

12.31 Arrowtown South Special Zone

12.31.1 Issues, Objectives and Policies

12.31.2 Resources and Activities

The Arrowtown South Special Zone applies to 30 hectares of land that adjoins the established southern residential area of Arrowtown. The zoned area is bound by Centennial Avenue, McDonnell Road and the Arrowtown Golf course.

The zone is comprised of two distinct areas as a result of a steep escarpment that runs through the zone on a north – south alignment. An un-named stream, a tributary to the Arrow River, generally flows along the toe of this escarpment. Properties in this zone share a relationship to these features, with the escarpment and stream traversing several ownerships. Because of the need for development in this area to maintain and enhance these ecological and landscape values, a special zone has been deemed appropriate for this area.

To ensure that the Zone develops in a comprehensive manner, and to achieve an integrated high quality addition to the Arrowtown community; all development is required to comply with a Structure Plan (Figure 1). Minor amendments and alterations may be considered by the Council through the resource consent procedure. The Structure Plan is divided into three broad areas; a residential area, rural living areas and areas of open space. Each of these areas is separately identified as Activity Areas:

The Residential Activity Area (R) applies to 1.5 hectares area of land adjacent to McDonnell Road. An urban outcome, similar to the adjoining Low Density Residential zoning is anticipated.

The Rural Living Activity Area (RL) –which are labelled RL-1 to RL-7, provide for a number of rural living building platforms that

are linked to the detailed Structure Plan. The location, density and clustering of platforms seeks to achieve a special rural character that provides an attractive edge to Arrowtown.

The Private Open Space Activity Area (POS) is comprised of three components; the Escarpment (POS-E – further divided into POS-E1 to POS-E6), the Watercourse and margins (POS-W – further divided into POS-W1 to POS-W3) and the Pastoral areas (POS-P – further divided into POS-P1 to POS-P3).

The Structure Plan identifies each of these Activity Areas, including the sub-Activity Areas (such as RL-1 or POS-E3).

The areas of particular ecological and landscape value within the zone have been included within the Private Open Space Activity Area. These values are to be enhanced and maintained in conjunction with the development of the Residential and Rural Living Activity Areas.

The rules use a two-step Open Space Management Plan process at the time of subdivision to ensure a comprehensive approach is adopted.

The first step is an ‘Overarching Management Plan’ which provides an outline of how the various areas of open space within the zone will be established, re-vegetated and managed, while also providing a comprehensive structural tree planting plan. Structural trees are trees of significant stature in strategic locations important for creating and maintaining the desired amenity outcomes for the zone.

The second step is to link the development of particular Residential and Rural Living Activity Areas with re-vegetation and/ or enhancement of particular areas of the Private Open Space Activity Area, through the use of more detailed Private Open Space Management Plans. These plans will include more detail on matters such as plant species, planting schedules, irrigation, maintenance, rabbit control, weed management and fencing. The specified works will need to be certified by the Council as having been or being undertaken prior to the release of separate certificates of title.

The rules have been structured in this manner to acknowledge multiple land ownership within the zone.

Ongoing maintenance and management of revegetated Private Open Space Activity areas will remain the responsibility of landowners (except where the Council accepts land and/or works in lieu of development contributions). Applications for subdivision to create either Residential or Rural Living lots will have conditions imposed that obligate the subdivider to form an appropriate body corporate entity (the final form to be approved by the Council) and for that entity to have included within its constitution rules that apply to all future lot owners. Those rules must ensure the ongoing maintenance of the Private Open Space Activity Areas, including for the necessary monies to be set aside to achieve ongoing compliance with any approved Private Open Space Management Plan.

The Private Open Space – Pastoral Activity Area is managed through rules that ensure the land is kept in a non-urbanised form.

New residential buildings in the Residential Activity Area are subject to a controlled activity resource consent. In the Rural Living Activity Areas new residential buildings are to be assessed under a controlled activity status if they are located within a residential building platform. The exception to this is RL-3, where due to the particular visual sensitivity of this setting, buildings within a residential building platform are to be assessed on a restricted discretionary basis. In RL-3 and some residential building platforms in RL -6, there are specified building height limits reflecting the visual sensitivity of those locations.

