| 2907114405 | 580 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 23684 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT15D/362 | 11390 |
| 2907108502 | 90 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 2 DP 23194 - SUBJ TO & WITH INT IN ROW | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT16A/881 | 11480 |
| 2907108501 | 88 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 23457 - SUBJ TO & WITH INT IN ROW | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT15C/391 | 11481 |
| 2907116903 | 376 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 19746 BLK VI SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT19C/67 | 11729 |
| 2907143602 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 5 DP 21349 BLK II SHOTOVER SD | RatingUnit | | Vacant Residential | OT13A/788 | 11736 |
| 2907120201 | 112 Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 317834 - WITH INT IN ROW - | RatingUnit | DWG OI | Lifestyle-Single unit | 69942 | 11786 |
| 2907107101 | 379 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 24440 BLK IV SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT16B/793 | 12027 |
| 2907113306 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOTS 1-2 4-5 DP 23930 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 151020 | 12059 |
| 2907105701 | 31 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 23459 BLK IV SHOTOVER SD SUBJ TO R/W | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT15D/947 | 12152 |
| 2907114403 | 584 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 23684 BLK VII SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT15D/360 | 12343 |
| 2907143603 | 349 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 21349 BLK II SHOTOVER SD | RatingUnit | INCOMP DWG OI | Residential -Single Unit (other than Bach) | OT13A/787 | 12430 |
| 2907120505 | 313 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 7 DP 24802 BLK V SHOTOVER SD | RatingUnit | DWG OI | Lifestyle-Single unit | OT16D/355 | 12591 |
| 2907106508 | 451 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 24643 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT16C/666 | 12620 |
| 2907117902 | 109 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 27602 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT19A/1196 | 12919 |
| 2907103501 | 109 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 24801 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT16D/353 | 12955 |
| 2907107301 | 530 Littles Road WAKATIPU BASIN 9371 | LOT 3 DP 22666 BLK IV SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT14D/828 | 13004 |
| 2907115901 | 48 Rutherford Road WAKATIPU BASIN 9371 | LOT 1 DP 24541 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT16C/157 | 13005 |
| 2907106301 | 172 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 334151 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 140094 | 13171 |

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| 2907120703 | Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 309880 - HAVING 1/8 SHARE IN LOT 6 DP 301618 BEING 16.289HA AS ACCESS | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 39045 | 13247 |
| 2907115102 | 544 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 25912 BLK VI SHOTOVER SD - WITH INT IN R/W | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT18A/78 | 13566 |
| 2907120506 | 309 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 23443 BLK V SHOTOVER SD | RatingUnit | FG OBS OI | Other Industries | OT15B/818 | 13600 |
| 2907106402 | 222 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 24001 | RatingUnit | OB OI | Lifestyle - Vacant | OT16A/615 | 13631 |
| 2907105402 | 57 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 24658 SUBJ TO ROW PT LOTS 13 WITH INT IN ROW PT LO T 13 EASEMENT DP 2 6814 | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT16C/702 | 13681 |
| 2907107302 | 504 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 26690 | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT18D/275 | 13912 |
| 2907117802 | 160 Mooney Road WAKATIPU BASIN 9371 | LOTS 1-2 DP 27112 | RatingUnit | 2 DWG OB OI | Lifestyle-Multi-use within lifestyle | OT19A/128 | 14043 |
| 2907107303 | Littles Road WAKATIPU BASIN 9371 | LOT 4 DP 22666 | RatingUnit | | Lifestyle - Vacant | OT14D/829 | 14083 |
| 2907103901 | 201 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 26285 BLK IV SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT18B/495 | 14306 |
| 2907107801 | 408 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 24220 | RatingUnit | DWG OI | Lifestyle-Single unit | OT16B/239 | 14308 |
| 2907106901 | 389 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 26663 BLK IV SHOTOVER SD -WITH & SUBJ TO ROW | RatingUnit | DWG OB OI | Lifestyle-Single unit | OT18D/173 | 14396 |
| 2907115002 | 556 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 300380 - WITH INT IN ROW - | RatingUnit | DWG FG 3 FLAT OI | Residential -Single Unit (other than Bach) | 2392 | 14626 |
| 2907107201 | 359 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 26800 - SUBJ TO & WITH INT IN R OW - | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | OT18D/510 | 14861 |
| 2907116801 | 372 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 19746 | RatingUnit | DWG OB OI | Residential Multi-use at primary level | OT11A/1351 | 14862 |
| 2907109704 | Malaghans Road WAKATIPU BASIN 9371 | LOT 2 DP 27602 | RatingUnit | FG | Lifestyle - Vacant | OT19A/1197 | 14934 |
| 2907106101 | 144 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 24980 | RatingUnit | | Lifestyle - Vacant | OT17A/88 | 15006 |
| 2907147011 | 183B Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 300262 - WITH INT IN ROW - | RatingUnit | 2 DWG OI | Lifestyle-Single unit | 1979 | 15031 |
| 2907147012 | 183A Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 300262 - SUBJ TO & WITH INT IN ROW - | RatingUnit | | Lifestyle - Vacant | 1980 | 15032 |
| 2907147013 | 183D Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 323310 - SUBJ TO ROW - | RatingUnit | | Lifestyle - Vacant | 93538 | 15033 |
| 2907104601 | 82A Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 320541 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 81459 | 15266 |
| 2907107501 | 482 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 300939 - SUBJ TO ROW - | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 4304 | 15282 |
| 2907104101 | 20 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 24816 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT16D/409 | 15355 |
| 2907108201 | Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 301262 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 5513 | 15576 |
| 2907115003 | 558 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 300380 - SUBJ TO ROW - | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 2391 | 15589 |
| 2907108304 | 310 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 301468 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 6254 | 15594 |
| 2907108704 | 29 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 300351 | RatingUnit | DWG OI | Lifestyle-Single unit | 2282 | 15856 |
| 2907120704 | Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 301618 - HAVING 1/8SH IN LOT 6 DP 301618 BEING 16.2 890M2 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 6670 | 15859 |
| 2907120705 | Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 301618 - HAVING 1/8 SH IN LOT 6 DP 301618 BEING 16 .2890 HA - | RatingUnit | DWG FG OI | Lifestyle-Single unit | 6671 | 15860 |
| 2907120706 | Domain Road WAKATIPU BASIN 9371 | LOT 4 DP 301618 - HAVING 1/8 SH IN LOT 6 DP 301618 BEING 16 .2890 HA - | RatingUnit | DWG OI | Lifestyle-Single unit | 6672 | 15861 |
| 2907120707 | Domain Road WAKATIPU BASIN 9371 | LOT 5 DP 301618 - HAVING 1/8 SH IN LOT 6 DP 301618 BEING 16 .2890 HA - | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 6673 | 15862 |
| 2907121205 | 113 Domain Road WAKATIPU BASIN 9371 | LOT 6 DP 300531 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 2836 | 15865 |
| 2907121206 | Domain Road WAKATIPU BASIN 9371 | LOT 5 DP 300531 | RatingUnit | FG OI | Lifestyle - Vacant | 2835 | 15866 |
| 2907121210 | Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 300531 | RatingUnit | FG OI | Lifestyle - Vacant | 2831 | 15870 |
| 2907146602 | 142 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 8 DP 303127 | RatingUnit | DWG OI | Lifestyle-Single unit | 12414 | 15894 |
| 2907146606 | 242 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 305812 | RatingUnit | DWG 2 FLAT OI | Lifestyle-Multi unit | 23170 | 16097 |
| 2907146607 | 246 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 3 DP 305812 | RatingUnit | | Lifestyle - Vacant | 23169 | 16098 |
| 2907146608 | 276 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 305812 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 23168 | 16099 |
