

6.0 COUNCIL STRATEGIES AND REPORTS

This section of the report identifies the relevant Council and community policies, strategies and research that need to be considered as part of this Plan Change.

6.1 Long Term Council Community Plan

The Council's Long Term Community Plan is prepared under the Local Government Act 2002 for the period 2006 to 2016. This provides the community with a 10 year plan that allows a coordinated response to growth issues, including articulation of the goals for community, social, infrastructure, traffic and asset management.

The Key community outcomes and the way in which the Arrowtown South Special Zone achieves these are:

- *Quality landscapes and natural environment and enhanced public access.*

The special zone acknowledges and protects the McDonnell Road terrace face that extends along the length of the zone from any development – to provide a strong visual connection. Similarly, the special zone provides a series of public walking links that tie in with the existing Wakatipu Trail network.

- *A safe and healthy community that is strong, diverse and inclusive for people of all age groups and incomes.*

The special zone has been designed to provide a range of housing densities and styles ranging from a low rural edge density, typical low density Arrowtown, through to pockets of comprehensive housing at certain locations. The Village Activity Area, which will form part of the special zone, will provide a small range of commercial and community opportunities.

- *Effective and efficient infrastructure that meets the needs of growth.*

This special zone will connect to the existing reticulated infrastructure of Arrowtown. Modelling of the Council's systems has been undertaken and necessary upgrade requirements identified.

- *High quality urban environments respectful of the character of individual communities.*

The quality of the character of Arrowtown is well documented through a number of assessments and studies. The special zone has carefully included those characteristics of Arrowtown that define it, being a comparatively low single unit density, relatively generous set-back distances, predominantly single level houses, informal road edges, presence of street trees, swale edged stormwater control and informal pedestrian routes. The proposed objectives, policies and methods for the special zone reflect the importance of retaining these characteristics.

- *Sustainable growth management.*
- *A strong and diverse economy.*

This Plan Change provides for managed residential growth at Arrowtown. This special zone provides for a limited amount of commercial activity, with a focus on essential community activities. It enables a range of housing densities and styles to suit the varying needs of the community.

- *Preservation and celebration of the district's local cultural heritage.*

Arrowtown is synonymous with heritage, and while most of the heritage features are located closer to the town centre, the issue remains relevant to the special zone, to ensure that the development of the special zone acknowledges those special characteristics.

6.2 Tomorrow's Queenstown

The 'Tomorrow's Queenstown' document resulted from a series of community workshops in 2002. The purpose of this non-statutory plan is to provide a community vision, strategic goals and priorities for the next ten to twenty years.

The key strategic goals developed to achieve the vision of Tomorrow's Queenstown are:

- *Managing growth in a way which is sustainable*
- *Respecting our landscape and natural environments*
- *Building our community*
- *Improving access and transport networks*
- *Cresting quality urban environments*
- *Providing infrastructure for a growing population*
- *Growing the strength of our economy*

Tomorrow's Queenstown directed the Council to produce further policy and reports such as the Growth Management Strategy, Dwelling Capacity Model and Urban Growth Boundaries Plan Change.

This Plan Change achieves the key strategic goals of Tomorrow's Queenstown through the following:

- Growth is proposed in an area that can absorb change.
- Urban development will be contained within defined landscape boundaries and will result in a better defined urban boundary.
- Structure plan takes into account the landscape features of the area.
- The special zone will provide for an extension of the existing trails network and enables public access through more public space networks
- Ecological enhancement of, and provision of access along waterways.
- Providing for limited growth to build a diverse community.
- Opportunities for affordable housing.
- Design controls to ensure a quality urban environment.
- Infrastructure to meet the growth.

Conclusion

Overall this Plan Change is consistent with the principles and strategies of the Tomorrow's Queenstown Strategy.

6.3 Growth Management Strategy 2007

The Growth Management Strategy 2007 (“GMS”) draws together a number of the findings in the earlier reports referred to above, and sets out how Council intends to manage growth. The key principles of the GMS are derived from the Community Outcomes identified in the Long Term Council Community Plan and reaffirms that growth should be located in appropriate places and that it should provide a range of opportunities to meet current and future needs.

