

QUEENSTOWN LAKES DISTRICT COUNCIL

FOR MEETING OF 27 October 2009

REPORT FOR AGENDA ITEM: 2

SUBMITTED BY: Senior Policy Analyst - Karen Page

REPORT DATED: 27 October 2009

ARROWTOWN SOUTH PRIVATE PLAN CHANGE – PC 39

PURPOSE

To consider the above plan change request and determine how the Council is going to deal with it.

CONFIDENTIALITY

This report is not confidential.

BACKGROUND

Arrowtown South Private Plan Change was lodged with Council in September and seeks to rezone 30 hectares of rural land to a new residential “ Arrowtown South Special Zone”. The site subject to this proposal is bounded by Centennial Avenue, McDonnell Road, Arrowtown Golf Course and the southern boundary of the Arrowtown Low Density Residential Zone. The development proposes to include:

- Up to 215 residential units;
- 17.7 hectares of residential land;
- Approximately 4.6 km of publicly accessible trails/ footpaths;
- A range of sections sizes between 450m² through to 2600m²;
- Approximately 12.2 hectares of Open Space;
- Protection of the McDonnell Escarpment from any development;
- A small Village area (approximately 8374m²); and
- A roading pattern that allows for connection between Centennial Avenue and McDonnell Road.

The application has been reviewed internally in order to determine whether there was sufficient information provided in the application to adequately understand the effects of the proposal. Further information has subsequently been sought and received from the applicant as a result of these assessments.

The Council is now in a position to determine how it will deal with the plan change. This includes determining whether it will decline, accept, or adopt the plan change. Consideration must also be given to whether the application should be considered as a resource consent as opposed to a plan change request.

ATTACHMENTS

1. Proposed Plan Change 39 Arrowtown South, chapters 1 - 3 and 10 only. The full application can be found on www.arrowtown.co.nz

SIGNIFICANCE OF DECISION

This agenda item is not considered significant under the Council's significance policy.

CONSULTATION - INTERESTED OR AFFECTED PERSONS

Prior to lodging Plan Change 39 the applicant consulted with the following parties:

1. Nine landowners whose sites are subject to this application
2. Arrowtown Golf Club
3. Arrowtown Village Association
4. Arrowtown Primary School
5. Arrowtown Advisory Committee
6. Arrowtown Community Preschool
7. Arrowtown Montessori
8. Joop Street Residents
9. Arrowtown Residents via a mail drop
10. Kai Tahu Ki Otago
11. Council Urban Design Panel
12. Otago Regional Council
13. New Zealand Historic Places Trust
14. Wider Queenstown community via local media -Mountain Scene, and Arrowtown South website - www.arrowsouth.co.nz)

RELEVANT COUNCIL POLICIES

The following policy documents have been considered in the preparation of this report:

- The Queenstown Lakes Council Partially Operative District Plan (2005)
- The Arrowtown Community Plan
- Otago Regional Policy Statement
- Queenstown Lakes District Council Asset Management Plans
- The Council's "policy on significance"

DISCUSSION

The processing of private plan changes is set out in Clauses 21 -29 of the 1st Schedule to the RMA. In summary this provides:

- Clause 21 - Any person may make an application for a change to a district plan.
- Clause 22 - Request to be in writing, to include an assessment of potential environmental effects and assessment under section 32 of the RMA.
- Clause 23 - Further information may be required to better understand the potential effects, possible alternatives, and the nature of consultation undertaken. Where the applicant declines to provide the further information requested the Council may reject the request (i.e. refuse to allow it to proceed to public notification) if it considers it has insufficient information.

- Clause 24 – The Council may modify the proposal but only with the consent of the applicant.
- Clause 25 – The Council must consider the request, and make a decision to either:
 - (i) “Accept” it and proceed to public notification, or
 - (ii) “Adopt” it as if it were its own proposal, and publicly notify it, or
 - (iii) “Reject” it; or
 - (iv) Treat it as if it were a resource consent.
- Clause 26 - Where Council accepts the change it must publicly notify it within four months.
- Clause 27 - The applicant may appeal the decision under clause 25.
- Clause 28 - Applications may be withdrawn
- Clause 29 - Unless rejected, the application is put through the standard process of public notification, submission, hearing, decision, and appeal (if any).

The Council, therefore, has four options as to how to deal with the plan change as outlined below.

THE OPTIONS

1. Reject the Plan Change

There are limited grounds in the Act for rejecting an application. A plan change can be rejected if:

- (i) It is frivolous or vexatious;
- (ii) The substance of the change has been dealt with by the Council or the Environment Court in the last two years;
- (iii) The change is not in accordance with sound resource management practice;
- (iv) The change would make the District Plan inconsistent with Part 5 of the Act (other policies or plans, such as Regional Policies or Plans); or
- (v) The District Plan has not been operative for more than two years.