| 2907126703 | 61 Alec Robins Road WAKATIPU BASIN 9371 | LOT 3 DP 304263 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 17266 | 16253 |
| 2907126704 | 51 Alec Robins Road WAKATIPU BASIN 9371 | LOT 4 DP 304263 | RatingUnit | DWG FG OI STUDIO | Lifestyle-Single unit | 17267 | 16254 |
| 2907113307 | 523 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 304422 | RatingUnit | DWG FG OI | Residential Multi-use at primary level | 17823 | 16386 |
| 2907121401 | 37 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 301404 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 6016 | 16461 |
| 2907121402 | Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 301404 | RatingUnit | FG OI | Lifestyle - Vacant | 6018 | 16462 |
| 2907117803 | 112 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 306888 - WITH INT IN ROW - | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 26885 | 16585 |

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| 2907115501 | 436 Slope Hill Road WAKATIPU BASIN 9371 | LOT 3 DP 316479 & HAVING A 1/6 SHARE IN LOT 7 DP 316479 BEING 2001 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 64428 | 16740 |
| 2907104201 | 34 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 24816 | RatingUnit | 2 DWG OB OI | Lifestyle-Multi unit | OT16D/408 | 16801 |
| 2907106509 | Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 24770 BLK IV SHOTOVER SD | RatingUnit | | Lifestyle - Vacant | OT16C/1134 | 16802 |
| 2907107901 | 386 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 308521 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 32880 | 16803 |
| 2907108001 | Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 24539 BLK IV SHOTOVER SD -SUBJ TO R/W | RatingUnit | DWG OI UNIT | Lifestyle-Multi unit | OT16C/153 | 16804 |
| 2907121501 | 101 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 4 DP 317790 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 69804 | 16811 |
| 2907128201 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 308629 | RatingUnit | | Lifestyle - Vacant | 33516 | 16813 |
| 2907128202 | 270 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 7 DP 308629 - WITH INT IN ROW - | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 33518 | 16814 |
| 2907108305 | Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 2 DP 307454 | RatingUnit | FG OI | Lifestyle - Vacant | 28852 | 17215 |
| 2907128203 | 36 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 3 DP 308629 - WITH INT IN ROW - | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 33517 | 17249 |
| 2907142500 | 411 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 309716 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 38265 | 17250 |
| 2907142600 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 9 DP 309716 - WITH INT IN ROW - | RatingUnit | | Vacant Residential | 38273 | 17251 |
| 2907142700 | 393 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 10 DP 309716 | RatingUnit | | Lifestyle - Vacant | 38274 | 17252 |
| 2907142800 | 365B Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 309716 | RatingUnit | | Lifestyle - Vacant | 38266 | 17253 |
| 2907142900 | 365D Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 317888 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 70135 | 17254 |
| 2907143000 | 365C Tucker Beach Road WAKATIPU BASIN 9371 | LOT 5 DP 309716 | RatingUnit | DWG OI | Lifestyle-Single unit | 38269 | 17255 |
| 2907143100 | 163 Hansen Road WAKATIPU BASIN 9371 | LOT 6 DP 309716 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 38270 | 17256 |
| 2907143200 | 167 Hansen Road WAKATIPU BASIN 9371 | LOT 7 DP 309716 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 38271 | 17257 |
| 2907143300 | 171 Hansen Road WAKATIPU BASIN 9371 | LOT 8 DP 309716 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 38272 | 17258 |
| 2907143400 | 365A Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 309716 - SUBJ TO ROW - | RatingUnit | DWG OI | Lifestyle-Single unit | 38268 | 17259 |
| 2907145801 | Tucker Beach Road WAKATIPU BASIN 9371 | SEC 91 BLK II SHOTOVER SD | RatingUnit | | Vacant Residential | OT391/113 | 17429 |
| 2907108102 | 330 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 306803 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 26538 | 17564 |
| 2907114602 | 572 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 310738 & HAVING A 1/3 SHARE IN ACCESS LOT 1 DP 310738 BEING 2121 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 42140 | 17565 |
| 2907114603 | 570 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 310738 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 42141 | 17566 |
| 2907120708 | Domain Road WAKATIPU BASIN 9371 | LOT 6 DP 309880 - HAVING 1/8 SHARE IN LOT 6 DP 301618 BEING 16.289HA AS ACCESS | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 39046 | 17567 |
| 2907120709 | Domain Road WAKATIPU BASIN 9371 | LOT 7 DP 309880 - HAVING 1/8 SHARE IN LOT 6 DP 301618 BEING 16.289HA AS ACCESS | RatingUnit | DWG OI | Lifestyle-Single unit | 39047 | 17568 |
| 2907120710 | Domain Road WAKATIPU BASIN 9371 | LOT 8 DP 309880 - HAVING 1/8 SHARE IN LOT 6 DP 301618 BEING 16.289HA AS ACCESS | RatingUnit | | Lifestyle - Vacant | 39048 | 17569 |
| 2907128204 | Hogans Gully Road WAKATIPU BASIN 9371 | LOT 10 DP 314349 - WITH INT IN ROW - | RatingUnit | FG OI | Lifestyle - Vacant | 56912 | 17668 |
| 2907128205 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 6 DP 314349 - WITH INT IN ROW - | RatingUnit | OI | Lifestyle - Vacant | 56911 | 17669 |
| 2907121803 | Spence Road WAKATIPU BASIN 9371 | LOT 3 DP 310444 | RatingUnit | | Lifestyle - Vacant | 40961 | 17704 |
| 2907113308 | 589 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 313872 | RatingUnit | DWG OI | Lifestyle-Single unit | 54836 | 17709 |
| 2907115502 | Slope Hill Road WAKATIPU BASIN 9371 | LOT 4 DP 316479 - HAVING 1/6 SHARE IN LOT 7 DP 316479 BEING 2001M SQ - SUBJ TO PED ROW | RatingUnit | | Vacant Residential | 64429 | 17850 |
| 2907115503 | Rutherford Road WAKATIPU BASIN 9371 | LOT 5 DP 316479 - HAVING 1/6 SHARE IN LOT 7 DP 316479 BEING 2001M SQ - WITH INT IN ROW | RatingUnit | | Vacant Residential | 64430 | 17851 |
| 2907115504 | 9 Rutherford Road WAKATIPU BASIN 9371 | LOT 6 DP 316479 & HAVING A 1/6 SHARE IN 2001 BEING LOT 7 DP 316479 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 64431 | 17852 |
| 2907115505 | 510 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 316479 - HAVING 1/6 SHARE IN LOT 7 DP 316479 BEING 2001M SQ | RatingUnit | DWG OI | Vacant Residential | 64427 | 17853 |
| 2907120507 | 293C Lower Shotover Road WAKATIPU BASIN 9371 | LOT 3 DP 318450 & HAVING A 1/5 SHARE IN ACCESS LOT 7 DP 318450 BEING 0.5073HA | RatingUnit | DWG OI | Lifestyle-Single unit | 72194 | 18129 |

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| 2907120508 | 293D Lower Shotover Road WAKATIPU BASIN 9371 | LOT 4 DP 318450 & HAVING A 1/5 SHARE IN ACCESS LOT 7 DP 3184 50 BEING 5073 | RatingUnit | DWG OI | Lifestyle-Single unit | 72195 | 18130 |
| 2907120510 | 293A Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 318450 - HAVING 1/5 SHARE IN LO T 7 DP 318450 BEING 0.5073HA AS ACCESS - | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 72192 | 18132 |
| 2907142901 | 365E Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 317888 | RatingUnit | DWG OI STUDIO | Residential -Single Unit (other than Bach) | 70134 | 18217 |
| 2907115801 | 44 Rutherford Road WAKATIPU BASIN 9371 | LOT 3 DP 324124 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 97389 | 18300 |
| 2907119903 | 62 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 312744 - SUBJ TO ROW - | RatingUnit | OB | Lifestyle - Vacant | 50113 | 18329 |
| 2907400100 | 668 Lake Hayes-Arrow Junction Highway WAKATIPU BASIN 9371 | SEC 66 BLK IX SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT2C/1075 | 18338 |
| 2907400200 | 670 Lake Hayes-Arrow Junction Highway WAKATIPU BASIN 9371 | LOT 1 DP 22024 BLK IX SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT14B/175 | 18339 |
| 2907400300 | 642 Lake Hayes-Arrow Junction Highway WAKATIPU BASIN 9371 | LOT 1 DP 9264 BLK IX SHOTOVER SD | RatingUnit | 2 DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT404/3 | 18340 |
| 2907106201 | 156 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 315607 | RatingUnit | | Vacant Residential | 61291 | 18480 |
| 2907120202 | 110 Domain Road WAKATIPU BASIN 9371 | LOT 4 DP 317834 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 69944 | 18588 |
| 2907120203 | Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 317834 - SUBJ TO & WITH INT IN ROW - | RatingUnit | OI | Lifestyle - Vacant | 69943 | 18589 |
| 2907115401 | 532 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 329700 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 121659 | 18703 |
