



Arrowsouth Proposed Plan Change - McDonnell Road, Arrowtown
Appendix A - Graphic Attachment to Landscape Assessment Report

24 February 2026

Document Information

Project
Arrowsouth, Proposed Plan Change
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McDonnell Road, Arrowtown, Central Otago
Client
Arrowsouth Properties Ltd
Document
Appendix A - Graphic Attachment to Landscape Assessment Report
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For Plan Change Application
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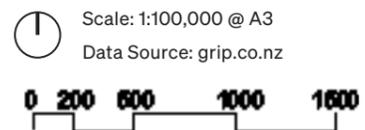
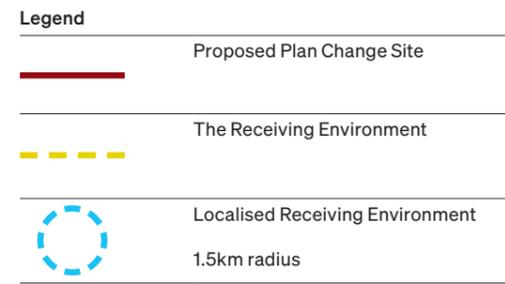
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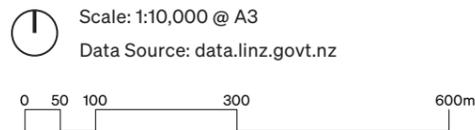
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Context Aerial



Site Context Plan



Site Topography Plan

Legend

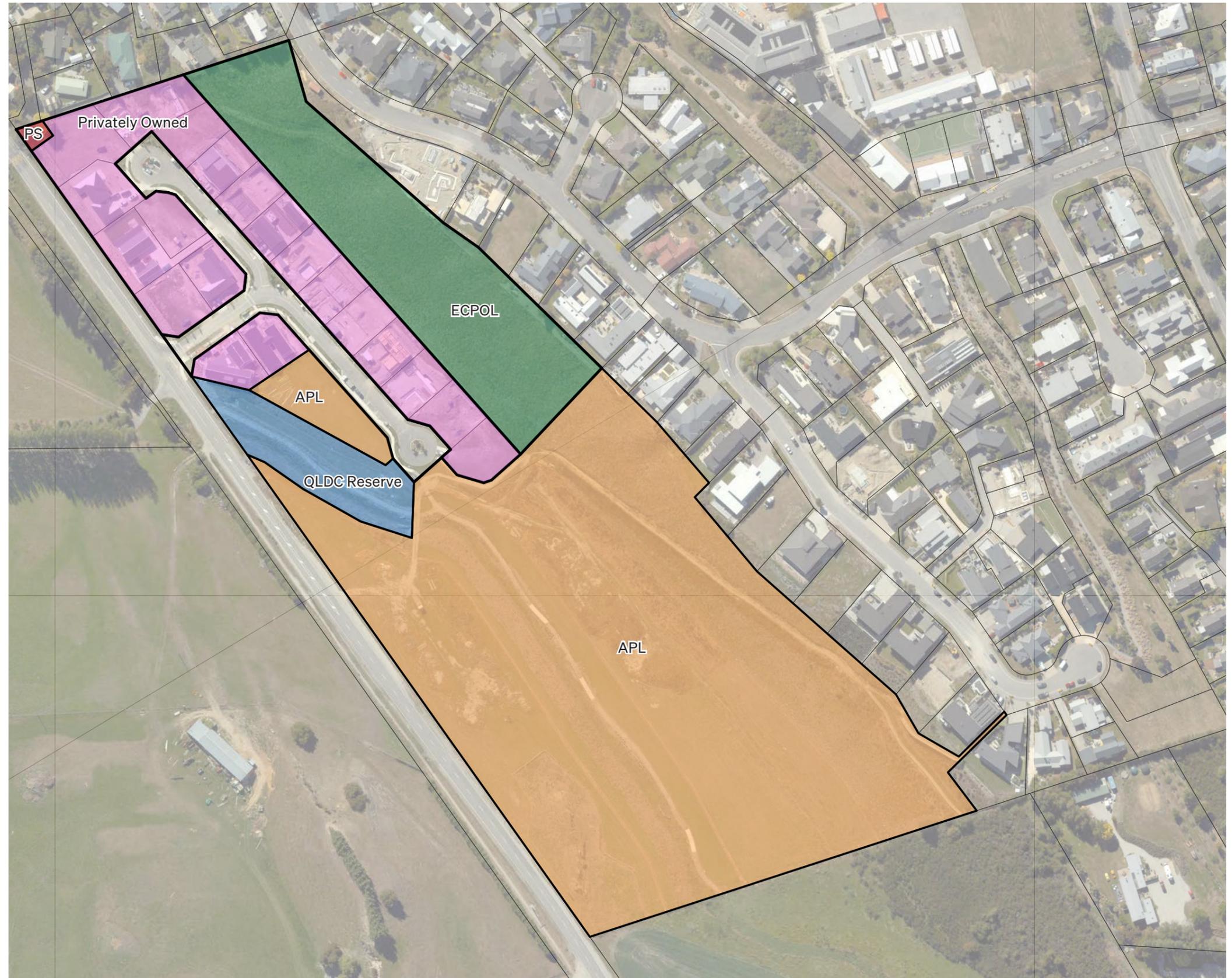
Proposed Plan Change Site



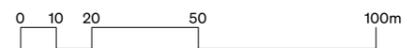
Scale: Blue Box = 1km x 1km
Data Source: topomap.co.nz