2. Accept the Plan Change

Under this scenario the private plan change is publicly notified in the form prepared by the applicant. The Council processes the plan change proposal in much the same way as a resource consent application. Accepting the plan change proposal means:

- (i) The applicant determines the nature of the plan change that is notified, and if changes to the proposal are considered necessary the Council may need to make a submission in opposition to the plan change.
- (ii) The Council takes a neutral position on the proposal, neither supporting or opposing the proposal.
- (iii) The applicants will bear the cost of the complete plan change process.

3. Adopt the Plan Change

Under this scenario the plan change becomes a Council plan change. It is notified, heard and decided the same way as a plan change prepared by the Council. The Council bears all of the associated costs. Adopting the plan change proposal would mean:

- (i) The Council can control the proposal that is publicly notified.
- (ii) It implies that the Council's initial assessment is that the plan change is appropriate.
- (iii) The Council bears the costs of managing and processing the plan change.

4. Treat the Plan Change as a Resource Consent

Under this scenario the plan change is converted to a resource consent application and is processed by the Council as such. The applicant bears all of the associated costs.

ANALYSIS OF OPTIONS

For the following reasons, the preferred option is Option 2, that being to accept the plan change.

Rejecting the Plan Change

As outlined above, in determining whether a plan change should be rejected, clause 25 (4) of Schedule 1 restricts Council to considering the following matters:

- (i) *Is the Plan Change vexatious or frivolous?*

The privately requested plan change cannot be said to be frivolous or vexatious.

- (ii) *Has the substance of the proposed change been considered in the last two years?*

The substance of the change has not been dealt with in the last two years.

- (iii) *Has the District Plan been operative for more than two years?*

The District Plan became partially operative in 2003 although a number of sections were still subject to submission or appeal at the time. All those sections relevant to the proposed plan change, however, have been settled for more than two years.

- (iv) *Is the request inconsistent with Part 5 of the Act. Part 5 relates to standards, policy statements and plans*

The plan change is not considered to be inconsistent with Part 5 of the Act as it does not conflict with any operative standards, policy statements or plans. Other than those changes proposed under the proposed plan change, the application will not require any further amendment to the District Plan and would not conflict with any other policy document.

- (v) *The request is not in accordance with sound resource management practice*

For the following reasons the plan change is considered to be in accordance with sound resource management practice:

- The information provided is sufficient to adequately consider the potential effects of the proposal;
- The plan change does not contain any fundamental flaws or deficiencies such that it is not worthy of consideration;
- The plan change does not conflict with any higher level planning documents;
- Sufficient public consultation has been carried out prior to lodgement of the plan change;
- The proposal is considered to have possible planning merit as it has been considered in the preparation of the Arrowtown Community Plan and as part of Plan Change 29.
- Considering the application in conjunction with current resource management issues directly related to the proposal, such as Plan Change 29, will enable a robust planning process.

It is not considered that the proposal triggers any of the tests for rejection and therefore must be considered under the remaining three options:

Accepting the Plan Change

In accepting a plan change the Council does not necessarily have to agree with the contents of the plan change request or the actual merits of the proposal. It is also not required to undertake an evaluation under Section 32. The Council must undertake this at the time they determine the merits of the plan change. Provided that the plan change has no grounds for rejection as set out in the Act, the Council must accept a private plan change to allow the public to consider its merits. When notified, Council may wish to make a submission to the plan change to ensure there is scope to deal with any potential issues.

The Council will not incur any costs through accepting a plan change and has the opportunity to submit on the proposal if it is heard before Independent Commissioners.

This option of accepting the plan change is considered the preferred option.

Adopting the Plan Change

If the Council were to adopt the plan change it would be agreeing to take over the application as a Council plan change. In doing so it acknowledges at this early stage that the plan change is appropriate and would subsequently incur the full cost of processing the application. These costs have not been budgeted in the current financial year. Further to this, while Plan Change 29 is not very advanced, due to the inconsistencies between these two plan changes, it would be inappropriate for Council to adopt a private plan change that was not in line with a Council initiated plan change.

Treat the Plan Change as a Resource Consent

As the proposed plan change involves a new special zone and a whole new set of rules, it would not be appropriate to consider the application as a resource consent.

FINANCIAL IMPACT

The financial considerations will differ depending on how the Council chooses to handle the application, as outlined below:

1. Rejects
It is likely that the decision will be appealed and therefore Council will incur the costs of this appeal.
2. Accepts
The applicant will incur the full cost of the plan change including any Council time spent processing the application.
3. Adopts
Council will absorb the full cost of the plan change.

DELEGATIONS REGISTER REFERENCE

The Strategy Committee do not have the delegation to make the final decision as to how Council will deal with this plan change. This decision must be made by full Council.