| 2907113320 | 535 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 336908 & HAVING A 1/5 SHARE IN ACCESS LOT 6 DP 3369 08 BEING 3340 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 151016 | 19400 |
| 2907113322 | 533 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 336908 & HAVING A 1/5 SHARE IN ACCESS LOT 6 DP 3369 08 BEING 3340 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 151015 | 19401 |
| 2907113324 | 531 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 336908 & HAVING A 1/5 SHARE IN ACCESS LOT 6 DP 3369 08 BEING 3340 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 151017 | 19402 |
| 2907113326 | 529 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 336908 & HAVING A 1/5 SHARE IN ACCESS LOT 6 DP 3369 08 BEING 3340 | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | 151018 | 19403 |
| 2907113328 | 527 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 336908 & HAVING A 1/5 SHARE IN ACCESS LOT 6 DP 3369 08 BEING 3340 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 151019 | 19404 |
| 2907113310 | 575 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 334133 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 153138 | 19426 |
| 2907113311 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 334133 | RatingUnit | | Vacant / Indeterminate - Multi-use at primary leve | 153139 | 19427 |
| 2907115905 | 10 Rutherford Road WAKATIPU BASIN 9371 | LOT 5 DP 336069 | RatingUnit | | Lifestyle - Vacant | 147933 | 19514 |
| 2907115906 | 12 Rutherford Road WAKATIPU BASIN 9371 | LOT 6 DP 336069 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 147934 | 19515 |
| 2907107702 | 442 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 326944 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 109525 | 19963 |
| 2907116705 | 418 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 349040 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 201181 | 20312 |
| 2907108804 | 238 Littles Road WAKATIPU BASIN 9371 | LOT 9 DP 301885 SEC 36 SO 328674 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 7650 | 20346 |
| 2907120712 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 359067 | RatingUnit | FG OI | Lifestyle - Vacant | 240689 | 20691 |
| 2907120713 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 359067 | RatingUnit | FG OI | Lifestyle - Vacant | 240690 | 20692 |
| 2907115004 | 554A Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 319732 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 77797 | 20707 |
| 2907115005 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 319732 | RatingUnit | FG OI | Vacant Residential | 77798 | 20708 |
| 2907115006 | 554 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 319732 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 77799 | 20709 |
| 2907115107 | 546 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 338396 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 157906 | 20737 |
| 2907146701 | 133 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 13 DP 351843 | RatingUnit | DWG OBS OI | Residential Multi-use at primary level | 212806 | 20856 |
| 2907146902 | 111 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 16 DP 351843 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 212809 | 20861 |
| 2907143605 | 361 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 11 DP 309716 AND LOT 1 DP 21349 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 41338 | 21544 |
| 2907143606 | 359 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 21349 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT13A/785 | 21545 |
| 2907120412 | 195 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 377980 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 312803 | 22422 |
| 2907120399 | Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 381857 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 327655 | 22927 |
| 2907115604 | 470 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 381575 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 340679 | 22972 |
| 2907115605 | 468 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 381575 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 340680 | 22973 |
| 2907115606 | 472 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 381575 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 340681 | 22974 |
| 2907147069 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 342130 | RatingUnit | | Lifestyle - Vacant | 173232 | 23177 |
| 2907147070 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 342130 | RatingUnit | | Lifestyle - Vacant | 173233 | 23178 |

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| 2907108709 | 217 Littles Road WAKATIPU BASIN 9371 | LOT 3 DP 377142 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 309986 | 23422 |
| 2907108710 | 221 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 377142 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 309984 | 23423 |
| 2907108711 | 219 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 377142 | RatingUnit | DWG FG OB OI | Residential Multi-use at primary level | 309985 | 23424 |
| 2907116706 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 382531 | RatingUnit | | Lifestyle - Vacant | 330791 | 23701 |
| 2907116707 | 438 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 382531 | RatingUnit | DWG OI POOL | Residential -Single Unit (other than Bach) | 330792 | 23702 |
| 2907116708 | 446 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 382531 | RatingUnit | COTTAGE OI | Lifestyle-Single unit | 330793 | 23703 |
| 2907116709 | 448 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 382531 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 330794 | 23704 |
| 2907116710 | 456 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 382531 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 330795 | 23705 |
| 2907116711 | 458 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 6 DP 382531 | RatingUnit | | Lifestyle - Vacant | 330796 | 23706 |
| 2907108401 | Fitzpatrick Road WAKATIPU BASIN 9371 | SEC 1 SO 382827 LOT 1 DP 20572 BLK IV SH OTOVER SD | RatingUnit | 2 DWG FG OBS OI POOL | Lifestyle-Multi unit | 414821 | 23934 |
| 2907116102 | 45 Rutherford Road WAKATIPU BASIN 9371 | LOT 1 DP 396552 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 384893 | 24135 |
| 2907116103 | Rutherford Road WAKATIPU BASIN 9371 | LOT 2 DP 396552 | RatingUnit | | Vacant Residential | 384894 | 24136 |
| 2907116104 | Rutherford Road WAKATIPU BASIN 9371 | LOT 3 DP 396552 | RatingUnit | 2 DWG FG OBS OI | Lifestyle-Multi unit | 384895 | 24137 |
| 2907113704 | 251B Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 386972 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 348151 | 24246 |
| 2907113705 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 3 DP 386972 | RatingUnit | | Vacant Residential | 348152 | 24247 |
| 2907113706 | 249 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 4 DP 386972 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 348153 | 24248 |
| 2907120511 | 293B Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 402712 HAVING 1/10 SH IN LOT 7 DP 318450 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 629005 | 24492 |
| 2907120512 | 293F Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 402712 HAVING 1/10 SH IN LOT 7 DP 318450 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 629004 | 24493 |
| 2907119905 | 37 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 1 DP 400639 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 401005 | 24557 |
| 2907119906 | 43 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 2 DP 400639 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 401006 | 24558 |
| 2907119907 | 45 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 3 DP 400639 | RatingUnit | OI | Lifestyle - Vacant | 401007 | 24559 |
| 2907145601 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 18045 LOT 2 DP 398638 BLK II SH OTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 393346 | 25190 |
| 2907145602 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 398638 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | 393345 | 25191 |
| 2907108604 | 58 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 2 DP 405432 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 418934 | 25372 |
| 2907108606 | 60 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 405432 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 418933 | 25374 |
| 2907120513 | 295 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 417550 - HAVING 1/10 SH IN LOT 7 DP 318450 | RatingUnit | DWG OI | Lifestyle-Single unit | 467721 | 25584 |
| 2907120514 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 417550 HAVING 1/10 SH IN LOT 7 DP 318450 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 467720 | 25585 |
| 2907126705 | Alec Robins Road WAKATIPU BASIN 9371 | LOT 1 DP 354482 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 471576 | 25586 |