Residential building platforms are identified on the Structure Plan in areas RL-1, RL-3, RL-4, RL-6 and RL-7. There is provision to apply to alter the dimensions of these building platforms, or to apply for a discretionary resource consent for a residential unit outside of a residential building platform. Additional residential building platforms in these Rural Living Activity Areas are not anticipated and are to be assessed as non-complying activities.

12.31.3 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

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| (i) | Natural Environment | Part 4.1 |
| (ii) | Landscape and Visual Amenity | Part 4.2 |
| (iii) | Open Space and Recreation | Part 4.4 |
| (iv) | Waste Management | Part 4.7 |
| (v) | District Wide Residential | Part 7.1.1 |
| (vi) | Subdivision | Part 15 |
| (vii) | Transport | Part 14 |

i Retention and enhancement of the visual amenity qualities of the Zone.

The settlement of Arrowtown is contained and defined by topography and landuse, being surrounded by a mixture of golf courses (Arrowtown, Millbrook, the Hills), the Arrow River, the mountains to the north and east, and by McDonnell Road to the west. The zone provides an opportunity to establish a soft urban edge at the southern entrance to the township that will enhance the arrival experience when approaching or departing the settlement to the south.

ii A high quality urban environment that reflects the key characteristics of Arrowtown and protects recognised landscape features.

Arrowtown is renowned for its concentration of heritage buildings within a relatively small area. The townscape is characterised by relatively large section sizes, narrow formed roads with generous berms, abundant planting both in the public realm and on private properties, informal pedestrian access along road verges, generous building setbacks from boundaries, and single residential unit occupancy.

The escarpment that extends parallel to McDonnell Road is the key defining landscape feature on the southern and western edges of Arrowtown. Residential development has already occurred along and over the northern end of this escarpment. The escarpment face of this

landscape feature is very steep and is currently covered in a range of weed species. There is the potential to remove the weeds and progressively re-plant to encourage and enhance biodiversity.

The roadside margins of this land provide a transition to and from the visual amenity landscapes of the Wakatipu Basin. The retention of a pastoral edge to this zone contributes to the setting of Arrowtown.

iii **An integrated and well connected neighbourhood with good pedestrian connections and walk-ability.**

A network of trails is being developed throughout the District that allows for non-motorised transport linkages between communities. The Zone allows for the creation of a public walkway and cycleway (trail) that connects between McDonnell Road and Centennial Avenue, and alongside the stream and the escarpment.

The escarpment creates a topographical barrier that has inhibited easy connections between McDonnell Road and Centennial Avenue to the north of the Zone. Pedestrian/ cycling connection between these roads is provided in the Structure Plan.

The Zone is in close proximity (walking and riding distance) to the primary school, the golf course and other residences within Arrowtown.

iv **Enhancement of Ecological Values**

The Escarpment and the unnamed stream that runs through the Zone provide opportunities for improved biodiversity by enhancing and establishing habitats that link into broader biodiversity networks. To enhance these values, a long term programme of planting and weed management is necessary.

v **Heritage Values**

The Zone includes the listed Muter Farm Homestead heritage building, the Doctor's House, the unlisted stone barn (located nearby) and a heritage tree (Wellingtonia) that is located at the Centennial Avenue level. All four features are identified in Appendix 3 of the District Plan, and separate rules relating to their protection and management are included in Chapter 13 of the Plan.

12.31.4 **Objectives and Policies**

In addition to Part 7.1.2 District Residential Objectives and Policies the following objectives apply to the zone:

Objective 1:

To provide for a range of residential and rural living activities in a way and at a rate that ensures a comprehensive and sustainable pattern of development is achieved.

Policies:

- 1.1 To provide for development within the Arrowtown South Special Zone that is based upon a Structure Plan that:
 - identifies a number of different Activity Areas, enabling a varied residential density across the zone, and ensuring development occurs in accordance with that Structure Plan;
 - integrates with the existing character and sense of place in Arrowtown;
 - creates a network of private open spaces that contribute to the amenity and distinctiveness of neighbourhoods and identify areas for ecological restoration;
 - demonstrates high quality urban and rural residential design;
 - implements the Urban Growth Boundary of Arrowtown.
- 1.2 To minimise the number of road crossings directly accessing Centennial Avenue and McDonnell Road.