RECOMMENDATION

1. ***That the report be received.***
2. ***That the Strategy Committee recommend to full Council that Plan Change 39 is accepted.***

1.0 INTRODUCTION

1.1 Executive Summary

This report has been prepared to support a private plan change request to re-zone land at the southern edge of Arrowtown from Rural General to a new special zone, to be known as the Arrowtown South Special Zone and to be provided for in a new 'Part 12" of the Queenstown-Lakes District Plan. The special zone comprises approximately 31 hectares, and provides the opportunity for development of up to 215 additional residential units.

This plan change includes a full consideration of the urban growth options around Arrowtown and is therefore inter-related with the Queenstown-Lakes District Council's proposed Plan Changes 29 and 30 which addresses similar issues.

This report is structured in the following manner:

- Identification of the site and an assessment of its context within Arrowtown;
- Assessment of the site constraints and opportunities;
- Explanation of the consultation that has occurred in preparing the change;
- An Outline of the statutory framework, and providing a thorough assessment of all of the relevant issues and documents, including statutory documents, Council policies, Council strategies, and community workshop outcomes;
- An assessment of the effects on the environment;
- An assessment of the issue of growth management in Arrowtown;
- Identification of the options for how to best manage growth as well as the preferred form of management; and
- Identification and assessment of the most appropriate objectives, policies and methods, to apply to the special zone.

This report and attached documents provide a full analysis of the following:

- Resource Management Act 1991
- District Plan Provisions
- Potential environmental effects
- S32 considerations and evaluations
- Anticipated Environmental results
- Consultation

This report identifies that the current urban zoned area of Arrowtown needs to expand to meet the future housing demand and to achieve the objectives of the District Plan.

This report assesses the options for growth of Arrowtown and concludes that the most appropriate area for growth is to the south of the township, where it can be contained by natural and physical constraints, while remaining connected to and integrated with the township. A series of related reports assess the impacts of growth upon infrastructure, transport and similar issues and conclude that this additional development can be absorbed and catered for with only minor upgrades to existing infrastructure.

The report confirms that a special zone is the most appropriate method of achieving the purpose of the Resource Management Act 1991 (“the Act”), and that a deliberate and carefully planned Structure Plan should form part of the zoning.

The Structure Plan identifies a number of Neighbourhoods or sub-zones that control, amongst other things, the location, density and height of housing. Central to this structure plan method are requirements to provide Design Guidelines, a management plan for the open space areas and specific development plans for each of the neighbourhoods.

The structure and form that has been identified for the special zone achieves the sustainable management purpose of the Act.

1.2 The First Schedule of the Resource Management Act 1991

The First Schedule to the Act sets out the procedure for changes to a District Plan. Part 2 of that Schedule (clauses 21 – 29) outlines the process for a privately requested change.

This request is made in accordance with those requirements, and the assessment required by section 32 of the Act.

1.3 Scope of the Plan Change

This Plan Change applies to that land identified on Figure 1.1 below. It includes all of that land south of Arrowtown bound by Centennial Avenue and McDonnell Road and confined to the south by the Arrowtown Golf Club.

The land includes 9 contiguous certificates of title in separate ownership.

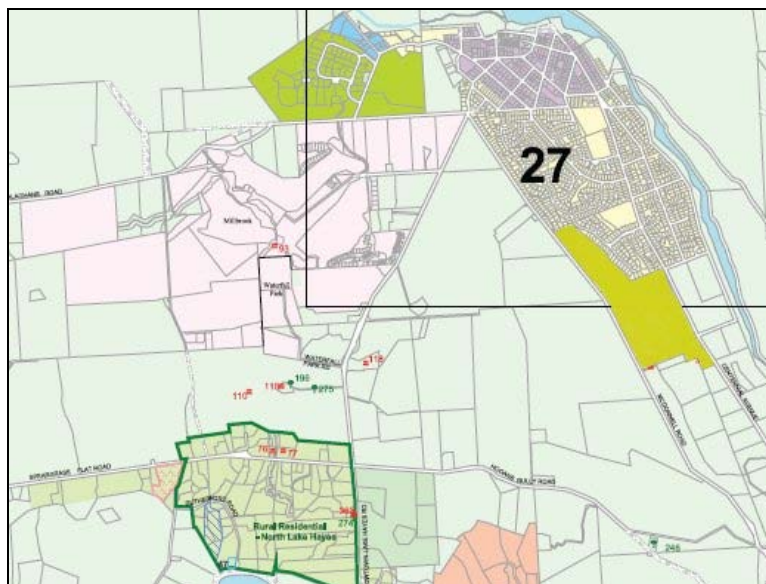


Figure 1.1 Location Plan

1.4 Purpose of the Plan Change

This Plan Change seeks the re-zoning of approximately 30 hectares of land at the southern end of Arrowtown for the purpose of enabling the development of a comprehensive high-quality residential area consistent with the underlying design principles for Arrowtown.

In addition to creating a Special Zone (Part 12) for this area, other changes to Part 15 (Subdivision) of the District Plan are proposed to enable the rezoning to occur (refer to section 10 of this report).