| 2907116907 | 400 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 386718 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 347126 | 25662 |
| 2907116908 | 398 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 386718 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 347127 | 25663 |
| 2907116909 | 396 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 386718 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 347128 | 25664 |
| 2907116910 | 402 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 386718 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 347129 | 25665 |
| 2907116911 | 404 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 386718 | RatingUnit | | Vacant Residential | 347130 | 25666 |
| 2907128809 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 6 DP 392663 | RatingUnit | FG | Lifestyle - Vacant | 413071 | 25680 |
| 2907120105 | 22 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 2 DP 368650 HAVING 1/3 SH IN LOT 6 1 /6 SH IN LOT 7 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 337530 | 25761 |
| 2907120106 | 10 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 3 DP 368650 HAVING 1/3 SH IN LOT 6 1 /6 SH IN LOT 7 | RatingUnit | OI | Residential Multi-use at primary level | 337531 | 25762 |
| 2907120107 | 6 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 4 DP 368650 HAVING 1/3 SH IN LOT 6 1 /6 SH IN LOT 7 | RatingUnit | OI | Residential Multi-use at primary level | 337532 | 25763 |
| 2907120603 | 367 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 416007 HAVING 1/5 SH IN LOT 8 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 462151 | 25767 |
| 2907120604 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 3 DP 416007 HAVING 1/5 SH IN LOT 8 CT _ 462152 | RatingUnit | FG | Residential Multi-use at primary level | 462152 | 25768 |
| 2907120605 | 333 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 9 DP 416007 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 462153 | 25769 |
| 2907121505 | 137 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 3 DP 416335 | RatingUnit | DWG FLAT OB | Lifestyle-Single unit | 463209 | 25798 |
| 2907146707 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 408160 HAVING 1/5 SH IN LOT 20 0 DP 351843 | RatingUnit | OB | Vacant Residential | 429144 | 25875 |
| 2907147082 | 2 Healecote Lane WAKATIPU BASIN 9371 | LOT 2 DP 382896 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 467305 | 25903 |
| 2907119707 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 420442 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 477883 | 26061 |
| 2907119708 | 5 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 420442 | RatingUnit | FG OI | Lifestyle - Vacant | 477884 | 26062 |
| 2907119709 | 7 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 420442 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 477885 | 26063 |
| 2907108103 | 334 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 425336 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 499998 | 26311 |
| 2907108104 | Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 425336 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 499997 | 26312 |
| 2907400401 | Alec Robins Road WAKATIPU BASIN 9371 | PT SEC 28 BLK IX SHOTOVER SD SECS 1-2 SO 383440 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 504035 | 26313 |
| 2907146610 | 280 Tucker Beach Road WAKATIPU BASIN 9371 | PT LOT 1 DP 305812 SEC 1 SO 23031 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 530326 | 26516 |
| 2907120204 | Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 425546 | RatingUnit | DWG FG OBS | Lifestyle-Single unit | 500742 | 26554 |
| 2907120205 | 108A Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 425546 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 500741 | 26555 |
| 2907108608 | 40 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 2 DP 434928 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 531454 | 26604 |

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| 2907120424 | 1 Korimako Lane QUEENSTOWN RURAL 9371 | LOT 9 DP 430577 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518847 | 26617 |
| 2907120425 | 7 Korimako Lane QUEENSTOWN RURAL 9371 | LOT 10 DP 430577 | RatingUnit | DWG FLAT OI | Residential - Multi Unit | 518848 | 26618 |
| 2907120426 | 5 Korimako Lane QUEENSTOWN RURAL 9371 | LOT 11 DP 430577 | RatingUnit | | Vacant Residential | 518849 | 26619 |
| 2907120427 | 3 Korimako Lane QUEENSTOWN RURAL 9371 | LOT 12 DP 430577 | RatingUnit | | Vacant Residential | 518850 | 26620 |
| 2907120428 | 1 Ayrshire Lane QUEENSTOWN RURAL 9371 | LOT 13 DP 430577 HAVING 1/4 SH IN LOT 38 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 518851 | 26621 |
| 2907120429 | 241 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 14 DP 430577 HAVING 1/4 SH IN LOT 38 | RatingUnit | FG | Lifestyle - Vacant | 518852 | 26622 |
| 2907120430 | 243 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 15 DP 430577 HAVING 1/4 SH IN LOT 38 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518853 | 26623 |
| 2907120431 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 16 DP 430577 HAVING 1/4 SH IN LOT 38 | RatingUnit | | Vacant Residential | 518854 | 26624 |
| 2907146509 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 430336 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518001 | 26628 |
| 2907146510 | 289 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 3 DP 430336 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518002 | 26629 |
| 2907146511 | 273 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 430336 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518003 | 26630 |
| 2907146512 | 271 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 5 DP 430336 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518004 | 26631 |
| 2907146513 | 241 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 8 DP 430336 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 518005 | 26632 |
| 2907115907 | Rutherford Road WAKATIPU BASIN 9371 | LOT 1 DP 402702 | RatingUnit | | Vacant Residential | 409068 | 26645 |
| 2907115908 | Rutherford Road WAKATIPU BASIN 9371 | LOT 2 DP 402702 | RatingUnit | | Lifestyle - Vacant | 409069 | 26646 |
| 2907115909 | Rutherford Road WAKATIPU BASIN 9371 | LOT 3 DP 402702 | RatingUnit | DWG OI | Lifestyle-Single unit | 409070 | 26647 |
| 2907115910 | Rutherford Road WAKATIPU BASIN 9371 | LOT 4 DP 402702 | RatingUnit | | Vacant Residential | 409071 | 26648 |
| 2907146516 | 193 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 17 DP 433642 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 528836 | 26650 |
| 2907146517 | 195 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 16 DP 433642 | RatingUnit | DWG OI POOL | Residential -Single Unit (other than Bach) | 528835 | 26651 |
| 2907108821 | Littles Road WAKATIPU BASIN 9371 | LOT 8 DP 436952 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 538224 | 26727 |
| 2907146520 | 259 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 6 DP 437189 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 539094 | 27335 |
| 2907146521 | 257 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 7 DP 437189 HAVING 1/11 SH IN LOTS 1 8-19 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 539095 | 27336 |
| 2907120433 | 223 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 17 DP 440308 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 546931 | 27525 |
| 2907120434 | 219 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 18 DP 440308 | RatingUnit | FG OI | Lifestyle - Vacant | 546932 | 27526 |
| 2907120435 | 221 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 19 DP 440308 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 546933 | 27527 |
| 2907120436 | 225 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 20 DP 440308 | RatingUnit | | Vacant Residential | 546934 | 27528 |
| 2907120437 | 62 Domain Road WAKATIPU BASIN 9371 | LOT 21 DP 440308 HAVING 1/5 SH IN LOT 33 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 546935 | 27529 |
| 2907120438 | Domain Road WAKATIPU BASIN 9371 | LOT 22 DP 440308 HAVING 1/5 SH IN LOT 33 | RatingUnit | FG OI | Lifestyle - Vacant | 546936 | 27530 |
| 2907120439 | 60 Domain Road WAKATIPU BASIN 9371 | LOT 23 DP 440308 HAVING 1/5 SH IN LOT 33 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 546937 | 27531 |
| 2907120440 | 64 Domain Road WAKATIPU BASIN 9371 | LOT 24 DP 440308 HAVING 1/5 SH IN LOT 33 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 546938 | 27532 |
| 2907120441 | 66 Domain Road WAKATIPU BASIN 9371 | LOT 25 DP 440308 HAVING 1/5 SH IN LOT 33 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 546939 | 27533 |
| 2907117504 | 121 Hunter Road WAKATIPU BASIN 9371 | LOT 1 DP 442784 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 552723 | 27582 |
| 2907117505 | 16 Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 442784 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 552724 | 27583 |