Significantly the GMS considers that limited or managed growth is what is intended for the district (rather than no growth or unlimited growth).

Principle One of the GMS requires that growth is located in appropriate places so that the natural environment is protected and that growth supports the economic and social wellbeing of the District and its settlements. Of particular relevance the GMS notes:

All settlements are to be compact with distinct urban edges and defined urban growth boundaries.

This Plan Change will aid to define growth boundaries in a manner that is an improvement on the current development pattern.

The GMS notes that:

Settlements in the Wakatipu Basin (Arthurs Point, Arrowtown, Lakes Hayes Estate and Jacks Point) are not to expand beyond their current boundaries. Further development and redevelopment within current boundaries is encouraged where this adds to housing choices and helps support additional local services in these settlements.

To reflect this strategy of the GMS, the special zone proposes that the natural boundaries of the golf course at the edge of the proposal should logically be the urban edge of the township. Further growth within the current zoning is limited without altering the current character of the town.

Conclusion

But for the creation of Arrowtown’s southern urban edge the proposal is consistent with the principles and strategies of the GMS.

6.4 Arrowtown Community Plan

The Council agreed in January 2002 that a non-statutory strategic plan for the district would be produced through a series of community plans. The Arrowtown Community Plan (“ACP”) was promulgated following a community consultation process in February 2003. The ACP is in effect a review of the 1994 Arrowtown Charrette, where the Arrowtown community had input into the desired character of the town and its context and methods for protection of Arrowtown’s distinct heritage and discrete location.

The ACP identifies McDonnell Road as an important urban edge, and highlights current concerns with urban development, including streetscape, lack of trees, lack of footpaths, and the large scale of fencing around new houses. It goes on to state that the mountain slopes provide Arrowtown’s context and are a “scene setter”.

In addition, the ACP states; *'Arrowtown's role is as a working heritage town, not as a museum. It is primarily a place for tourists alongside being a place to live. The built character is from the very small scale, single storey vernacular with a limited materials palette. The spaces are designed and managed with a low-key character, using local natural materials.'*

During the consultation process the Community identified a boundary around Arrowtown, although exceptions were also outlined. These exceptions included identifying the possibility of extending the residential zone along McDonnell Road and the positives and negatives of such a scheme.

It is considered that this special zone proposal for approximately 200 lots, whilst extending the current 'buffer area' around Arrowtown is proposed in such a manner that will enhance the area, and bring housing choice to the community. Development in this area would maintain the town centre and views of surrounding mountains and trees, whilst providing a finite town boundary. The special zone would be buffered by rural land and golf course to the west, and golf courses to the south, thus creating the desired green belt, whilst creating a development opportunity capable of blending in with the existing Arrowtown framework.

Conclusion

But for the proposed location of Arrowtown's southern urban edge, this proposal is generally consistent with the principles and strategies of the Arrowtown Community Plan. Although the proposal is in an existing area of rural land, it is limited to an area that can absorb growth without comprising the distinct heritage characteristics of the town.

6.5 Draft Urban Design Strategy 2009

The Draft Urban Design Strategy (2009) ("DUDS") is intended to provide guidance for the future of Council's urban design practice and *'will contribute towards achieving urban environments that complement our superb natural setting in acting as an enticement for people to want to live here, work here and come and visit.'* The DUDS has been developed as a result of Council becoming a signatory to The New Zealand Urban Design Protocol (2005). The Protocol reflects the growing importance of Urban Design at a national level. It identifies seven qualities that are used as an assessment tool in creating quality urban places; these being *context, character, choice, connections, creativity, custodianship and collaboration ('the seven C's')*.