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.

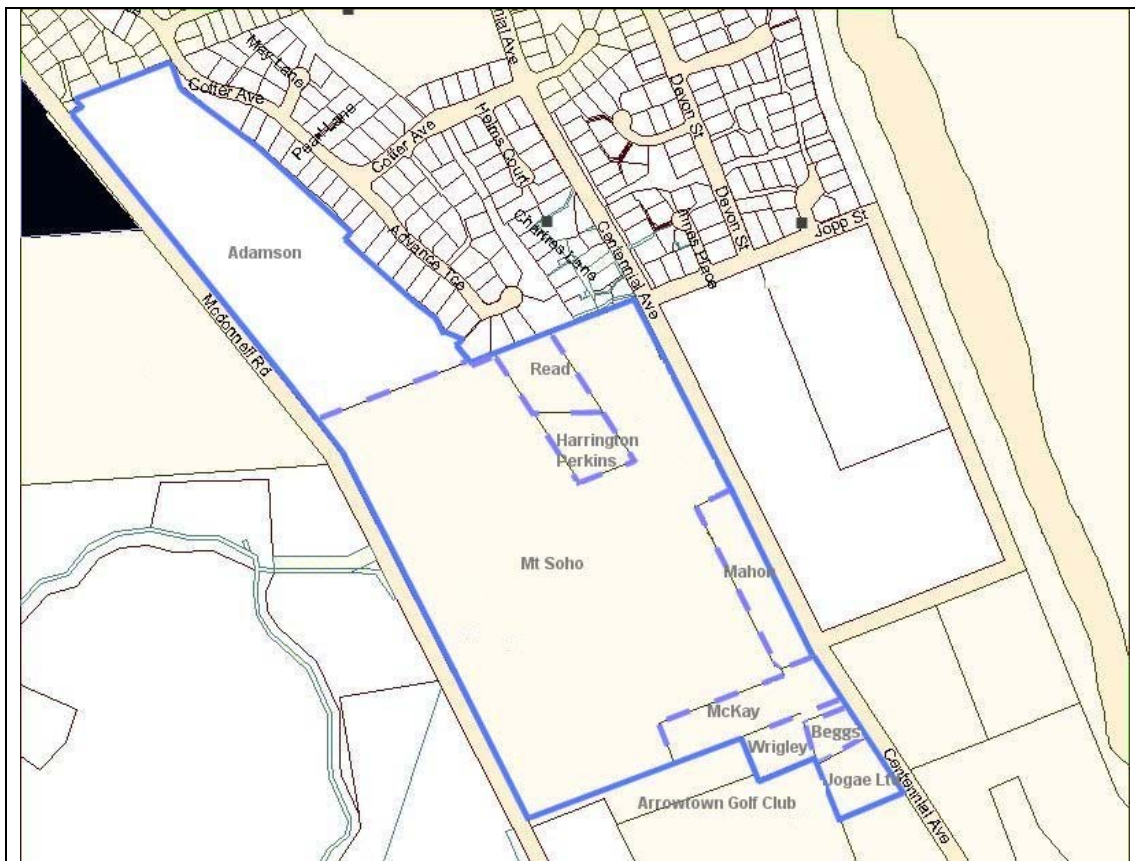


Figure 2.1 Landowners within the Arrowtown South Special Zone

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.