| 2907120716 | 88 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 441466 HAVING 1/4 SH IN LOT 100 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 550655 | 27651 |
| 2907120717 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 441466 HAVING 1/4 SH IN LOT 100 | RatingUnit | | Vacant Residential | 550656 | 27652 |
| 2907146522 | 232 Hansen Road WAKATIPU BASIN 9371 | LOT 1 DP 442040 HAVING 1/11 SH IN LOTS 1 8-19 DP 430336 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 552735 | 27653 |
| 2907146611 | 204 Tucker Beach Road WAKATIPU BASIN 9371 | SECS 1 & 3 SO 438452 | RatingUnit | DWG OI POOL | Residential -Single Unit (other than Bach) | 573422 | 27765 |
| 2907120607 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 4 DP 416007 1/5 SHARE LOT 8 DP 416007 CT 568959 | RatingUnit | OB | Lifestyle - Vacant | 568959 | 28048 |
| 2907146612 | 132 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 1 DP 454484 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 583545 | 28049 |
| 2907146613 | 130 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 454484 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 583546 | 28050 |
| 2907116204 | 41 Rutherford Road WAKATIPU BASIN 9371 | LOT 2 DP 448144 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 566675 | 28064 |
| 2907115701 | Rutherford Road WAKATIPU BASIN 9371 | SECS 8-9 SO 451735 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 591348 | 28188 |
| 2907120442 | 44 Domain Road WAKATIPU BASIN 9371 | LOT 32 DP 450052 | RatingUnit | FG OI | Lifestyle - Vacant | 571484 | 28195 |
| 2907113329 | 513 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 459266 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 599671 | 28260 |
| 2907113330 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 459266 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 599672 | 28261 |
| 2907116608 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 447353 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 564543 | 28486 |
| 2907116609 | Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 447353 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 564544 | 28487 |
| 2907120109 | 4 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 1 DP 464891- HAVING 1/4SH IN LOT 7 D P 368650 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 618038 | 28617 |
| 2907120110 | Birchwood Road QUEENSTOWN RURAL 9371 | LOT 2 DP 464891 HAVING 1/4 SH IN LOT 7 D P 368650 | RatingUnit | OI | Residential Multi-use at primary level | 618039 | 28618 |
| 2907120111 | 150 Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 464891 | RatingUnit | OI | Residential Multi-use at primary level | 618040 | 28619 |
| 2907120112 | 2 Birchwood Road QUEENSTOWN RURAL 9371 | LOT 4 DP 464891 | RatingUnit | OI | Residential Multi-use at primary level | 618041 | 28620 |

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| 2907146524 | 19 Graces Terrace WAKATIPU BASIN 9371 | LOT 13 DP 464459 HAVING 1/11 SH IN LOTS 18-19 DP 430336 | RatingUnit | | Vacant Residential | 616861 | 28636 |
| 2907146525 | 11 Graces Terrace WAKATIPU BASIN 9371 | LOT 12 DP 464459 HAVING 1/11 SH IN LOTS 18-19 DP 430336 | RatingUnit | | Vacant Residential | 616860 | 28637 |
| 2907115403 | 516 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 466800 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 624067 | 28800 |
| 2907115404 | 522 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 466800 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 624068 | 28801 |
| 2907147084 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 2 DP 452311 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 600010 | 28805 |
| 2907114302 | 273 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 466511 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 623223 | 28831 |
| 2907116912 | 362 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 471518 | RatingUnit | 3 DWG OB OI | Lifestyle-Multi unit | 644361 | 28943 |
| 2907120608 | 365 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 477369 & 1/5 SHARE IN LOT 8 DP 416007 CT 661463 | RatingUnit | DWG FG | Lifestyle-Single unit | 661463 | 29950 |
| 2907103902 | 233 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 473945 - 21.392500 Ha CT- 648936 | RatingUnit | DWG FG OBS OI POOL | Specialist Livestock -Rural industry | 648936 | 30390 |
| 2907108609 | 32 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 3 DP 475338 - 3.341800 Ha CT- 654890 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 654890 | 30410 |
| 2907105801 | 17 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 473589 - 2.280700 Ha CT- 647944 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 647944 | 31120 |
| 2907105802 | 27 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 473589 - 1.769000 Ha CT- 647945 | RatingUnit | | Lifestyle - Vacant | 647945 | 31130 |
| 2907147087 | 8 Healecote Lane WAKATIPU BASIN 9371 | LOT 3 DP 473899 - 0.416200 Ha CT- 648794 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 648794 | 31150 |
| 2907147088 | 10 Healecote Lane WAKATIPU BASIN 9371 | LOT 4 DP 473899 - 0.399100 Ha CT- 648795 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 648795 | 31160 |
| 2907147086 | Birdlip Rise WAKATIPU 9371 | LOT 1 DP 473899 - 29.269600 Ha CT- 648817 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 648817 | 31170 |
| 2907147083 | 6 Healecote Lane WAKATIPU BASIN 9371 | LOT 2 DP 473899 - 0.955600 Ha CT- 656103 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 656103 | 31180 |
| 2907120115 | Domain Road WAKATIPU BASIN 9371 | LOT 5 DP 441851 - 2.402100 Ha CT- 550584 1/5 Share in LOT 100 DP 441851 CT 550580, 550581, 550582, 550583, 550584 - 1.520300 Ha | RatingUnit | DWG FG OBS OI | Lifestyle-Multi unit | 550584 | 31190 |
| 2907120117 | Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 441851 - 0.848400 Ha CT- 550582 1/5 Share in LOT 100 DP 441851 CT 550580, 550581, 550582, 550583, 550584 - 1.520300 Ha | RatingUnit | | Vacant Residential | 550582 | 31200 |
| 2907120118 | Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 441851 - 1.592400 Ha CT- 550581 1/5 Share in LOT 100 DP 441851 CT 550580, 550581, 550582, 550583, 550584 - 1.520300 Ha | RatingUnit | OB | Lifestyle - Vacant | 550581 | 31210 |
| 2907120119 | Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 441851 - 1.137400 Ha CT- 550580 1/5 Share in LOT 100 DP 441851 CT 550580, 550581, 550582, 550583, 550584 - 1.520300 Ha | RatingUnit | | Lifestyle - Vacant | 550580 | 31220 |
| 2907120116 | 130 Domain Road WAKATIPU BASIN 9371 | LOT 4 DP 441851 - 0.647000 Ha CT- 550583 1/5 Share in LOT 100 DP 441851 CT 550580, 550581, 550582, 550583, 550584 - 1.520300 Ha | RatingUnit | DWG OB OI POOL | Lifestyle-Single unit | 550583 | 31230 |
| 2907116612 | 433 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 475822 - 28.770000 Ha CT- 665220 | RatingUnit | OB | Stock Fattening -Rural industry | 665220 | 31480 |
| 2907116610 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | Pt Lot 3 DP 5737 - 45.096400 Ha CT- 666857 | RatingUnit | DWG FG OBS OI | Stock Fattening -Rural industry | 666857 | 31670 |
| 2907116613 | 471 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 475822 - 29.000000 Ha CT- 665221 | RatingUnit | FG | Stock Fattening -Rural industry | 665221 | 31680 |
| 2907108714 | Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 474658 - 12.185600 Ha CT- 652522 | RatingUnit | FG | Lifestyle - Vacant | 652522 | 31940 |
| 2907106803 | 403 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 434220 - 12.175000 Ha CT- 529528 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 529528 | 33010 |
| 2907106802 | 401 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 434220 - 26.697000 Ha CT- 529529 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | 529529 | 33020 |
| 2907147089 | 1 Birdlip Rise WAKATIPU 9371 | LOT 10 DP 473899 - 1.184100 Ha CT- 648796 | RatingUnit | FG OI | Lifestyle - Vacant | 648796 | 33940 |
| 2907146615 | 238 Tucker Beach Road WAKATIPU BASIN 9371 | SEC 2 SO 478367 - 11.226000 Ha CT- 686767 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 686767 | 33950 |
| 2907146614 | 150 Tucker Beach Road WAKATIPU BASIN 9371 | SEC 4 SO 478367 - 12.337000 Ha CT- 686768 | RatingUnit | DWG OI | Lifestyle-Single unit | 686768 | 33960 |
| 2907108503 | 64 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 1 DP 476877 - 19.957400 Ha CT- 660779 | RatingUnit | FG OI | Lifestyle - Vacant | 660779 | 34570 |
| 2907108504 | 86 Fitzpatrick Road WAKATIPU BASIN 9371 | LOT 2 DP 476877 - 4.854100 Ha CT- 660780 | RatingUnit | FG OI | Lifestyle - Vacant | 660780 | 34580 |
| 2907120444 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 26 DP 486000 - 1.021800 Ha CT- 692083 | RatingUnit | | Lifestyle - Vacant | 692083 | 37370 |