The DUDS proposes six goals and objectives which are:

- 1 *Making our towns and neighbourhoods more distinctive in character, reflecting the people culture and history while respectful of local urban context and landscape setting.*
- 2 *Making our towns and neighbourhoods more consolidated within their existing boundaries, with high quality, walkable, mixed use environments that help to reduce the need to travel long distances to accomplish everyday tasks, promote local vitality and alleviate the pressure to spread across the scenic countryside.*
- 3 *Making our urban environments better connected places in which people have a range of choices of transport options that are convenient, efficient and affordable.*

- 4 *Making our towns and neighbourhoods more sustainable where land use, the natural environment and built form lead the way to a more sustainable district.*
- 5 *Making our towns and neighbourhoods of the highest quality of urban amenity where the design and quality of our buildings and spaces complement the strength of our natural setting.*
- 6 *Fostering a strong sense of local community by encouraging participation in public life and offering a range of choices in size affordability and adaptability of living and working environments.*

These six goals and objectives in addition to the 'seven C's' can be met by the special zone. The special zone will maintain the identity and sense of place that makes Arrowtown so memorable. This means the natural setting of Arrowtown will be maintained, and a buffer of rural farm land and golf courses will provide clarity in the revised urban edge.

The proposed built form will be subject to design controls to ensure development complements the outstanding existing character of the area, and the backdrop that Arrowtown is renowned for. This will be achieved through design controls on lot sizes, building design, materials, colours and finishes, fence heights and building heights. Significant landscaping and reserves are proposed with connections to existing walkways, together with relevant infrastructure for roading, water and wastewater systems. These factors are what will contribute to the 'sense of place' created.

Conclusion

Overall the proposal is consistent with the principles and strategies of the Draft Urban Design Strategy (2009). The special zone will create an urban environment that will complement Arrowtown, thereby meeting the goals and objectives for Urban Design in the District.

6.6 Arrowtown Design Guidelines 2006

These Guidelines were published in 2006 to guide new development based on a series of character areas and apply only to the existing urban areas of Arrowtown, not the land within the proposed special zone.

The Arrowtown Design Guidelines 2006 will be used to inform and develop a new chapter of the District Plan containing guidelines relating specifically to the special zone. The special zone proposes that these design guidelines be developed and approved by the Council.

6.7 Social Wellbeing Strategy 2006

The Social Wellbeing Strategy 2006 ("SWS") is relevant to the Queenstown Lakes District Council's Council Community Plan (CCP). The report states '*Social Wellbeing refers to those aspects of life that we care about as a society and which contribute to our individual happiness, quality of life, and welfare, and goes on to say it is 'applicable to the outcome of achieving a safe and healthy community that is strong, diverse and inclusive for people of all age groups and incomes'.*

The SWS provides an action plan to guide the district towards improving the social wellbeing of the community. The strategy identifies five key social welfare issues.

The proposal is consistent with the principles and strategies of the Social Wellbeing Strategy. The potential range of housing options within the special zone will promote diversity and be inclusive for people of all age groups and incomes.

6.8 HOPE Strategy

Adopted by Council in June 2005, the HOPE Strategy (September 2007) relates to increasing the supply of affordable and community housing. The HOPE Strategy was revised as a result of Plan Change 24: Affordable and Community Housing to incorporate a set of Guidelines. With these additions, the HOPE Strategy continues to function as the primary guidance with regard to Affordable and Community Housing.

The overall goal of this strategy is *'to increase access to quality, affordable housing that is integrated into the community so as to support the community's outcomes related to the sustainable economic, social and environmental development of the QLDC area'*.

Through provision of a range of quality housing options, the special zone, is consistent with the principles and strategies of the HOPE Strategy.

6.9 Dwelling Capacity Model

The Dwelling Capacity Model ("DCM") was established in 2002 to provide an estimate of residential capacity in the Queenstown Lakes District. The DCM directly assists Council in determining the need for additional residential zoned land.