Land Owners Plan

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



Scale: 1:2,000 @ A3



McDonnell Road Character Photos



Riparian planting on Site



Rural Amenity Landscape adjacent to McDonnell Road



Rocky Outcrop



Arrowtown Lifestyle Village

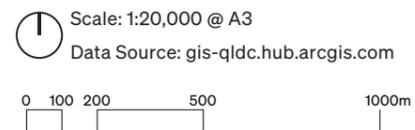
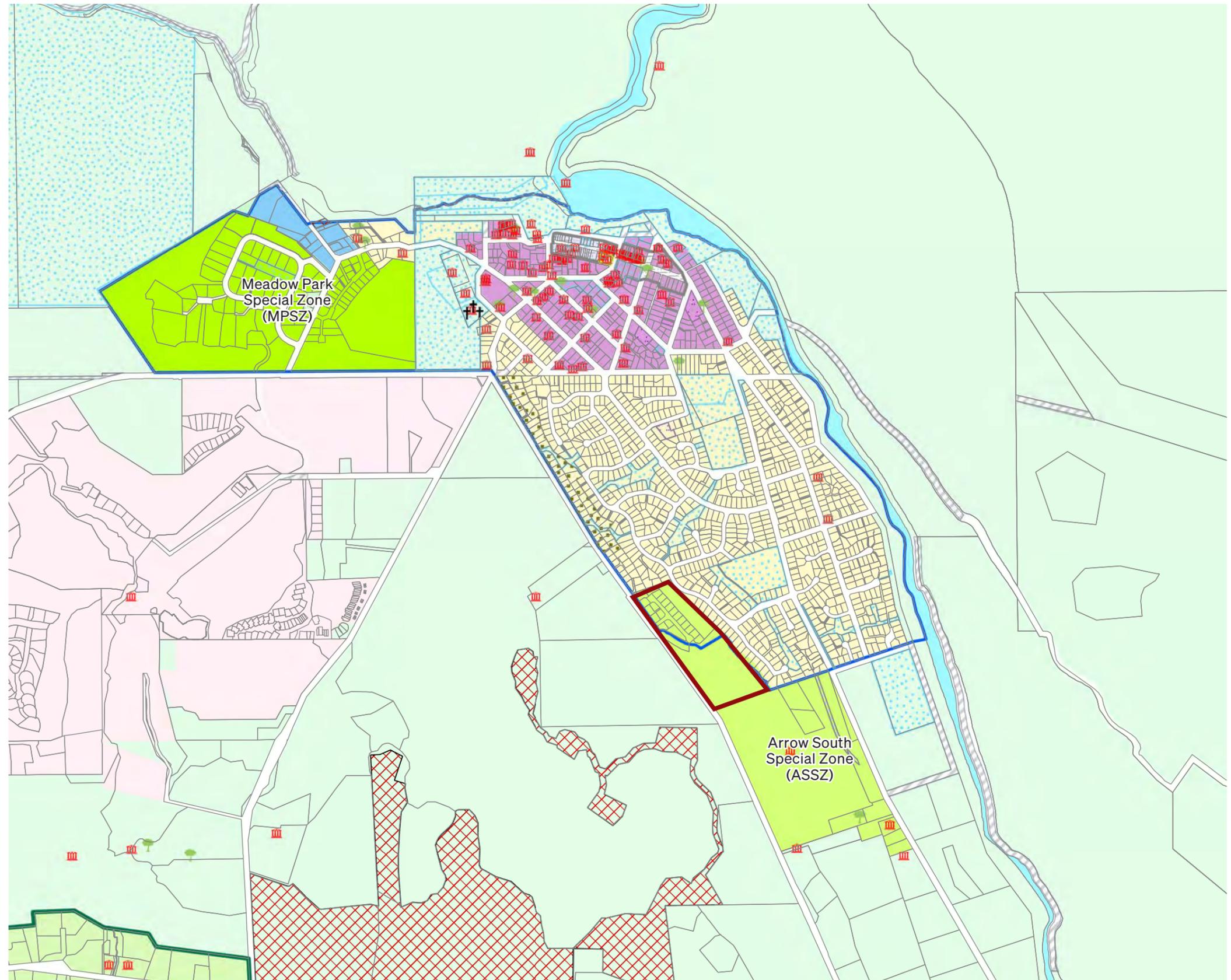


Cluster of built form visible from McDonnell Road. 219 McDonnell Road



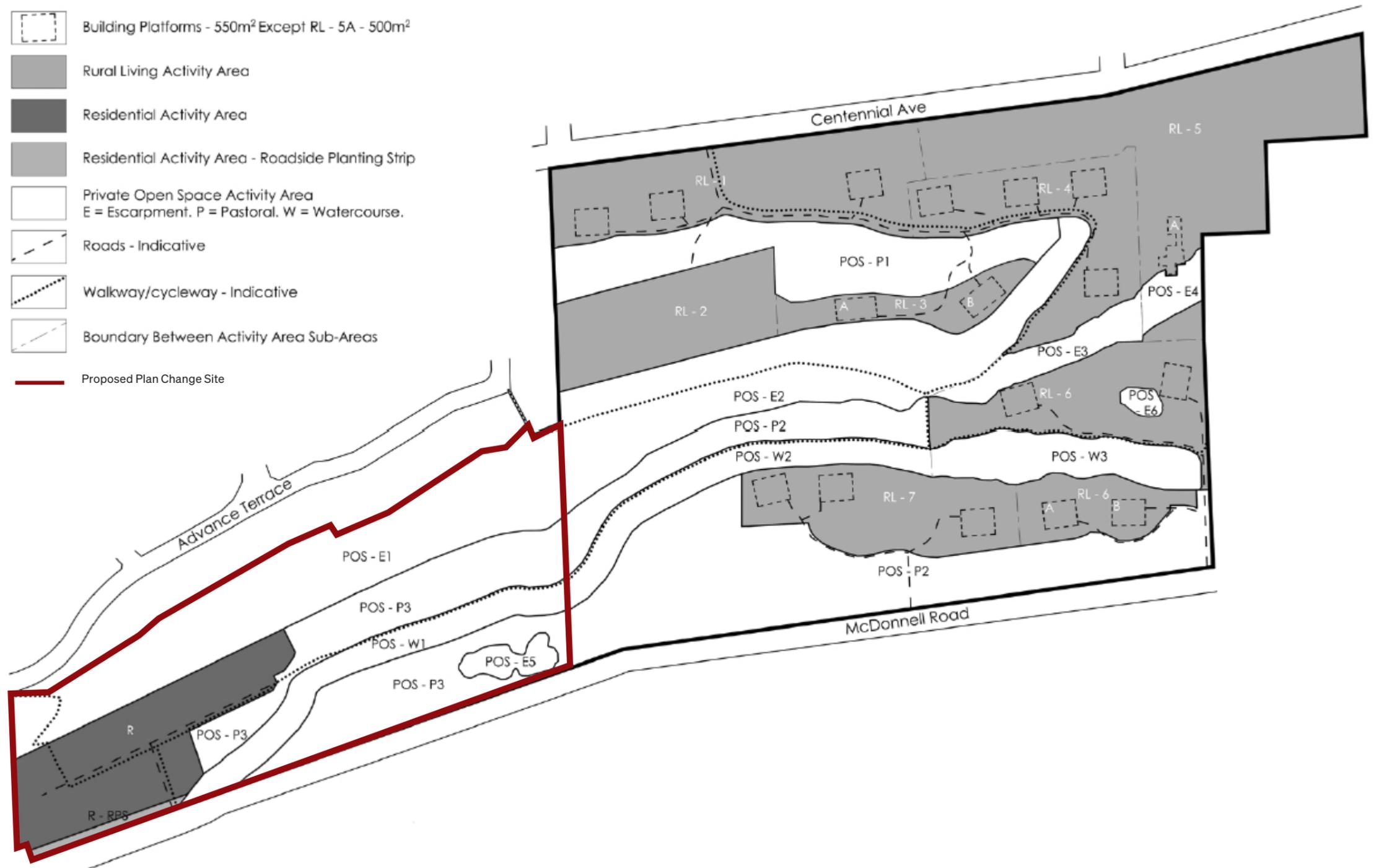
Arrowtown Lifestyle Village, Special Housing Area, as viewed from McDonnell Road footpath