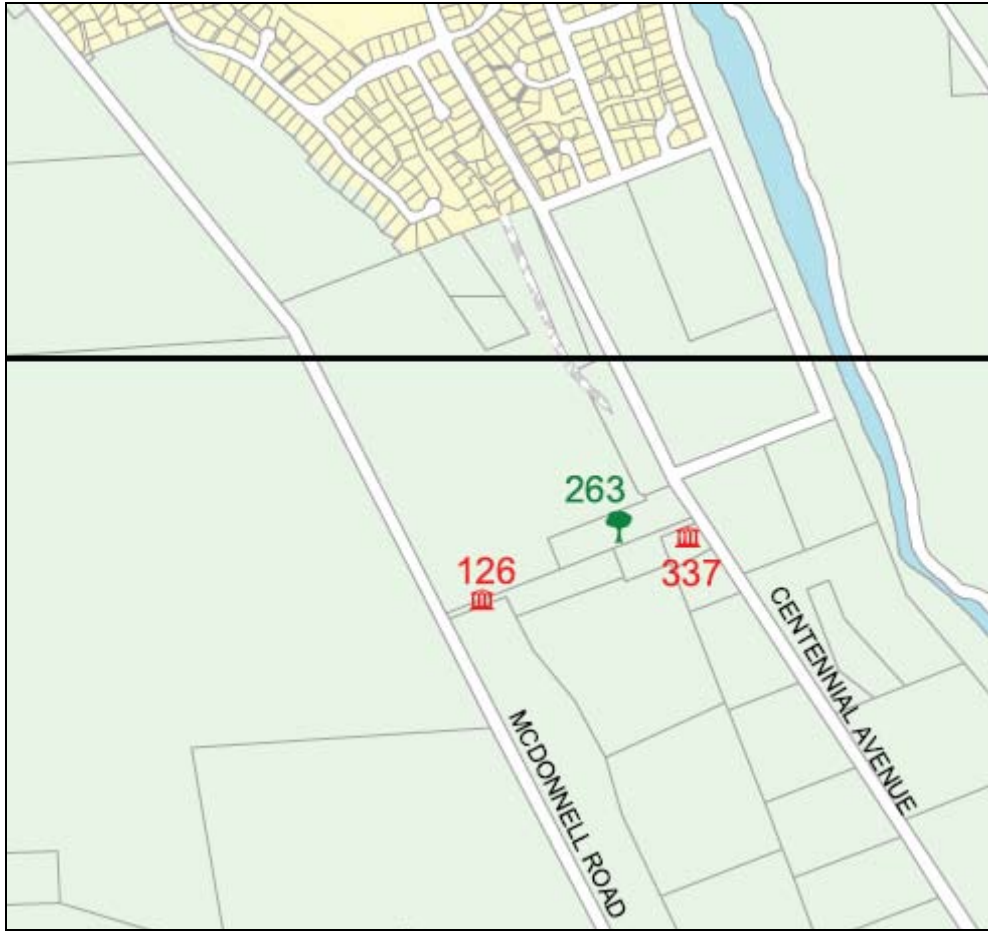


Figure 2.2 Heritage Features within the Arrowtown South Special Zone

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

3.0 SITE CONSTRAINTS AND OPPORTUNITIES

3.1 Site Analysis

In preparing this Plan Change, and in recognition of the preceding analysis of the site context, a site analysis was undertaken by Baxter Design Group Ltd. The full analysis is attached as Appendix E.

The first step was to assess the site in the context of its surroundings.