The DCM sets out four key approaches to measure residential capacity:

- 1 *Assuming minimum lot sizes for the remaining developable area and making assumptions on the feasibility of that level of development.*
- 2 *Assessing the density of development consented in recent years in order to estimate what can be achieved and making assumption on the likelihood of redeveloping existing sites.*
- 3 *Assessing the District Plan provisions where it gives guidance on the overall capacity of the zone.*
- 4 *Where the District Plan provides very little indication of the likely capacity in a Zone and discussions with developers regarding their intentions have proved the best way to arrive at a realistic figure.*

The District Capacity Study (2008), based on July 2007 data for Arrowtown, identified that 14.3% of the land in Arrowtown's Low Density Residential Area was yet to be developed, providing scope for an additional 312 dwellings; 29 in the Historic Area, 200 in the New Town and 83 in Meadow Park.

The special zone will satisfy the level of demand for housing that will ease development pressures in the Historic Area and outside the township. Given the growth in demand for suitable long-term housing within the area, the special zone will complement the principles of the Strategy by providing sensible options for urban growth.

6.10 Wakatipu Transportation Strategy 2007

The Wakatipu Transportation Strategy (“WTS”) was established to respond to the sustained growth in land-use development and in the number of domestic and international tourists visiting the area. The WTS seeks to deliver a fully integrated transport system that meets the growth in travel demand.

The GMS consists of a combination of complementary transport measures including public transport to promote a wide network coverage. Whilst the WTS does not provide specific strategies for Arrowtown, there is a requirement for an integrated transport system within the area, which this Plan Change could address.

Overall this Plan Change is consistent with the principles and strategies of the WTS. The proposed additional housing will enhance the economics of providing public transport within Arrowtown.

6.11 Asset Management Plans

Asset Management Plans exist for the long term management of the Assets owned and operated by the Council.

The Council has Asset Management plans for

- Roading
- Wastewater
- Water supply
- Storm Water
- Parks and Reserves

In addition, new Asset Management Plans are being developed for review via a 2009 Council Community Plan.

As previously stated, the special zone will connect to the existing reticulated infrastructure of Arrowtown. Modelling of the Council’s systems has been undertaken and necessary upgrade requirements identified. In addition, the proposal will link into existing walkways, and a series of small parks are proposed. The open space areas within the special zone will be managed through an Open Space Management Plan, with potential for long-term Council managed reserves to be created.

Conclusion

Overall this Plan Change is consistent with the Asset Management Plans for the District. The modelling of the existing systems has identified that subject to some upgrade works, existing systems have the capacity to meet the additional demand.

6.12 Wakatipu Trails Strategy (2004)

The purpose of the Wakatipu Trails Strategy (2004) (“Trails Strategy”) is to guide development of an integrated network of walking and cycling trails and cycle-ways within the Wakatipu Basin.

One of the priorities identified is that *'within residential areas, Council will also undertake ongoing improvements for utility walking and cycling to enable ease of access to local parks, shops, schools and other local amenities'*.

Arrowtown's existing walking tracks include the Millennium Walk (Loop Track) and Tobins Track. The special zone proposes walkway links to Centennial Ave, McDonnell Road and Cotter Ave which could feed into these walkways, as well as providing safe passage to the school and the Arrowtown Golf Club.

Options for these areas include:

- Full private ownership and maintenance with public access
- Vestment or partial vestment in Council as Recreation Reserves with or without a Special Rating zone to assist with maintenance costs

Conclusion

Overall the proposal in this Plan Change to interlink the proposed new residential area with existing Arrowtown walkways is consistent with the wider objectives of the Wakatipu Trails Strategy. The outline plans highlight where these linkages would be formed, and would provide excellent linkages for future residents.

6.13 Summary

This section has identified the relevant Council and community policies, strategies and plans that need to be considered.

Through consideration of each of these documents, positive environmental outcomes can be achieved through adoption of the proposed Arrowtown South Special Zone. The special zone addresses all of the relevant Council and community pressures, whilst meeting identified demands for long-term sustainable housing. The desired green buffer around the township would be maintained in the form of farmland and golf courses which would ensure that the historic setting of Arrowtown is maintained for generations to come. The special zone will achieve these desired outcomes through appropriate rules, objectives and policies inserted into the existing District Plan.