Queenstown Lakes Operative District Plan



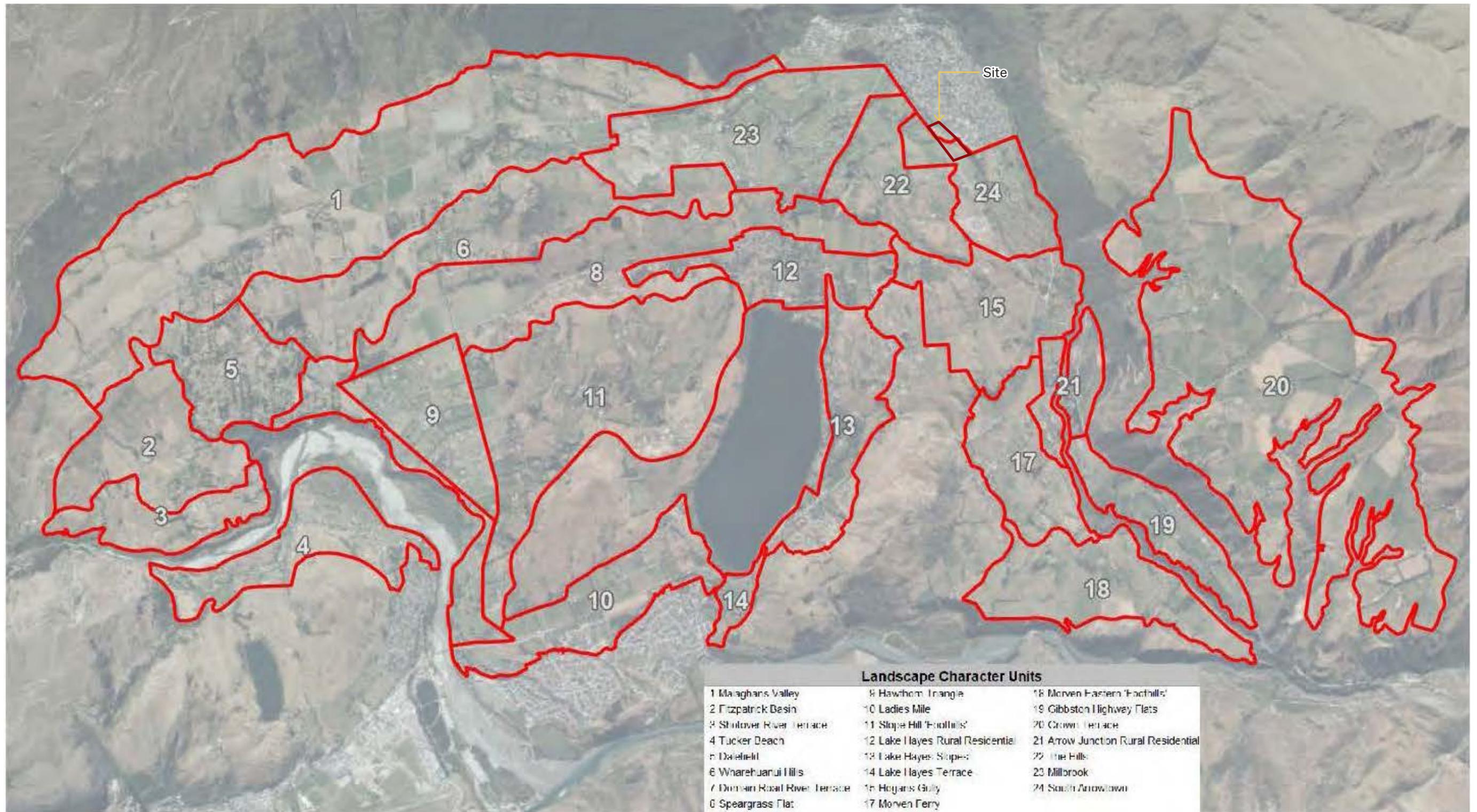
LEGEND

-  Building Platforms - 550m² Except RL - 5A - 500m²
-  Rural Living Activity Area
-  Residential Activity Area
-  Residential Activity Area - Roadside Planting Strip
-  Private Open Space Activity Area
E = Escarpment, P = Pastoral, W = Watercourse.
-  Roads - Indicative
-  Walkway/cycleway - Indicative
-  Boundary Between Activity Area Sub-Areas
-  Proposed Plan Change Site



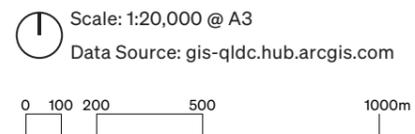
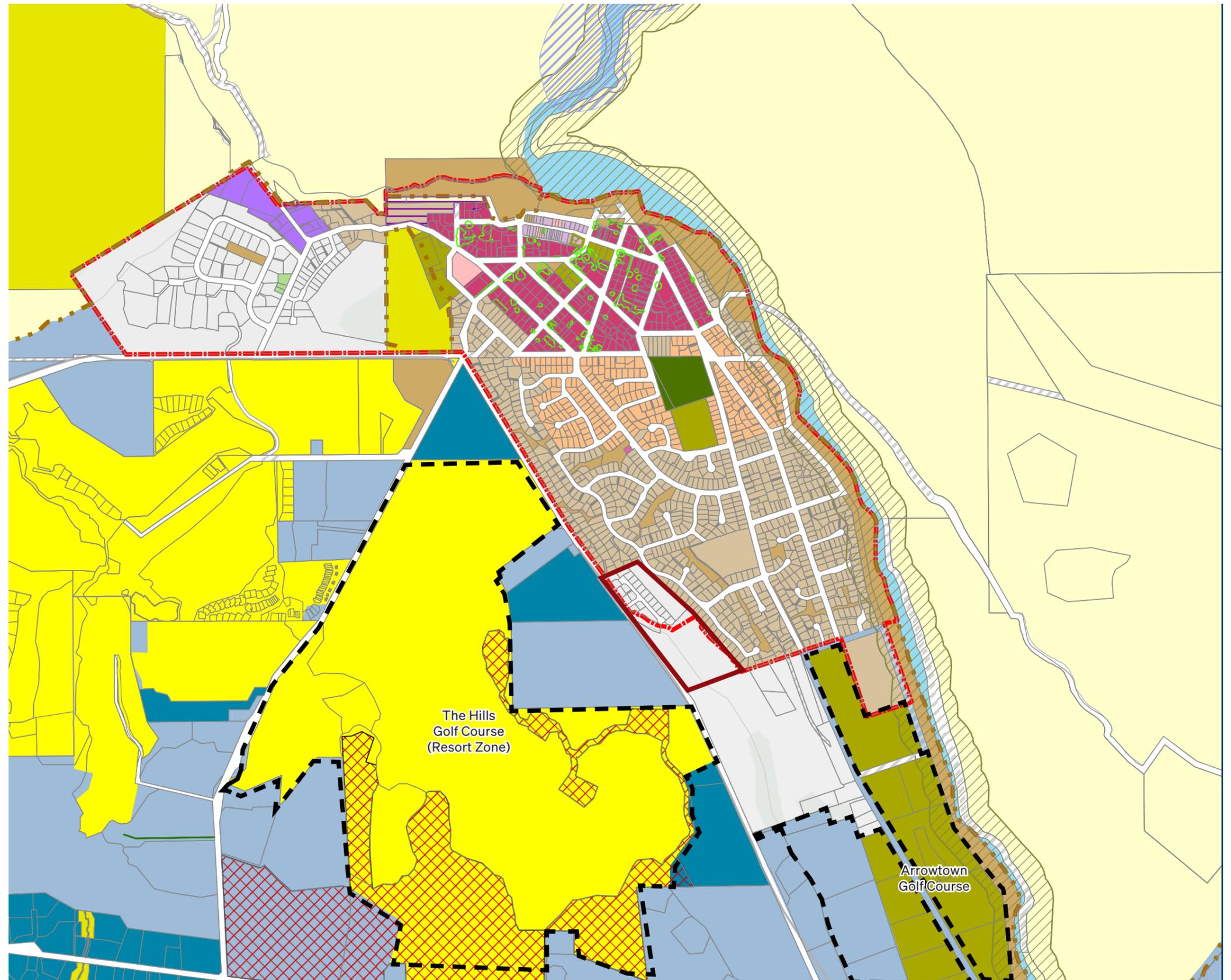
ARROWSOUTH - STRUCTURE PLAN