| 2907120445 | 215 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 27 DP 486000 - 1.013700 Ha CT- 692084 | RatingUnit | | Lifestyle - Vacant | 692084 | 37380 |
| 2907120446 | 203 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 28 DP 486000 - 1.027400 Ha CT- 692085 | RatingUnit | | Lifestyle - Vacant | 692085 | 37390 |
| 2907120447 | 38 Domain Road WAKATIPU BASIN 9371 | LOT 29 DP 486000 - 0.876300 Ha CT- 692086 LOT 41 DP 486000 - 0.119200 Ha CT- 692086 LOT 42 DP 450052 - 0.797000 Ha CT- 692083, 692087, | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 692086 | 37400 |
| 2907120448 | 36 Domain Road WAKATIPU BASIN 9371 | LOT 30 DP 486000 - 1.154000 Ha CT- 692087 LOT 41 DP 486000 - 0.119200 Ha CT- 692086 LOT 42 DP 450052 - 0.797000 Ha CT- 692083, 692087, | RatingUnit | | Lifestyle - Vacant | 692087 | 37410 |
| 2907120449 | 34 Domain Road WAKATIPU BASIN 9371 | LOT 31 DP 486000 1/3 SHARE OF LOT 41 DP 486000 & 1/3 SHARE O F LOT 42 DP 450052 | RatingUnit | | Vacant Residential | 692111 | 37420 |
| 2907108835 | Littles Road WAKATIPU BASIN 9371 | LOT 25 DP 486928 - 4.210300 Ha CT- 695504 | RatingUnit | FG OI | Lifestyle - Vacant | 695504 | 37470 |
| 2907146531 | 162 Hansen Road WAKATIPU BASIN 9371 | LOT 2 DP 486552 - 15.427500 Ha CT- 694012 | RatingUnit | DWG FG OI POOL | Lifestyle-Single unit | 694012 | 39860 |

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| 2907115110 | 536 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 483837 - 0.579700 Ha CT- 684353 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 684353 | 39950 |
| 2907115108 | 538 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 483837 - 0.817300 Ha CT- 684354 | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | 684354 | 39960 |
| 2907115109 | 540 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 483837 - 0.406800 Ha CT- 684355 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 684355 | 39970 |
| 2907108839 | Littles Road WAKATIPU BASIN 9371 | LOT 21 DP 489082 - 1.756000 Ha CT- 703880 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 703880 | 41330 |
| 2907118302 | Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 483365 - 1.152100 Ha CT- 681967 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 681967 | 41960 |
| 2907103904 | 161 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 488272 - 3.014800 Ha CT- 699910 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 699910 | 43370 |
| 2907103905 | 159 Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 488272 - 0.773800 Ha CT- 699911 | RatingUnit | | Lifestyle - Vacant | 699911 | 43380 |
| 2907108837 | 262 Littles Road WAKATIPU BASIN 9371 | LOT 23 DP 489082 - 1.866900 Ha CT- 703882 | RatingUnit | FG OBS OI | Lifestyle - Vacant | 703882 | 43750 |
| 2907108840 | 57 Moorhill Road QUEENSTOWN RURAL 9371 | LOT 7 DP 489082 - 4.209300 Ha CT- 703884 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 703884 | 43770 |
| 2907108841 | 83 Moorhill Road QUEENSTOWN RURAL 9371 | LOT 15 DP 489082 - 4.507300 Ha CT- 703885 | RatingUnit | FG OI | Lifestyle - Vacant | 703885 | 43780 |
| 2907108611 | 266 Littles Road WAKATIPU BASIN 9371 | LOT 4 DP 493649 - 0.443000 Ha CT- 720317 LOT 4 DP 475338 - 90.515000 Ha CT- 720317 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 720317 | 44020 |
| 2907108842 | Moorhill Road QUEENSTOWN RURAL 9371 | LOT 16 DP 493649 - 31.015000 Ha CT- 720318 | RatingUnit | FG OBS OI | Lifestyle - Vacant | 720318 | 44030 |
| 2907108843 | Moorhill Road QUEENSTOWN RURAL 9371 | LOT 22 DP 493649 - 21.224000 Ha CT- 720319 | RatingUnit | | Lifestyle - Vacant | 720319 | 44040 |
| 2907146536 | 8 Graces Terrace WAKATIPU BASIN 9371 | LOT 9 DP 491888 - 0.725000 Ha CT- 713584 | RatingUnit | | Lifestyle - Vacant | 713584 | 44310 |
| 2907146537 | 6 Graces Terrace WAKATIPU BASIN 9371 | LOT 10 DP 491888 - 0.927000 Ha CT- 713585 | RatingUnit | | Lifestyle - Vacant | 713585 | 44320 |
| 2907146538 | 18 Graces Terrace WAKATIPU BASIN 9371 | LOT 11 DP 491888 - 0.859700 Ha CT- 713586 | RatingUnit | OB | Lifestyle - Vacant | 713586 | 44330 |
| 2907146539 | 184 Hansen Road WAKATIPU BASIN 9371 | LOT 15 DP 491888 - 0.501300 Ha CT- 713587 | RatingUnit | | Lifestyle - Vacant | 713587 | 44340 |
| 2907146535 | 215 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 20 DP 491888 - 31.620100 Ha CT- 713588 | RatingUnit | FG INCOMP DWG OBS OI | Lifestyle-Single unit | 713588 | 44350 |
| 2907102007 | Malaghans Road WAKATIPU BASIN 9371 | LOT 1 DP 495598 - 7.996600 Ha CT- 727478 | RatingUnit | FG OI | Lifestyle - Vacant | 727478 | 47250 |
| 2907102008 | Malaghans Road WAKATIPU BASIN 9371 | LOT 2 DP 495598 - 3.999500 Ha CT- 727479 | RatingUnit | FG OI | Lifestyle - Vacant | 727479 | 47260 |
| 2907102006 | Malaghans Road WAKATIPU BASIN 9371 | LOT 3 DP 495598 - 24.400200 Ha CT- 727480 | RatingUnit | FG OBS OI | Specialist Livestock -Rural industry | 727480 | 47270 |
| 2907102009 | Malaghans Road WAKATIPU BASIN 9371 | LOT 4 DP 495598 - 3.393200 Ha CT- 727481 | RatingUnit | FG OI | Lifestyle - Vacant | 727481 | 47280 |
| 2907115405 | 31 Rutherford Road WAKATIPU BASIN 9371 | LOT 1 DP 495473 - 0.417400 Ha CT- 726990 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 726990 | 49960 |
| 2907115406 | 33 Rutherford Road WAKATIPU BASIN 9371 | LOT 2 DP 495473 - 0.428300 Ha CT- 726991 | RatingUnit | | Vacant Residential | 726991 | 49970 |
| 2907120450 | 2 Ayrshire Lane QUEENSTOWN RURAL 9371 | LOT 1 DP 498951 - 1.022100 Ha CT- 739911 | RatingUnit | FG OI | Lifestyle - Vacant | 739911 | 50570 |
| 2907120451 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 498951 - 1.200400 Ha CT- 739912 | RatingUnit | FG OI | Lifestyle - Vacant | 739912 | 50580 |
| 2907120452 | 6 Ayrshire Lane QUEENSTOWN RURAL 9371 | LOT 3 DP 498951 - 0.764500 Ha CT- 739913 | RatingUnit | | Vacant Residential | 739913 | 50590 |
| 2907120453 | 10 Ayrshire Lane QUEENSTOWN RURAL 9371 | LOT 4 DP 498951 - 0.734000 Ha CT- 739914 | RatingUnit | | Vacant Residential | 739914 | 50600 |
| 2907115111 | 548 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 499643 - 0.922800 Ha CT- 741944 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 741944 | 52920 |
| 2907115112 | 546A Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 499643 - 0.648600 Ha CT- 741945 | RatingUnit | | Vacant Residential | 741945 | 52930 |
| 2907115113 | 546B Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 499643 - 0.545700 Ha CT- 741946 | RatingUnit | | Vacant Residential | 741946 | 52940 |
| 2907119506 | 103 Speargrass Flat Road WAKATIPU BASIN 9371 | Lot 3 DP 25520 - 20.279100 Ha CT- OT17C/578 | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT17C/578 | 55450 |
| 2907115620 | 427 Slope Hill Road WAKATIPU BASIN 9371 | LOT 3 DP 505844 - 0.417200 Ha CT- 764633 | RatingUnit | | Lifestyle - Vacant | 764633 | 56710 |
| 2907115625 | 429 Slope Hill Road WAKATIPU BASIN 9371 | LOT 4 DP 505844 - 0.430300 Ha CT- 764634 | RatingUnit | | Lifestyle - Vacant | 764634 | 56720 |
| 2907115630 | 423-425 Slope Hill Road WAKATIPU BASIN 9371 | LOT 5 DP 505844 - 0.943600 Ha CT- 764635 | RatingUnit | | Lifestyle - Vacant | 764635 | 56730 |
| 2907119803 | 69 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 503601 - 34.883100 Ha CT- 758715 | RatingUnit | FG OB OI | Lifestyle - Vacant | 758715 | 56760 |
| 2907117907 | Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 502810 - 15.032100 Ha CT- 753942 | RatingUnit | FG LODGE OB OI | Lifestyle-Single unit | 753942 | 56910 |
| 2907108719 | Littles Road WAKATIPU BASIN 9371 | LOT 301 DP 503594 - 82.268000 Ha CT- 756255 LOT 1 DP 26630 - 5.336400 Ha CT- 756255 LOT 2 DP 300351 - 2.765000 Ha CT- 756255 | RatingUnit | FG OBS OI | Stock Fattening -Rural industry | 756255 | 58470 |
| 2907108718 | 353 Littles Road WAKATIPU BASIN 9371 | LOT 300 DP 503594 - 1.441200 Ha CT- 756254 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 756254 | 58480 |
| 2907128812 | 368 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 501981 - 48.987000 Ha CT- 755878 | RatingUnit | DWG OI STORAGE WORKSHOP | Residential Multi-use at primary level | 755878 | 59750 |
| 2907120611 | 349 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 5 DP 506684 - 1.716600 Ha CT- 767937 | RatingUnit | | Residential Multi-use at primary level | 767937 | 60090 |
| 2907120610 | 353 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 7 DP 506684 - 6.674200 Ha CT- 767938 | RatingUnit | DWG OB OI | Residential Multi-use at primary level | 767938 | 60100 |
| 2907143604 | Tucker Beach Road WAKATIPU BASIN 9371 | Lot 2 DP 351844 - 1003.250000 Ha CT- 670387 Sec 61 BLK XXI Shotover SD - 5.800000 Ha CT- OT13B/1155 Sec 41 BLK XXI Shotover SD - 15.889000 Ha CT- OT12A/266 Sec 24 BLK XXI Shotover SD - 7.433600 Ha CT- OT60/188 and 4 more | RatingUnit | DWG FG OBS OI | Store Sheep - Rural industry | OT308/95 | 60810 |
| 2907121506 | 5 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 482478 - 4.000400 Ha CT- 679046 | RatingUnit | | | 679046 | 62520 |