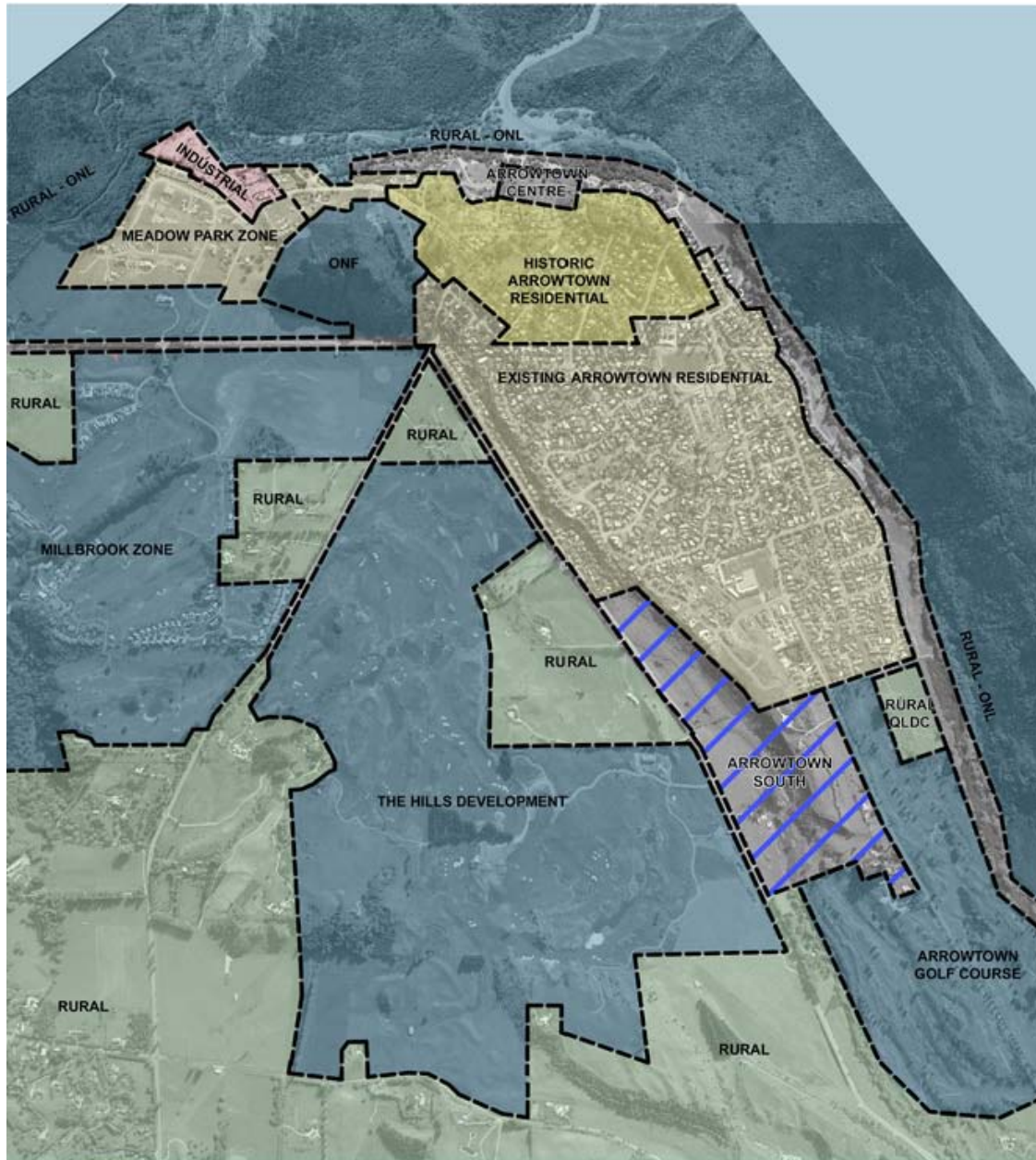


Figure 3.1 Arrowtown – Existing Growth Restrictions and Limits

Potential growth around Arrowtown is constrained by a number of physical and human features. To the north of Arrowtown is the Arrow River and German Hill and beyond that, the Harris Mountain Range. Part of the catchment area for the Arrow River includes Big Hill Saddle, New Chum Gully and Sawpit Gully all of which is Crown pastoral leasehold land. The topography of this area is characterised by steep-sided gullies.

To the northwest of Arrowtown – above the Meadow Park Special Zone is a combination of Crown and Council land, with the Council plantation forest nearby. Again, this is very steep land that is classified ONL.

The topography, land ownership and landscape classification of these northern areas provide a natural containment preventing and restricting any future northern expansion of the township.

Feehly's Hill is located on the western edge of the original Arrowtown urban area. It is one of the few Outstanding Natural Features within the Wakatipu Basin, and is classified as a Scenic Reserve.

To the west of Arrowtown is Millbrook Resort and The Hills Golf Course, both of which have involved substantial investment to create world class golf courses. Millbrook has a zone that is based on Activity Areas which allocate the location and capacity of housing (up to 400 houses over approximately 160 hectares), and as such it provides a managed and predominantly open space buffer around Arrowtown.

The Hills Golf Club is a full 18 hole championship course, with clubhouse and ancillary buildings. Consent has recently been granted for 17 dwellings surrounding the course, over an area of approximately 160 hectares.

The Arrow River provides a natural boundary to the adjoining Crown Range (Tobins Track and Mount Beetham). The face of the Crown Terrace that overlooks Arrowtown is mostly in private ownership, and is again part of the ONL – Wakatipu Basin category.

Alongside the Arrow River the land is classified as Recreation Reserve and is Crown land administered by the Council.

To the south of Arrowtown is the 18-hole Arrowtown Golf Course which occupies approximately 45 hectares and is located on both sides of Centennial Avenue. This land provides a popular recreational space for the local community, and is owned partly by the Golf Club (the front nine holes) and the Council (the back nine).

These factors provide for the long term containment for the settlement of Arrowtown. Boundaries within the settlement have been defined through historical occupation and land uses, some of which is protected today such as the Chinese Settlement and reserve areas. Physical constraints preventing development are all the natural landforms addressed above, and more recently human influences such as the establishment of golf courses provide further development constraints to urban growth and possible sprawl.

3.2 Site Constraints

The proposed Arrowtown South Special Zone contains approximately 30 hectares of land at the southern end of Arrowtown.

The actual physical landscape of this area has varied topography, and is positioned between two existing formed roads being Centennial Avenue and McDonnell Road, forming in broad terms a 'L' shaped land area. The land on the southern boundary has a maximum width of approximately 400m, reducing towards the northern boundary along

McDonnell Road to approximately 110m. The McDonnell Road frontage has a length of approximately 1000 m, and the Centennial Avenue frontage approximately 660 m. As mentioned above, the site is buffered by existing residential development, natural landforms and surrounding greenspaces in the form of golf courses.

The key feature of the site is an escarpment that runs through the middle of the site in a north-south direction. The escarpment begins at the northern boundary (McDonnell Road end) for a distance of approximately 940m rising slightly towards Centennial Avenue. The escarpment has a steep slope (1:2) and as such is unsuitable for building. For development purposes it creates a distinct split, forming an upper level (Centennial Avenue frontage) and lower level (McDonnell Road frontage), with each level being described in detail below.

The Centennial Avenue level has varied topography. The area of land adjacent to the road is generally flat, although it extends upwards to form a terrace with a medium slope (1:4). The vegetation is predominately grass with some trees and bushes. As this portion of the site is elevated, the site has views of landforms surrounding Arrowtown including, but not limited to Tobins Track, Arrow River flats, surrounding golf courses, Crown Range, Coronet Peak and The Remarkables.