Date: 15 August 2014
Scale: 1:3000 @ A3



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

Queenstown Lakes Proposed District Plan



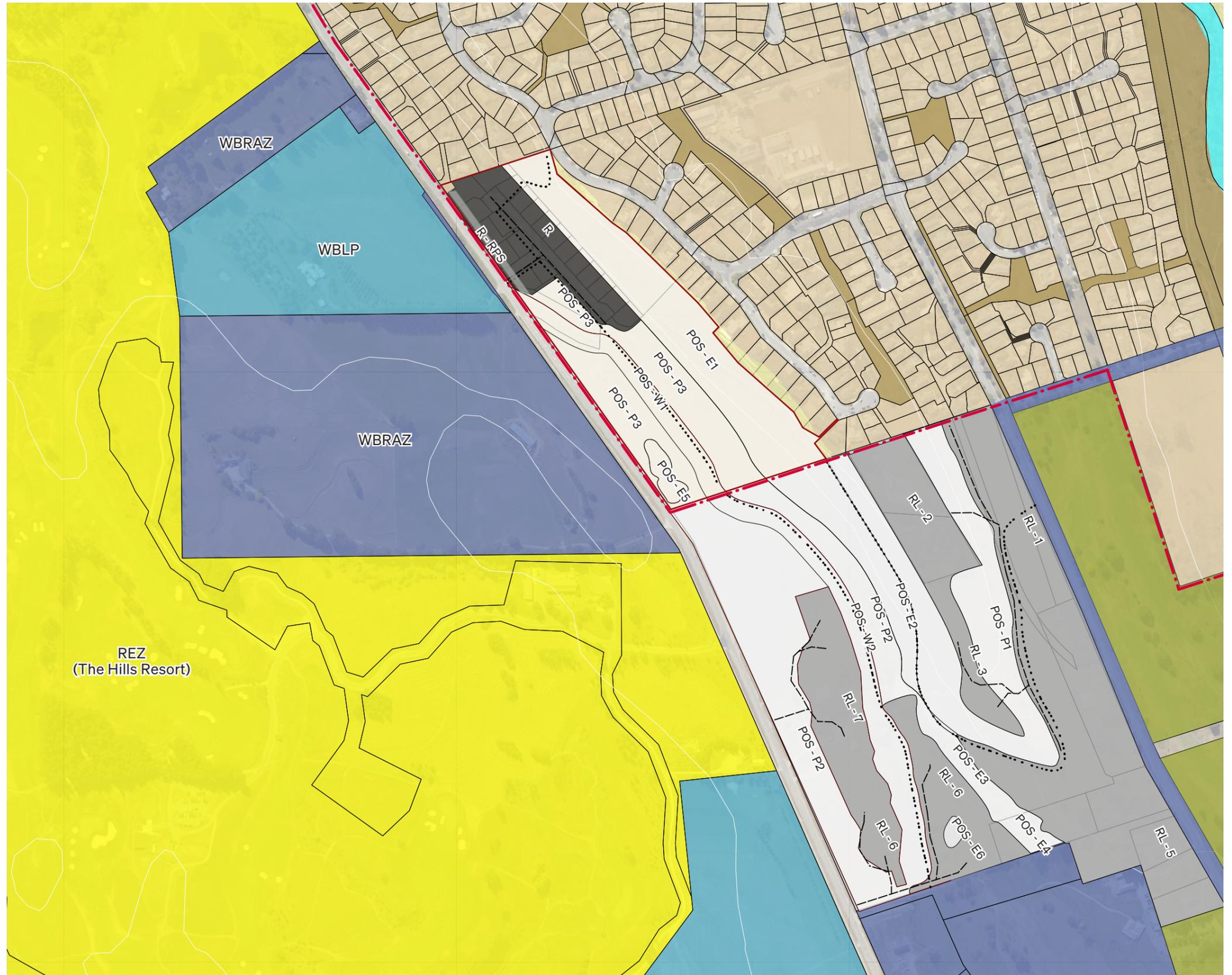
Proposed District Plan with ODP ASSZ Overlay

Legend

	Proposed Plan Change Site
	Proposed Urban Growth Boundary
	Suburban Residential Zone (SRZ)
	Wakatipu Basin Rural Amenity Zone (WBRAZ)
	Wakatipu Basin Lifestyle Precinct (WBLP)
	Resort Zone (REZ)
	Rural Zone (RZ)
	Informal Recreation Zone (IRZ)
	Community Purposes Zone (CPZ)