| 2907121507 | 139 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 482478 - 4.992700 Ha CT- 679047 | RatingUnit | | | 679047 | 62530 |
| 2907105302 | 65 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 511807 - 4.171800 Ha CT- 786331 | RatingUnit | | | 786331 | 62580 |
| 2907104802 | 86 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 510080 - 5.751100 Ha CT- 780024 | RatingUnit | | | 780024 | 62800 |
| 2907104803 | Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 510080 - 3.626700 Ha CT- 780025 | RatingUnit | | | 780025 | 62810 |
| 2907104804 | Mountain View Road WAKATIPU BASIN 9371 | LOT 3 DP 510080 - 2.204600 Ha CT- 780026 | RatingUnit | | | 780026 | 62820 |

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| 2907105303 | Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 511807 - 1.040000 Ha CT- 786332 | RatingUnit | | | 786332 | 62830 |
| 2907128306 | Hogans Gully Road WAKATIPU BASIN 9371 | LOT 2 DP 509082 - 1.126400 Ha CT- 776128 | RatingUnit | | | 776128 | 64690 |
| 2907128308 | 50 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 4 DP 509082 - 2.227200 Ha CT- 776130 | RatingUnit | | | 776130 | 64700 |
| 2907128309 | 58 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 5 DP 509082 - 2.832600 Ha CT- 776131 | RatingUnit | | | 776131 | 64710 |
| 2907128307 | Hogans Gully Road WAKATIPU BASIN 9371 | LOT 3 DP 509082 - 2.788500 Ha CT- 776129 | RatingUnit | | | 776129 | 64720 |
| 2907115805 | 26 Rutherford Road WAKATIPU BASIN 9371 | LOT 1 DP 514126 - 0.400000 Ha CT- 797003 | RatingUnit | | | 797003 | 65290 |
| 2907115806 | 40 Rutherford Road WAKATIPU BASIN 9371 | LOT 2 DP 514126 - 1.613300 Ha CT- 797004 | RatingUnit | | | 797004 | 65300 |
| 2907120458 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 5 DP 501343 - 1.075300 Ha CT- 749076 1/4 SH IN LOT 35 DP 501343 - 0.104900 Ha | RatingUnit | | | 749076 | 66380 |
| 2907120457 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 6 DP 501343 - 0.830100 Ha CT- 749077 1/4 SH IN LOT 35 DP 501343 - 0.104900 Ha | RatingUnit | | | 749077 | 66390 |
| 2907120456 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 7 DP 501343 - 0.827800 Ha CT- 749078 1/4 SH IN LOT 35 DP 501343 - 0.104900 Ha | RatingUnit | | | 749078 | 66400 |
| 2907120455 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 8 DP 501343 - 0.901200 Ha CT- 749079 1/4 SH IN LOT 35 DP 501343 - 0.104900 Ha | RatingUnit | | | 749079 | 66410 |
| 2907105304 | 76 Mountain View Road WAKATIPU BASIN 9371 | LOT 1 DP 515216 - 3.539300 Ha CT- 802880 | RatingUnit | | | 802880 | 68510 |
| 2907104401 | 78 Mountain View Road WAKATIPU BASIN 9371 | LOT 2 DP 515216 - 4.999300 Ha CT- 802881 | RatingUnit | | | 802881 | 68520 |
| | Central Park Avenue QUEENSTOWN RURAL 9371 | LOT 1 DP 509864 - 0.559400 Ha CT- 779060 | RatingUnit | | | 779060 | 70800 |
| | Central Park Avenue QUEENSTOWN RURAL 9371 | LOT 2 DP 509864 - 0.606500 Ha CT- 779061 | RatingUnit | | | 779061 | 70810 |
| | Central Park Avenue QUEENSTOWN RURAL 9371 | LOT 3 DP 509864 - 0.534700 Ha CT- 779062 | RatingUnit | | | 779062 | 70820 |
| | Central Park Avenue QUEENSTOWN RURAL 9371 | LOT 4 DP 509864 - 0.439300 Ha CT- 779063 | RatingUnit | | | 779063 | 70830 |
| | Central Park Avenue QUEENSTOWN RURAL 9371 | LOT 8 DP 509864 - 0.426800 Ha CT- 779064 | RatingUnit | | | 779064 | 70840 |
| | 63 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 516751 - 1.179300 Ha CT- 806156 | RatingUnit | | | 806156 | 70890 |
| | 67 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 516751 - 0.925200 Ha CT- 806155 | RatingUnit | | | 806155 | 70900 |
| 2907147091 | Tucker Beach Road WAKATIPU BASIN 9371 | LOT 4 DP 469060 - 0.601000 Ha CT- 630873 | RatingUnit | | | 630873 | 73220 |
| 2907108701 | 281 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 300014 LOT 3 DP 21680 | RatgUnitS | DWG OBS OI | Lifestyle-Single unit | 1069 | 10154 |
| 2907128301 | 52 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 1 DP 23077 | RatingUnit | DWG FG OBS OI POOL | Lifestyle-Single unit | 800249 | 10842 |
| 2907121802 | Lower Shotover Road WAKATIPU BASIN 9371 | LOT 2 DP 310444 | RatingUnit | | Lifestyle - Vacant | 806157 | 17703 |
| 2907127738 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 14 DP 329110 & HAVING A 1/12 SHARE I N ACCESS LOTS 9-13 DP 329110 BEING 8581M ý & HAVING A 1/13 SHARE IN ACCESS LOT | RatingUnit | | Lifestyle - Vacant | 733205 | 19554 |
| 2907147078 | 3 Healecote Lane WAKATIPU BASIN 9371 | LOT 4 DP 396997 HAVING 1/2 SH IN PT LOT 100 DP 396997 1/8 SH LOT 100 DP 351843 | RatingUnit | DWG FG OB OI | Residential -Single Unit (other than Bach) | 386966, 468854 | 25686 |
| 2907147080 | 7 Healecote Lane WAKATIPU BASIN 9371 | LOT 11 DP 351843 HAVING 1/2 SHIN PT LOT 100 DP 396997 1/8 SH LOT 100 DP 351843 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 212798, 212799, 212800, 212801, 212802, 386966, 386967, 468854 | 25688 |
| 2907146901B | Tucker Beach Road WAKATIPU BASIN 9371 | PT LOT 15 DP 351843 1/5 SH LOT 200- RESI DENTIAL | ApportnMnt | DWG OI | Residential -Single Unit (other than Bach) | 212808 | 27338 |
| 2907108847 | 248 Littles Road WAKATIPU BASIN 9371 | LOT 24 DP 493649 - 2.858400 Ha CT- 772254 LOT 26 DP 493649 - 7.143600 Ha CT- 772254 LOT 2 DP 475338 - 1.145800 Ha CT- 772254 | RatingUnit | | | 772254 | 74120 |
| 2907108605A | 62 Fitzpatrick Road WAKATIPU BASIN 9371 | Lot 3 DP 405432 - Industry | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 418935 | 60160 |
| 2907120108 | Domain Road WAKATIPU BASIN 9371 | LOT 5 DP 368650 HAVING 1/2 SH IN LOT 7 | RatingUnit | OI | Residential Multi-use at primary level | 337530, 337531, 337532, 618038, 618039 | 25764 |
| 2907120504 | 311 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 8 DP 24802 BLK V SHOTOVER SD | RatingUnit | DWG OBS OI | Lifestyle-Single unit | OT15B/819, OT15B/820, OT15B/822, OT16D/355, OT16D/356 | 12525 |
| 2907103400 | 55 Dalefield Road WAKATIPU BASIN 9371 | PT LOT 6 DP 12362 BLK IV SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT16B/788 | 2342 |
| 2907107600 | 446 Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 21299 SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT13D/581 | 2392 |
| 2907118500 | 27 Mooney Road WAKATIPU BASIN 9371 | LOT 2 DP 25298 BLK V SHOTOVER SD - LOT 2 EASEMENT DP 26181 | RatingUnit | COURT DWG OB OI | Residential -Single Unit (other than Bach) | OT17B/637 | 2527 |
| 2907121900 | 33 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 17388 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT9A/228 | 2562 |
| 2907128600 | 338 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 20834 LOT 1 DP 15635 BLK VII | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT12D/1530 | 2634 |
| 2907128700 | 336 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 21705 BLK VII SHOTOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT13C/961 | 2635 |
| 2907121202 | 77 Domain Road WAKATIPU BASIN 9371 | LOT 1 DP 22095 BLK V SHOTOVER SD PREVIOUSLY 29071-212 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT13D/832 | 10166 |

| Assessment No | Physical Address | Legal Description | Property Type | Improvement Description | Land Use Description | Titles | Property ID |
|---------------|--|--|---------------|----------------------------|--|------------|-------------|
| 2907120701 | 373 Lower Shotover Road WAKATIPU BASIN 9371 | LOT 1 DP 22734 BLK V SHOTOVER SD | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | OT14D/350 | 10447 |
| 2907116603 | 493 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 5 DP 23926 | RatingUnit | DWG OI | Lifestyle-Single unit | OT16A/278 | 11873 |
| 2907121204 | 109 Domain Road WAKATIPU BASIN 9371 | SEC 1 SO 23630 | RatingUnit | OB OI | Depots, Yards etc | OT14B/773 | 12115 |
| 2907118402 | 25 Mooney Road WAKATIPU BASIN 9371 | LOT 1 DP 25298 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT17B/636 | 14030 |
| 2907121207 | Domain Road WAKATIPU BASIN 9371 | LOT 4 DP 300531 | RatingUnit | FG OI | Lifestyle - Vacant | 2834 | 15867 |
| 2907121208 | Domain Road WAKATIPU BASIN 9371 | LOT 3 DP 300531 | RatingUnit | FG OI | Lifestyle - Vacant | 2833 | 15868 |
| 2907121209 | Domain Road WAKATIPU BASIN 9371 | LOT 2 DP 300531 | RatingUnit | FG OI | Lifestyle - Vacant | 2832 | 15869 |
| 2907146603 | 146 Tucker Beach Road WAKATIPU BASIN 9371 | LOT 7 DP 303127 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 12413 | 15895 |
| 2907114001 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 338892 | RatingUnit | DWG FG OBS OI | Residential -Single Unit (other than Bach) | 160233 | 19786 |
| 2907107701 | Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 326944 | RatingUnit | DWG OI | Lifestyle-Single unit | 109526 | 19907 |
| 2907119706 | 31 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 22310 LOT 2 DP 309070 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | 35296 | 20024 |
