

2.0 SITE AND CONTEXT

2.1 Location

This land included in the Arrowtown South Special Zone is located at the southern edge of the Arrowtown urban area. The land is bound by Centennial Avenue to the east and McDonnell Road to the west. The front nine of the Arrowtown Golf club adjoins the southern edge of the special zone.

2.2 Land Owners and Legal Descriptions

There are nine landowners within the special zone as identified on the following plan.



Figure 2.1 Landowners within the Arrowtown South Special Zone

Legal	Area	Valuation	Address	Dwelling	Owner
19C/187	17.9546 ha	2907129600	175 McDonnell Road	1	R Monk and Cook Adam Trustees
Lot 29 DP369201 281292	7.9444 ha		McDonnell Road frontage	0	Adamson Family Limited
18D/339	7,100m ²	2907129605	104 Centennial Ave	1	C and P Read
18D/ 340	5870m ²	2907129606	106 Centennial Ave	1	A and A Harrington and S Perkins
19C/ 186	1.0699 ha	2918400900	132 Centennial Ave	1	D Mahon
6B/ 1132	1.0699 ha	2918401000	150 Centennial Ave	1	T and B McKay
6B/ 1133	4610m ²	2918401100	152 Centennial Ave	1	G Wrigley
14D/ 64	3030m ²	2918401200	154 Centennial Ave	1	* N and C Beggs
14D/ 65	5,676m ²	2918401201	160 Centennial Ave	1	Jogae Ltd

Table 2.1 Land Affected by the Change
(* Not promoting the proposed change)

2.3 Zoning

All of the land is currently zoned Rural under the Queenstown Lakes District Plan.

2.4 Existing Nature of Site and Landuse

The special zone comprises approximately 30 hectares of land, held within nine separate titles. There are two primary land owners within this plan change area; being the Adamson Family Ltd (7.94ha) and the Mt Soho Trust (17.95ha).

The collective landholding contains seven dwellings on separate certificates of title. These dwellings are not connected to Council services. All but one of these dwellings has vehicle access off Centennial Avenue, which is classed as an Arterial Road.

The land generally contains two distinctive components that occur on two separate levels. The Centennial Avenue terrace includes all of the land at Centennial Avenue road levels rising up to a narrow terrace riser. This area includes all but one of the existing houses. The second, larger part of the special zone is at the McDonnell Road level and is characterised as a long and comparatively narrow strip of land that sits between McDonnell Road and a steep escarpment. A small, un-named creek runs through this part of the land, generally parallel to the escarpment.

The topography varies, and as such this impacts on the currently productivity of the land. The land is currently used for very limited pastoral farming and, given the relatively small area of the land, it is considered uneconomic.

2.5 The Surrounding Area

The area to the north of the special zone is an existing residential zone which forms the existing southern Arrowtown boundary. Existing sections along Cotters Avenue, Advance Terrace, Chartres Lane and Centennial Avenue vary in size from 545 m² to 2995 m², although predominately many fall within the 650 m² to 900m² range.

The area to the east and south is part of the Arrowtown Golf Course. The land to the south is owned by the Arrowtown Golf Club (the front nine), while the land to the east, across Centennial Avenue is owned by the Queenstown-Lakes District Council and leased to the golf club (the back nine).

The first golf course in Arrowtown was a six hole course. However in 1935 the new course was built on what is currently the front nine. In 1971, the Council leased land on the opposite side of Centennial Avenue to the Club and the back nine was added.

Along the length of the western edge of the special zone is McDonnell Road, a local rural road that connects between the intersection of Malaghan/Lake Hayes Roads and extends parallel to Arrowtown, through to the intersection of Hogan's Gully Road and Centennial Avenue. Across McDonnell Road from the proposed zone is the Hills Golf Course. This land is developed as a private golf club, with a club house and recent approval for 17 specifically designed houses.

2.6 Infrastructure

The land contained within the special zone is currently un-serviced by reticulated infrastructure. The existing dwellings within the site are serviced by bore water and on-site effluent treatment.

Urban infrastructure is currently limited to urban zoned land that can be adequately supplied with necessary or essential infrastructure.

2.7 Arrowtown Water Supply

Arrowtown is fully reticulated with water supply sourced from two main intake pumps from the Bush Creek Aquifer adjoining the Arrow River. Water is piped and held in two reservoir storage tanks above the Cemetery in Caenarvon Street.