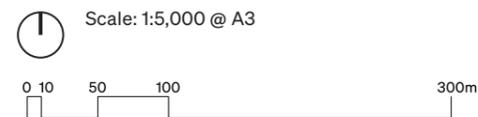
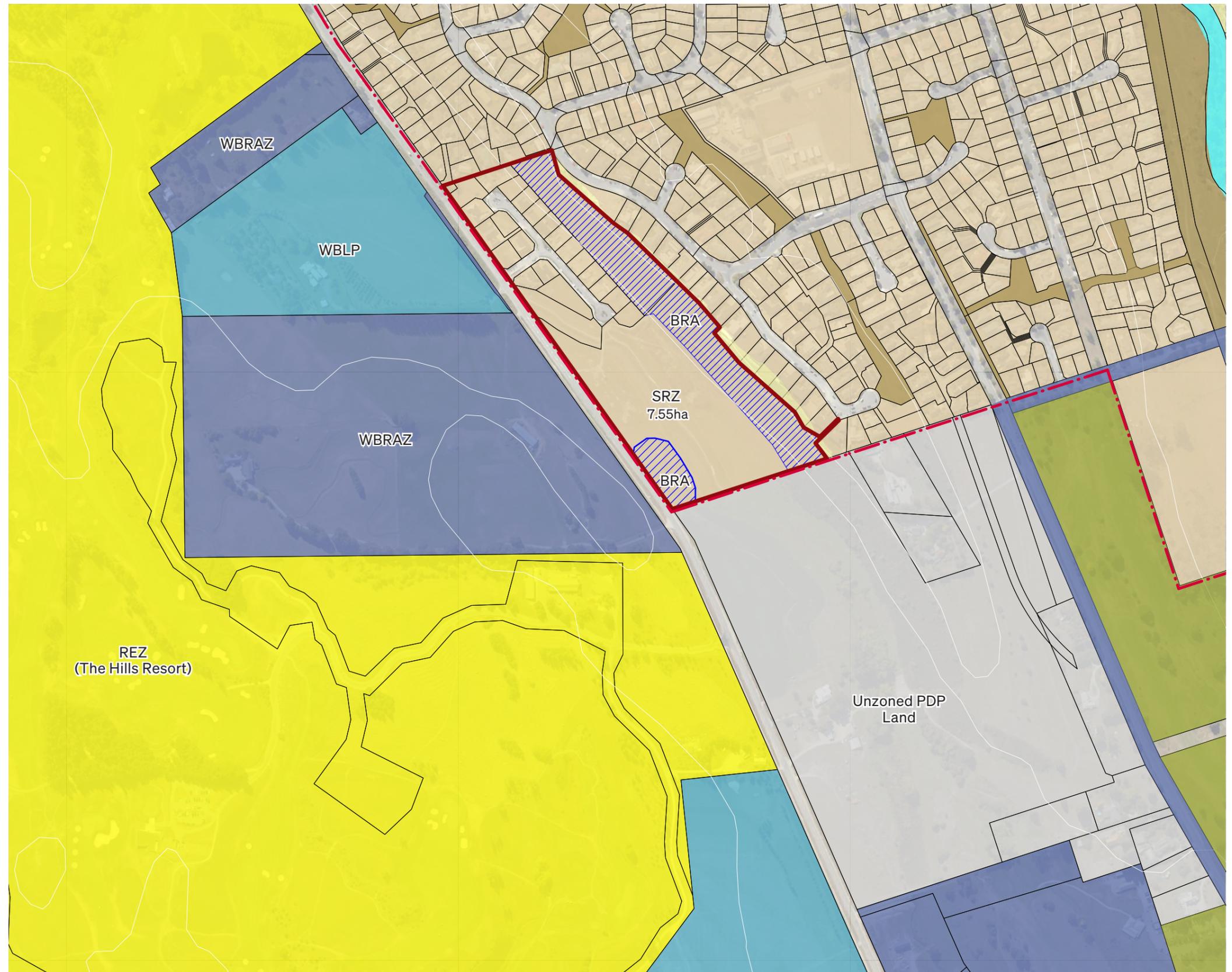
ASSZ Legend

	Roads
	Walkway / Cycleway (Indicative)
	Rural Living Activity Area
	Residential Activity Area
	Residential Activity Area - Roadside Planting Strip
	Private Open Space Activity Area
	E = Escarpment, P = Pastoral
	W = Watercourse

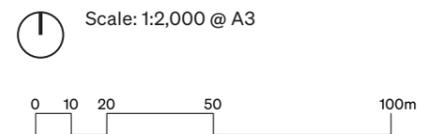
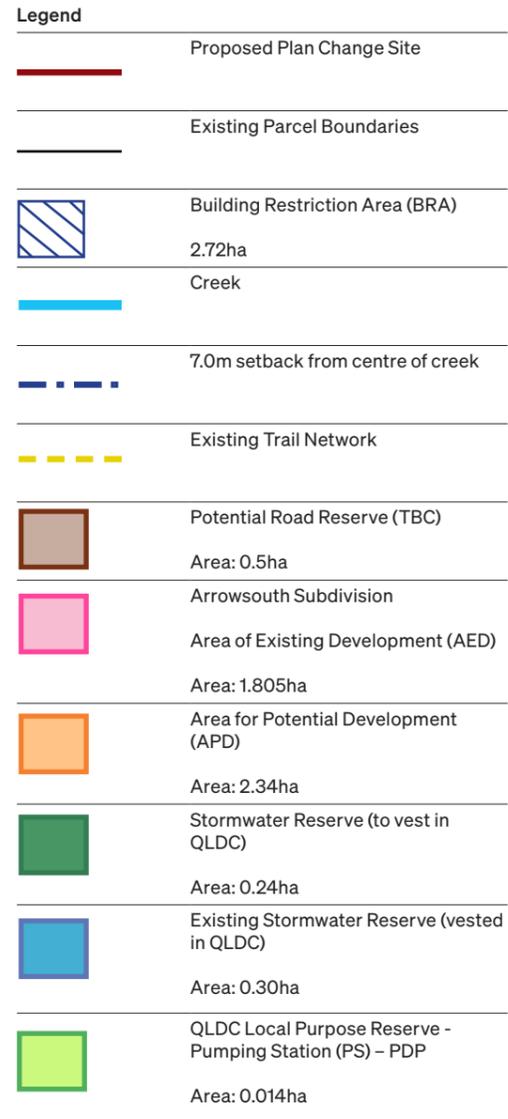


Proposed Plan Change

Legend	
	Proposed Plan Change Site
	Suburban Residential Zone (SRZ) Area: 7.55ha
	Proposed Building Restriction Area (BRA) Area: 2.72ha
	Proposed Urban Growth Boundary
	Unzoned PDP Land
	Wakatipu Basin Rural Amenity Zone (WBRAZ)
	Wakatipu Basin Lifestyle Precinct (WBLP)
	Resort Zone (REZ)
	Rural Zone (RZ)
	Informal Recreation Zone (IRZ)
	Community Purposes Zone (CPZ)



Potential Development Capacity Plan



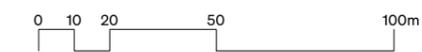
Indicative Subdivision Concept Plan 1

This is an indicative Subdivision Concept Plan (SCP).

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



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



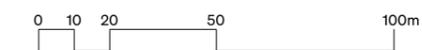
Indicative Subdivision Concept Plan 2

This is an indicative Subdivision Concept Plan (SCP).

This SCP relates to the PDP Urban Intensification Variation (UIV) that is seeking to reduce the minimum lot size in the LDSRZ to 300m². The SCP illustrates a potential subdivision scenario for the APL Land should the UIV come into effect. The SCP is not intended to act as a formal Structure Plan but has been included to provide guidance as to the potential development outcome of the Plan Change.