| 2907120714 | 86 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 441466 HAVING 1/4 SH IN LOT 100 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 550653 | 27649 |
| 2907120715 | 92 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 2 DP 441466 HAVING 1/4 SH IN LOT 100 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 550654 | 27650 |
| 2907108807 | 117 Moorhill Road QUEENSTOWN RURAL 9371 | LOT 3 DP 449035 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 568635 | 27898 |
| 2907108823 | Littles Road WAKATIPU BASIN 9371 | LOT 11 DP 457344 | RatingUnit | INCOMP DWG OI | Residential -Single Unit (other than Bach) | 592732 | 28098 |
| 2907114301 | 273A Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 466511 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 623224 | 28830 |
| 2907146530 | 172 Hansen Road WAKATIPU BASIN 9371 | LOT 1 DP 486552 - 0.459000 Ha CT- 694011 | RatingUnit | | Vacant Residential | 694011 | 39850 |
| 2907108715 | 208 Littles Road WAKATIPU BASIN 9371 | LOT 1 DP 500028 - 0.606200 Ha CT- 743225 | RatingUnit | | Vacant or Idle-Rural industry | 743225 | 49790 |
| 2907108846 | Littles Road WAKATIPU BASIN 9371 | LOT 2 DP 500028 - 4.156100 Ha CT- 743226 | RatingUnit | FG OI | Lifestyle - Vacant | 743226 | 49800 |
| 2907115610 | 478 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 1 DP 505844 - 0.403800 Ha CT- 764631 | RatingUnit | | Lifestyle - Vacant | 764631 | 56690 |
| 2907115615 | 435 Slope Hill Road WAKATIPU BASIN 9371 | LOT 2 DP 505844 - 0.405100 Ha CT- 764632 | RatingUnit | | Lifestyle - Vacant | 764632 | 56700 |
| 2907128305 | 68 Hogans Gully Road WAKATIPU BASIN 9371 | LOT 6 DP 509082 - 4.908100 Ha CT- 776132 | RatingUnit | | | 776132 | 64680 |
| 2907103300 | 66 Dalefield Road WAKATIPU BASIN 9371 | LOT 1 DP 27088 | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT19A/61 | 2341 |
| 2907130400 | 413 McDonnell Road WAKATIPU BASIN 9371 | PT LOT 3 DP 15648 BLK VIII SHOTOVER SD | RatingUnit | DWG FG OB OI | Lifestyle-Single unit | OT17A/65 | 2651 |
| 2907130800 | 1119 Gibbston Highway GIBBSTON 9371 | SEC 118 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT8A/56 | 2657 |
| 2907130900 | 1120 Gibbston Highway GIBBSTON 9371 | LOT 1 DP 21572 LOT 1 DP 307112 SEC 120 B LK VIII SHOTOVER SD | RatingUnit | DWG OB OI | Lifestyle-Single unit | 28538 | 2658 |
| 2907131200 | 45 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 3 DP 21572 SEC 111 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | 120065 | 2662 |
| 2907210000 | 17 Whitechapel Road GIBBSTON 9371 | LOT 2 DP 23131 BLK VIII SHOTOVER SD | RatingUnit | DWG OI | Residential - Multi Unit | OT15A/434 | 2865 |
| 2907210100 | 25 Whitechapel Road GIBBSTON 9371 | SEC 103 BLK VIII SHOTOVER S D | RatingUnit | DWG OBS OI | Residential-Bach | OT355/168 | 2866 |
| 2907210500 | 90 Whitechapel Road GIBBSTON 9371 | SEC 126 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT3A/1304 | 2870 |
| 2907210800 | 100 Whitechapel Road GIBBSTON 9371 | SEC 125 BLK VIII SHOTOVER SD | RatingUnit | DWG FG OI | Lifestyle-Single unit | OT10C/226 | 2873 |
| 2907210900 | 4 Whitechapel Road GIBBSTON 9371 | LOT 1 DP 20074 SECS 133 135 BLK VIII SHO TOVER SD | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT15A/889 | 2874 |
| 2907211000 | 1145 Gibbston Highway GIBBSTON 9371 | SEC 136 BLK VIII SHOTOVER SD | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT10B/248 | 2875 |
| 2907211100 | 1 Whitechapel Road GIBBSTON 9371 | LOT 1 DP 15996 | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT13A/1300 | 2876 |
| 2907211101 | 3 Whitechapel Road GIBBSTON 9371 | LOT 2 DP 15996 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT7A/4 | 2877 |
| 2907211200 | 1151 Gibbston Highway GIBBSTON 9371 | SEC 113 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OTA1/950 | 2878 |
| 2907213100 | 1148 Gibbston Highway GIBBSTON 9371 | SEC 137 BLK VIII SHOTOVER SD | RatingUnit | DWG OBS OI | Residential -Single Unit (other than Bach) | OT11D/712 | 2897 |
| 2907213300 | 1186 Gibbston Highway GIBBSTON 9371 | LOT 5 DP 300878 LOT 1 DP 18327 | RatingUnit | DWG OBS OI | Multi use within Residential | 13962 | 2901 |
| 2907117400 | 125 Hunter Road WAKATIPU BASIN 9371 | LOTS 1-2 DP 20531 SECS 1-3 SO 20437 BLK V SHOTOVER SD | RatingUnit | 2 DWG FG OBS OI | Lifestyle-Multi unit | OT12A/419 | 10128 |
| 2907213201 | 35 Rapley Close WAKATIPU BASIN 9371 | LOT 1 DP 22920 | RatingUnit | 2 Dwg | Residential - Multi Unit | OT14D/830 | 10582 |
| 2907213202 | 33 Rapley Close WAKATIPU BASIN 9371 | LOT 2 DP 22920 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT14D/831 | 10583 |
| 2907213204 | 27 Rapley Close WAKATIPU BASIN 9371 | LOT 4 DP 22920 | RatingUnit | DWG FLAT OB OI | Residential Multi-use at primary level | OT14D/832 | 10584 |
| 2907213208 | 1 Rapley Close WAKATIPU BASIN 9371 | LOT 8 DP 22920 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT14D/836 | 10731 |
| 2907213206 | 11 Rapley Close WAKATIPU BASIN 9371 | LOT 6 DP 22920 | RatingUnit | DWG FG OBS OI | Lifestyle-Single unit | OT14D/834 | 10844 |
| 2907210901 | 2 Whitechapel Road GIBBSTON 9371 | LOT 1 DP 23119 | RatingUnit | DWG FG OI | Residential -Single Unit (other than Bach) | OT15A/890 | 10890 |
| 2907213205 | 19 Rapley Close WAKATIPU BASIN 9371 | LOT 5 DP 22920 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | OT14D/833 | 11184 |
| 2907210001 | 15 Whitechapel Road GIBBSTON 9371 | LOT 1 DP 23131 BLK VIII SHOTOVER SD | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | OT15A/433 | 11282 |
| 2907130401 | 427 McDonnell Road WAKATIPU BASIN 9371 | LOT 1 DP 24969 BLK VIII SHOTOVER SD | RatingUnit | DWG FG FLAT OBS OI POOL | Lifestyle-Single unit | OT17A/64 | 13601 |
| 2907103301 | Dalefield Road WAKATIPU BASIN 9371 | LOT 2 DP 27088 | RatingUnit | | Lifestyle - Vacant | OT19A/62 | 16800 |
| 2907114002 | 265 Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 1 DP 5746 LOT 2 DP 338892 | RatingUnit | CAFE OB OI | Retail - Commercial | 160234 | 19787 |
| 2907116607 | Arrowtown-Lake Hayes Road WAKATIPU BASIN 9371 | LOT 2 DP 310442 LOTS 1-2 DP 319853 LOTS 1-2 DP 343305 | RatingUnit | FG OBS OI | Stock Fattening -Rural industry | 177644 | 20052 |
| 2907213210 | 30 Rapley Close WAKATIPU BASIN 9371 | LOT 2 DP 357555 | RatingUnit | DWG OBS OI | Lifestyle-Single unit | 233993 | 20758 |
| 2907213211 | 31 Rapley Close WAKATIPU BASIN 9371 | LOT 1 DP 357555 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 233992 | 20759 |
| 2907213504 | Gibbston Highway GIBBSTON 9371 | LOT 1 DP 405264 | RatingUnit | FG | Lifestyle - Vacant | 418303 | 24706 |

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| 2907130501 | 433 McDonnell Road WAKATIPU BASIN 9371 | LOT 2 DP 443978 | RatingUnit | DWG OB OI | Residential -Single Unit (other than Bach) | 556148 | 27902 |
| 2907130502 | McDonnell Road WAKATIPU BASIN 9371 | LOT 1 DP 443978 | RatingUnit | DWG OB OI | Lifestyle-Single unit | 556147 | 27903 |
| 2907130702 | 445 McDonnell Road WAKATIPU BASIN 9371 | LOT 3 DP 453463 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 580904 | 28160 |
| 2907131102 | 64 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 2 DP 461478 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 618749 | 28596 |
| 2907130703 | 443 McDonnell Road WAKATIPU BASIN 9371 | LOT 1 DP 462461 | RatingUnit | 2 DWG FG FLAT LODGE OB O | Commercial- Multi-use at primary level | 610215 | 28655 |
| 2907130704 | 443A McDonnell Road WAKATIPU BASIN 9371 | LOT 2 DP 462461 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 610216 | 28656 |
| 2907131103 | 26 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 6 DP 472821 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 645652 | 29159 |
| 2907131104 | 28 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 4 DP 472821 | RatingUnit | | Lifestyle - Vacant | 645654 | 29160 |
| 2907131105 | 62 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 3 DP 472821 | RatingUnit | DWG FG OI | Lifestyle-Single unit | 645653 | 29161 |
| 2907131106 | 66 Arrow Junction Road WAKATIPU BASIN 9371 | LOT 1 DP 472821 | RatingUnit | OB OI | Lifestyle - Vacant | 645651 | 29162 |
| 2907116611 | 413 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 101 DP 475822 - 0.306500 Ha CT- 665219 LOT 1 DP 475822 - 28.047000 Ha CT- 665219 | RatingUnit | FG OBS | Stock Fattening -Rural industry | 665219 | 30750 |
| 2907131003 | 37 Arrow Junction Road WAKATIPU BASIN 9371 | Lot 2 DP 307112 - 3.547300 Ha CT- 28539 LOT 2 DP 516550 - 1.140000 Ha CT- 805437 | RatingUnit | | | 805437 | 66180 |
| 2907131002 | Arrow Junction Road WAKATIPU BASIN 9371 | LOT 1 DP 516550 - 5.199200 Ha CT- 805438 | RatingUnit | | | 805438 | 68130 |
| 2907119901 | 64 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 3 DP 312744 - SUBJ TO ROW - | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 50114 | 11843 |
| 2907119904 | 74 Speargrass Flat Road WAKATIPU BASIN 9371 | LOT 4 DP 312744 | RatingUnit | DWG OI | Residential -Single Unit (other than Bach) | 50115 | 18330 |