2.8 Arrowtown Wastewater System

The existing Arrowtown wastewater system in the vicinity of the special zone comprises a gravity sewer pipe network and Pump Stations located in McDonnell Road and another in Norfolk Street. The McDonnell Road Pump Station lifts to the gravity network at Cotter Avenue and from there, gravitates to Norfolk Street Pump Station. Norfolk Street Pump Station then pumps in turn to Bendemeer (Lake Hayes PS 2) Pump Station. This then pumps the wastewater to the Shotover oxidation ponds. The Norfolk Street Pump Station also receives flow from surrounding area, including Centennial Avenue.

2.9 Arrowtown Stormwater

A range of stormwater disposal options are used in Arrowtown, with predominantly ground soakage, together with reticulation to particular outfalls near the Arrow River.

2.10 Rooding

The land included in the special zone has frontage to Centennial Avenue and McDonnell Road.

Centennial Avenue is located to the east of the site, and runs in a north-south alignment. Centennial Avenue is described as an Arterial Road north of the 50km/h-100km/h speed transition, and a Local Road towards the south under the District Plan rooding hierarchy.

It is generally acknowledged that the gateway to Arrowtown is at the 50km/h speed limit sign, which is approximately 50m south of the Centennial Avenue/Jopp Street intersection. At this point the road becomes noticeably urban, with numerous property access and frontages. The seal width is approximately 6.5m.

McDonnell Road is located along the western edge of the special zone, and runs generally parallel to Centennial Avenue in a north-south direction. The southernmost part of McDonnell Road is rural with few property frontages and currently an 80km/h speed limit past the subject land. The 50km/h restriction begins at the present zone boundary where the subject land adjoins the Residential zone some 2.2 km north of the Centennial Avenue/McDonnell Road intersection. There is also a series of four round-topped speed humps on this part of the road, each of which has an advisory speed limit of 25km/h.

At its northern end, McDonnell Road meets Arrowtown-Lake Hayes Road / Berkshire Street and Malaghans Road.

2.11 Public Transport

Arrowtown is served by the *Connectabus* public transport service that runs between Queenstown and Arrowtown; every hour from 7am – 11pm. Within Arrowtown, the service operates in a loop, via Berkshire Street, Ramshaw Lane, Buckingham Street, Bedford Street, Centennial Avenue, Adamson Drive and Caenarvon Street.

The Queenstown-Arrowtown Express Coach Service provides a link between Queenstown and Arrowtown bus service runs three times a day in each direction, and The Double Decker Bus tour also runs a return service from Queenstown to Arrowtown, with a 50 minute layover in Arrowtown during each run. There is also an intercity bus service which connects Arrowtown with other locations around the South Island.

Presently, there is no public transport infrastructure provided on either McDonnell Road or Centennial Avenue south of Adamson Drive.

2.12 Footpaths/Cyclists

There is an existing 1.5m wide pedestrian footpath on the eastern side of Centennial Avenue, north of Jopp Street. This terminates at Jopp Street. However there is an informal walking route along the western side of Centennial Avenue which passes the special zone.

A new pedestrian and cycle track, as part of the wider Wakatipu trails network, is under construction further to the south of the site, along the western side of Centennial Avenue (adjoining the front nine of the Arrowtown Golf Club).

There is a formed walking route on the western side of the southern part of McDonnell Road, but further north within the existing residential area there is no footpath.

2.13 Ecology

The vegetation within the plan change area is dominated by introduced and naturalized species. Indigenous species contribute little to the overall character of the site with the exception of the *Carex* sedgeland in the southern creek margins and pond, a single *Oleria odorata* and a few short tussock grasses on the western escarpment. No threatened species were recorded within the special zone.

2.14 Geology

The land contained within the special zone is sloping, and contains a low ridge overlain by glacial deposits-ice margin sediments, which extends from Arrowtown tapering down to the southern boundary of the site. In addition, terrace alluvium skirts the ridges, and schist outcrops are positioned in the western and southern boundaries.

The flow of the unnamed creek has been channelised and is backed up by a wier/culvert on the southern boundary. On the ridge near the southern boundary there is a spring with surface and/or subsurface flow which drains northwest to the Creek.

The soils contained within the site have been placed within four groups:

- Arrow soils with a shallow (20 - 45 cm) sandy loam on the western side of the escarpment and low laying areas of the northern 'Adamson block';
- Gladbrook deeper soils on undulating land through which McDonnell Creek flows in the central and southern 'Mount Soho Trust' block west of the ridge;
- Wakatipu soil – deep, sandy loam - on the raised flats west of McDonnell Creek on the south western area; and
- Blackstone soil - shallow, fine sandy loam on rolling to hilly terrain over the top and eastern side of the ridge and escarpment.