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



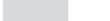
Indicative Masterplan

Legend

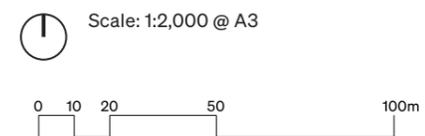
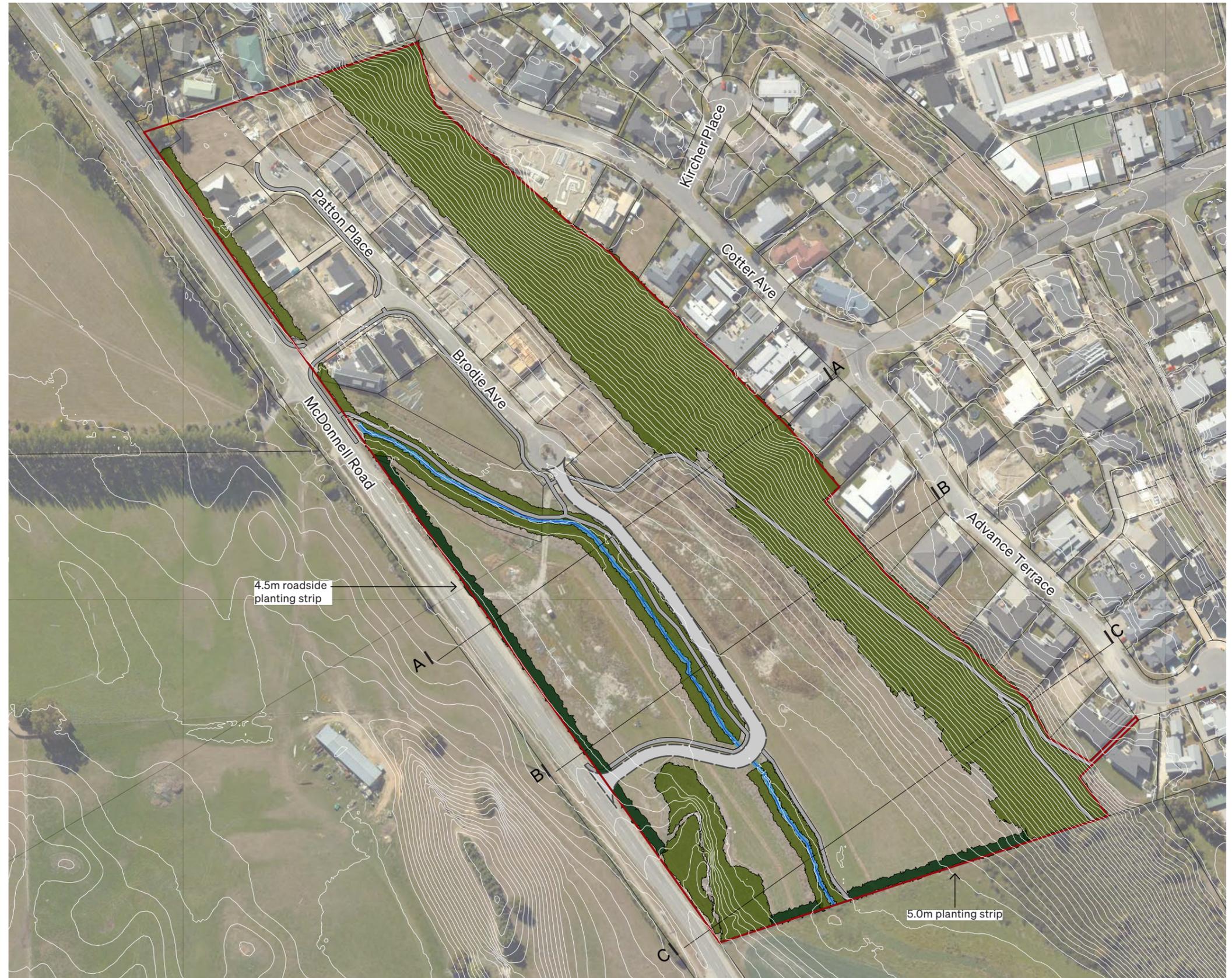
-  Proposed Plan Change Site
-  Existing Parcel Boundaries
-  Existing Planting (refer to Arrowsouth Stage 1 concept)
-  Planting to match existing roadside planting (Stage 1) and 5.0m mitigation planting strip

Indicative Species Include:

- Coprosma crassifolia*
- Corokia cotoneaster*
- Coprosma virescens*
- Olearia odorata*
- Phormium cookianum*
- Pittosporum eugenoides*
- Pittosporum tenuifolium*

-  Creek
-  Existing Trail Network
-  Indicative Road (TBC)
-  1m contours

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



Indicative Cross Sections

Legend

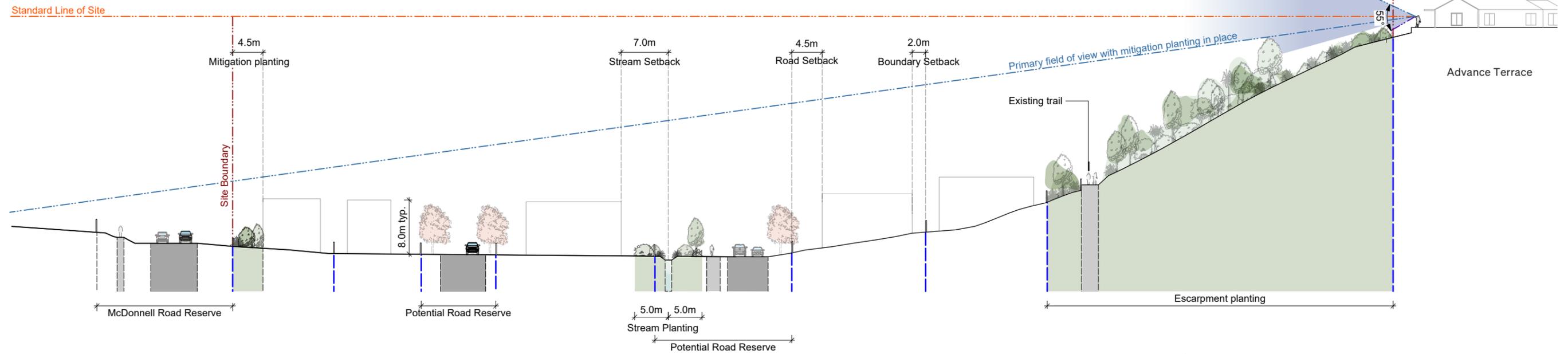
	Site Boundary
	Indicative internal boundaries
	Existing Planting areas

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

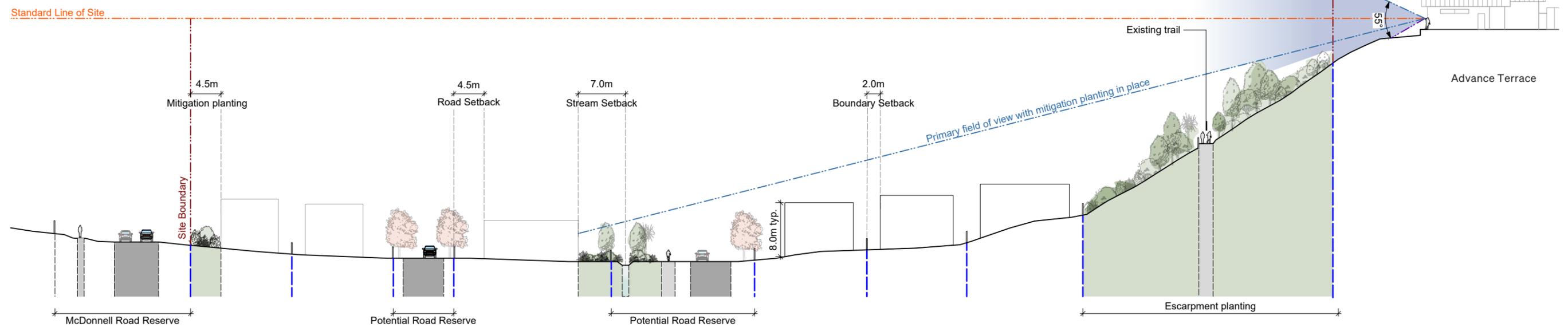
1. Minimum lot area of 300m² (subject to LDSRZ UIV approval)
2. Maximum building height of 8m (subject to LDSRZ UIV approval)
3. Standard road, internal, and waterbody setbacks