The McDonnell Road level has varied natural features. There is an un-named creek which enters in the north-west corner, generally flowing through the centre of the site, passing to the rear of the existing homestead, where it gains additional flow from springs and widens, eventually flowing into the Arrow River. The land is generally flat from McDonnell Road to the toe of the escarpment, with the exception of two hillocks, one on the southern boundary, and one in the middle of the site adjoining McDonnell Road. In addition there are small rock outcrops within the site. The land is generally grassed, although there are mature trees around the homestead and scrub along the escarpment. Solar access and views to the surrounding landscape from his portion of the site vary according to location in relation to the escarpment.

Summary of Constraints:

- ~ Steep escarpment running in a north – south direction through the middle of the land
- ~ The disjointed shape of the land, in particular the more narrow part of the land that extends between McDonnell Road and the more recent subdivisions of Cotter Avenue and Advance Terrace
- ~ The un-named creek that runs through the lower part of the land – generally in a north-south direction – following the toe of the escarpment
- ~ Potential for shading – as a result of the proximity of the escarpment
- ~ The location, layout and design of other existing houses within the urban zoned part of Arrowtown that adjoin the proposed zone

3.3 Site Opportunities

As detailed above, the site is constrained by physical and human influences within Arrowtown and its surrounds. The design determinants for this site are in respect of the natural features being the escarpment, site topography and the creek, and in built form, the existing stables and homestead.

The opportunity exists to create a finite boundary to Arrowtown. Structured development in this area would provide a holistic approach to urban development, developing the land in a manner in keeping with the historic setting of Arrowtown, whilst providing a sustainable pattern of development.

The opportunity to develop approximately 30 hectares would result in managed development for up to 200 lots. This is an opportunity to take the aspects of Arrowtown development that have been successful and provide a cohesive, well planned development for future residents to enjoy. It also ensures the best use of land, in respect of maximising the potential of the land, but to a low to medium density level. If the land was not developed in this manner there is the potential for ad hoc subdivision into rural-residential type areas, with varying section sizes and house designs.

The opportunity that exists here is for consolidated residential development, around a small Village area, creating a southern entrance to Arrowtown with the advantages of pedestrian linkages, managed open space areas, landscaping, design controls and ability to utilise existing infrastructure. Piece-meal development by separate landowners could not achieve these features of the proposal.

The proposed objectives, policies and rules reflect the natural aspects of the site and the historic settlement of Arrowtown to create a cohesive development.

One of the key development opportunities is the formation of a road link between McDonnell Road and Centennial Avenue. The benefits of this development are numerous, creating easy linkages to existing services and flow between all of Arrowtown.

Based on the physical aspects of the site, the opportunity exists for seventeen neighbourhood areas, covering an area of approximately 17 hectares for up to 215 lots. Potential densities vary according to topography, but with a minimum size of 450m² per lot.

In addition, proposed dwelling heights vary according to the topography of the site, for example along McDonnell Road there is a maximum height level of 7.0m, and on the upper terrace the maximum height is 5.0m. Development on these areas would be restricted by Design Guideline requirements.

Approximately 12 hectares of green spaces are proposed, in the form of small pocket parks, wetlands and the escarpment walkway. Development of these areas would be subject to Management Plans, part of which would require the formation of a walkway along the escarpment to improved pedestrian linkages.

The Village Core covers an area of approximately 8,000m². These heritage buildings provide a strong design lead in respect of retaining and enhancing heritage buildings with the potential to form a core for the future residents. The residential development and green spaces would flow from this portion of the site.

3.4 Conclusions

The site provides natural design leads from existing topography, site location between two roads, existing heritage buildings and the surrounding greenbelt/buffer. It is the final piece of the jigsaw for urban growth at Arrowtown.