The land is reasonably dry with a median rainfall 701 – 750 mm per annum.

2.15 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 this special zone, to ensure that any development recognises those special characteristics.

Listed heritage features within the special zone boundaries include Item #126 – the Muter Farm Homestead as well as Item #337 the 'Doctors House' on Centennial Avenue and Item #263 a *Wellingtonia* planted in the 1880's as part shelter for patients in what was the old Hospital grounds.

These items are included in the Council Appendix 3 – Inventory of Protected Features, although none of them are registered by the Historic Places Trust.

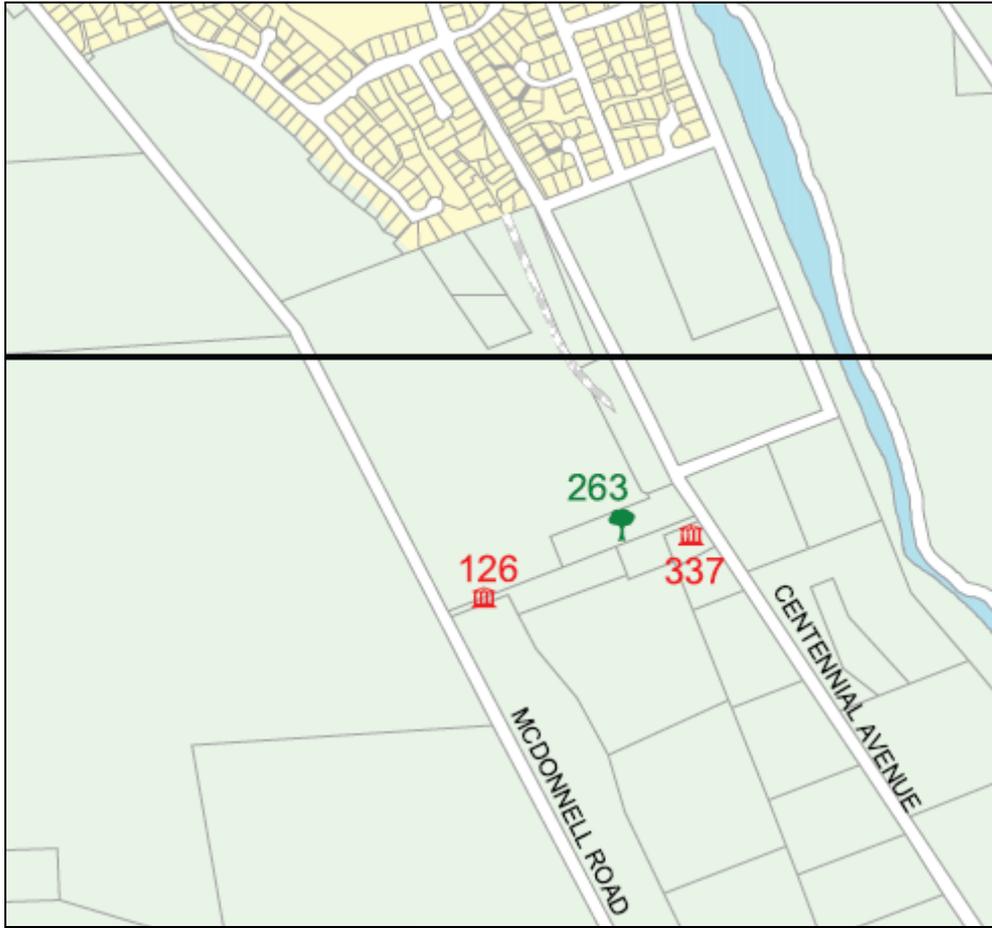


Figure 2.2 Heritage Features within the Arrowtown South Special Zone

Item	Description	Category
126	Muter Farm Homestead, McDonnell Road	QLDC - 2
337	Doctors House, Centennial Avenue	QLDC - 3
263	Wellingtonia (Sequoiadendron giganteum)	N/A
	Planted circa 1880s as a shelter for the hospital patients. Old Hospital Ground Arrow Junction Road. 150 Centennial Avenue, Arrowtown	

Table 2.2 Extract of Heritage Features from Appendix 3 of the District Plan