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

Cross Section A-A



Cross Section B-B



Scale: 1:600 @ A3



Indicative Cross Sections

Legend

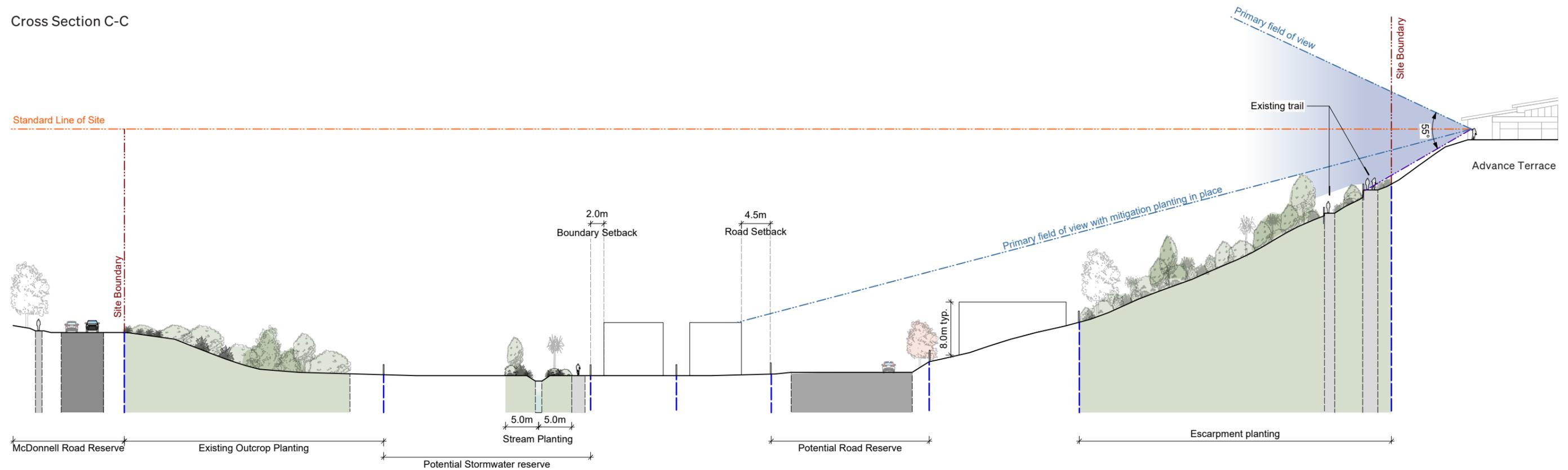
	Site Boundary
	Indicative internal boundaries
	Existing Planting areas

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

1. Minimum lot area of 300m² (subject to LDSRZ UIV approval)
2. Maximum building height of 8m (subject to LDSRZ UIV approval)
3. Standard road, internal, and waterbody setbacks

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

Cross Section C-C



Scale: 1:600 @ A3



Viewpoint Location Plan 1

Legend

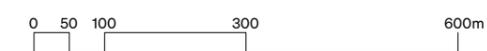
	Proposed Plan Change Site
	Viewpoint Locations 1-14 (refer to page 16 for Viewpoint Locations 14-16)

Notes:

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



Scale: 1:10,000 @ A3
Data Source: grip.co.nz



Viewpoint Location Plan 2

Legend

	Proposed Plan Change Site
	Viewpoint Locations 14-16 (refer to page 15 for Viewpoint Locations 1-14)



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



Photo Panoramas



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



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

Photo Panoramas

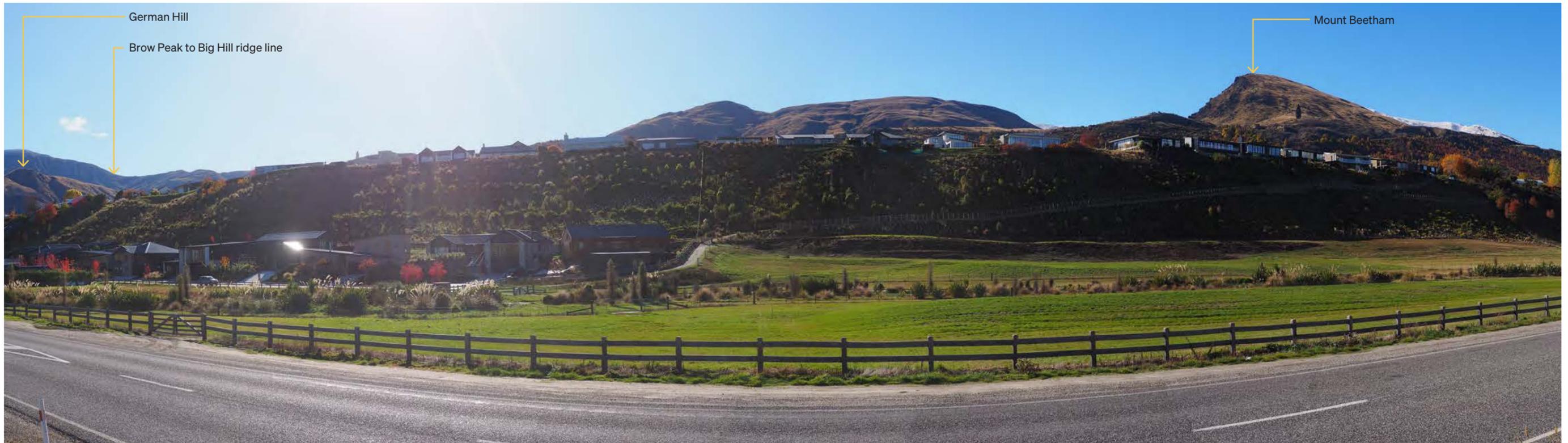


Viewpoint 3: Located on the footpath of McDonnell Road adjacent to the riparian trail access gate, south of the McDonnell Road and Brodie Street intersection. From this location the Site is visible along the eastern (left) side of the road.