- 1.3 To ensure that the rural amenity of the Rural Living Activity Areas is maintained and enhanced through managing the location and height of buildings, their colour and the materials used.

Objective 2:

To manage and enhance the biodiversity values, physical features, landscape and amenity values of the Zone.

Policies:

- 2.1 To ensure that development within the Arrowtown South Special Zone:
- recognises and responds to the landscape features of the Zone including avoiding development on the escarpment face;
 - protects and enhances biodiversity and natural values;
 - harmonises with the shape of the underlying landform;
 - promotes sustainable stormwater design to ensure maximum discharge to ground through the use of swales edges and soak pits;
 - avoids over-domestication of the Rural Living Activity Areas.
- 2.2 To ensure that public trails are established and formed:
- To and along the stream, on its eastern side;
 - Connecting the stream trail with Advance Terrace, and with Centennial Avenue around the toe of the ridge; and to the Arrowtown golf course to the south; and
 - Where possible, using existing formed trails on the steeper faces.
- 2.3 To require that land development and associated revegetation and enhancement of open space occur cohesively and in coordinated stages.

- 2.4 To ensure the pattern of subdivision does not result in development at residential densities within the Rural Living Activity areas.
- 2.5 To ensure new subdivision and development within the Residential Activity Area and Rural Living Activity Areas includes tree planting to mitigate the visual effects resulting from domestication of the landscape.
- 2.6 To protect, restore and enhance the natural and ecological values associated with the escarpment and watercourses that traverse the Zone.
- 2.7 To ensure that an appropriate body corporate is established to provide for ongoing revegetation, enhancement and maintenance of the Private Open Space Areas as a condition precedent of any certificate being granted under section 224(c) of the Act.

Implementation Methods

The objectives and associated policies will be implemented through number of methods, including:

- i **District Plan**
- (a) The inclusion of a Structure Plan in the District Plan.
 - (b) The adoption of Zone-specific rules relating to the subdivision and development of Activity Areas R and RL.
 - (c) A range of building heights and densities that respond to location and topography.
 - (d) Rules to ensure the protection and the enhancement of the biodiversity of the POS Activity Area, including the Escarpment and the Watercourse, while also providing as public access to and along the margins of these features.

- (e) The adoption and implementation of Private Open Space Management Plans as conditions of subdivision consents

ii Other Methods

- (a) The creation of an appropriate body corporate and associated rules to ensure that revegetation and on-going maintenance of the Escarpment and Watercourse occur.

Explanation and Principal Reasons for Adoption

Arrowtown is a historic settlement with a distinctive character. This is in part created by its natural setting that visually contains the settlement, and the cultural response to that setting.

The southern edge of the settlement is part of the wider visual amenity setting of the Wakatipu Basin; however there is an opportunity to create a cluster of special living environments that have high amenity and that contribute to the overall character of the settlement. It is important that development occurs in conjunction with the protection and enhancement of the natural features (the Escarpment and Watercourse).

The Zone seeks to provide for limited residential and rural living expansion of the Arrowtown settlement, creating a logical and clear edge, defined by the adjoining golf course open spaces and existing roads.

12.31.5 Environmental Results Anticipated

The following environmental results are anticipated in the Arrowtown South Special Zone:

- (a) Creation of a defined southern edge to the Arrowtown settlement.
- (b) Public walkways and cycling connections between Centennial Avenue, McDonnell Road and along the escarpment.

- (c) A low density neighbourhood at the northern end of the zone (Activity Area R) – with a similar urban form to the adjoining Low Density Residential zone.
- (d) Development occurring in accordance with the Structure Plan.
- (e) Riparian revegetation and enhancement of the stream condition within the Zone.
- (f) Protection and enhancement of the escarpment that traverses the zone through weed removal and suppression and revegetation.
- (g) Buildings within Activity Area RL-3 on the escarpment are excavated into the terrace.
- (h) Buildings within the south-western end of Activity Area RL-6 are set 1.5m below the adjoining open space to the west.
- (i) A structural tree planting pattern throughout the Zone that establishes a particular character.
- (j) Generous building setbacks from Centennial Avenue and McDonnell Road, and the creation of an area of private open space alongside these roads.
- (k) Buildings are located within the building platforms in the Rural Living Activity Area.
- (l) The retention of the geological features in Activity Area – E5 and E6