Photo Panoramas



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



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

Photo Panoramas



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



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

Photo Panoramas



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



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

Photo Panoramas

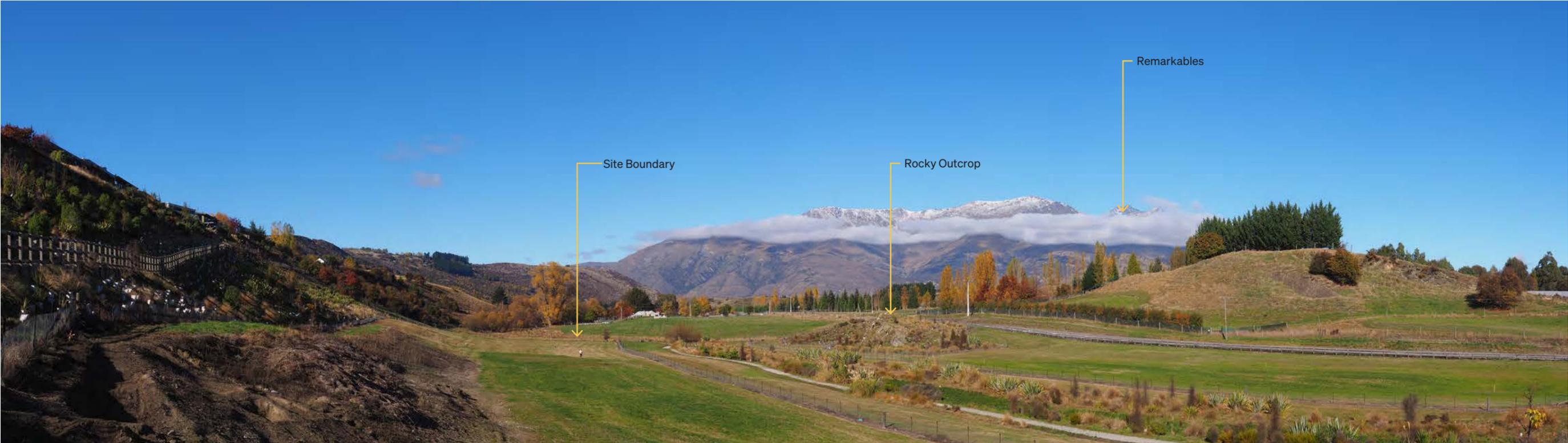


Viewpoint 8: Located at 214 McDonnell Road vehicle crossing, approximately 590m from the south west corner of the Site, looking north towards the Site.



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

Photo Panoramas

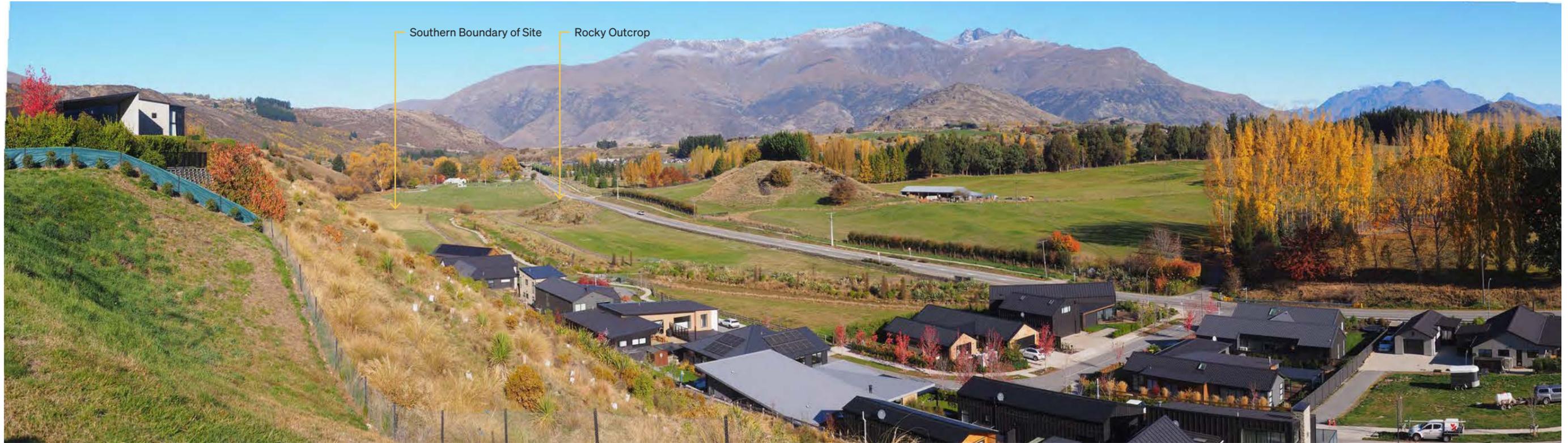


Viewpoint 10: Located at the bottom of the escarpment trail, looking south over the Site.



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

Photo Panoramas

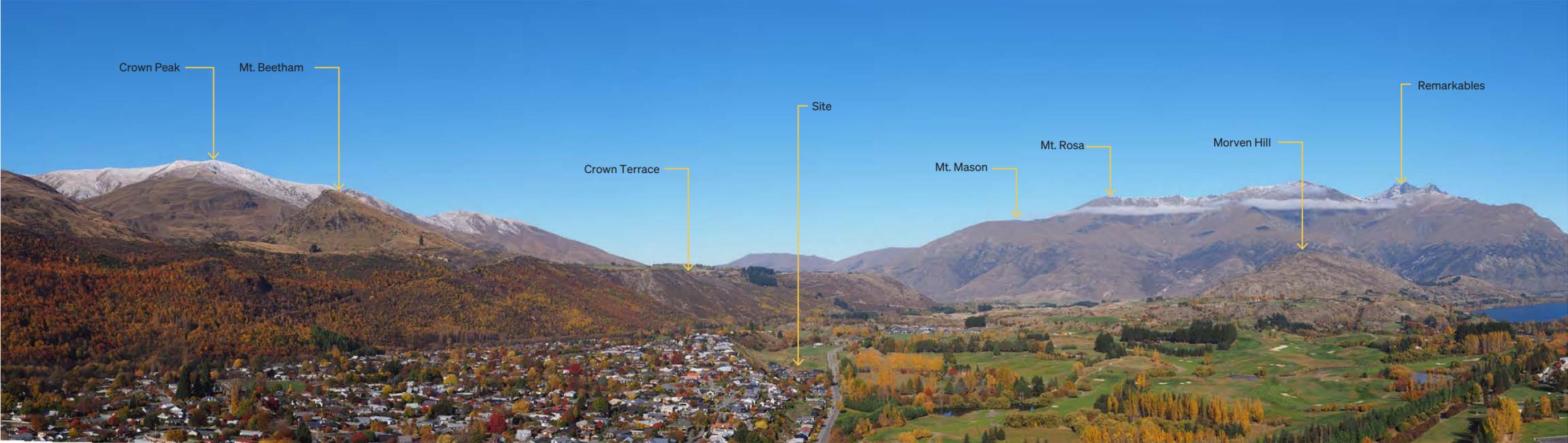


Viewpoint 12a: Located at 89 Cotter Avenue, from the boundary edge / top edge of ecarpment, looking south over the Site towards The Remarkables.



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

Photo Panoramas



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



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

Photo Panoramas



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



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

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