10.0 THE PROPOSED PLAN CHANGE PROVISIONS

ARROWTOWN SOUTH SPECIAL ZONE

12.X Arrowtown South Special Zone

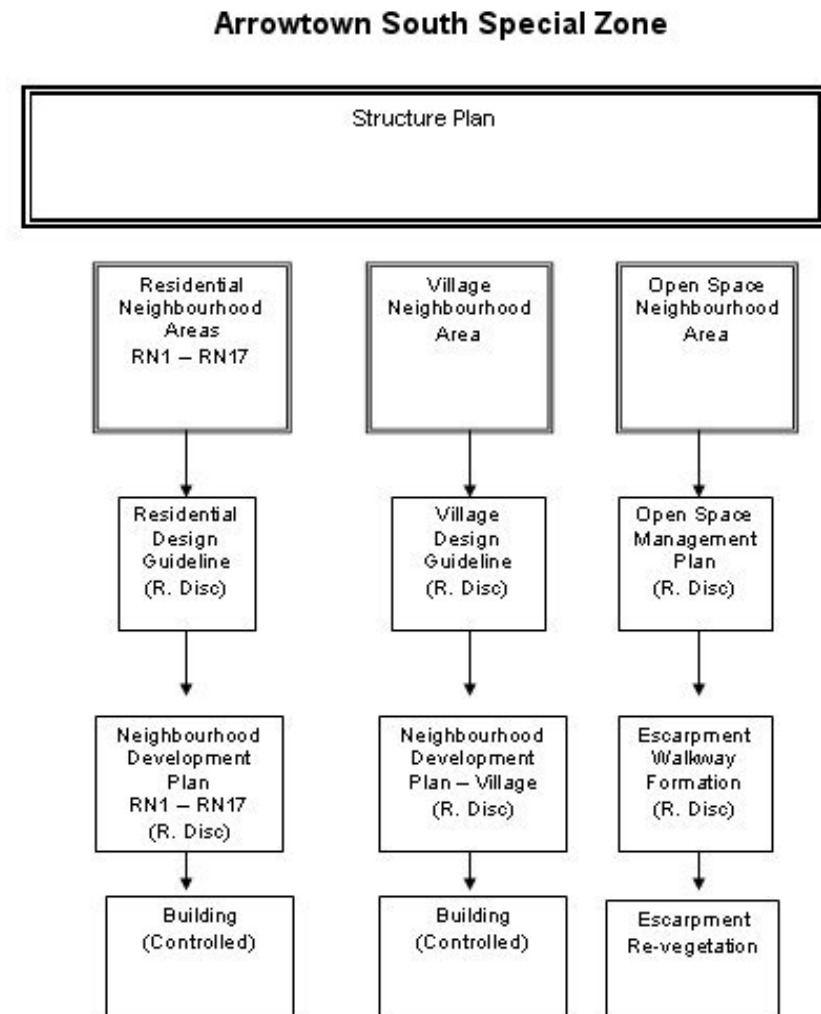
12.X.1 Resources and Activities

Arrowtown South is a residential zone that defines the southern entrance of the settlement of Arrowtown. The zone is bound by Centennial Avenue, McDonnell Road and the Arrowtown Golf course. The zone includes 30 hectares of land that adjoins the established southern residential area of Arrowtown. This zone provides a clearly defined urban edge to the township and sufficient land to accommodate the residential growth needs of Arrowtown. The zone is designed to closely follow a detailed structure plan that locates a series of Neighbourhood Areas, and methods (regulatory and non-regulatory) to ensure that the land is developed according to that pattern. Key features of the zone include:

- Close and easy access to the existing residential areas, the school, golf club and local shops;
- Protection and enhancement of key landscape features and provision of public access through the zone and connecting with the existing settlement;
- Contributing to the future housing needs of Arrowtown, through a variety of section sizes and housing densities;
- Providing a community hub or focal point at the southern end of the township.

12.X.2 Zone Structure and Consent Processes

Prior to any development occurring within the zone a Design Guideline and Open Space Management Plan needs to be approved by the Council. In order to ensure that the zone develops in the manner intended, and to achieve a high quality addition to the Arrowtown community, all development is required to comply with the Structure Plan (Figure 1).



ARROWTOWN SOUTH SPECIAL ZONE

The Structure Plan identifies a number of Neighbourhood Areas (Residential, Village, and Open Space). Development within any of these Neighbourhood Areas cannot occur until a Neighbourhood Development Plan is approved for the relevant Neighbourhood Areas.

12.X.3 Resource Management Issues

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

(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 **A defined and defensible urban edge creating an attractive entrance to Arrowtown.**

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 clear urban edge at the southern entrance to the township that will enhance the arrival experience when approaching the settlement from 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 McDonnell escarpment extends parallel to the road and is the key defining landscape feature on the southern and western edges of Arrowtown. Residential development has already occurred across the northern end of this escarpment. The protection and enhancement of the southern part of the escarpment will enable both existing houses that are above the escarpment and future houses within the zone to be visually integrated with this feature.

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 trail system that connects between McDonnell Road and Centennial Avenue, and along the McDonnell escarpment.

The McDonnell escarpment creates a topographical barrier that has inhibited easy connections between McDonnell Road and Centennial Avenue to the north of the Terrace End zone. Both road and 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 McDonnell Escarpment and the un-named stream that runs through the Zone are important features that contribute to the amenity and setting.

ARROWTOWN SOUTH SPECIAL ZONE

Their protection and enhancement will contribute to the well-being of residents, while also providing an opportunity for improved biodiversity.

v Heritage Values

The Zone includes two listed heritage buildings (Muter Cottage and Doctors House) and a heritage tree (Wellingtonia). These items are already protected by other methods in the Plan. However the close proximity of the Zone to Arrowtown provides an opportunity to recognise and enable a consistent architectural pattern and style to develop, with special recognition of the Village Neighbourhood Area. The development of Design Guideline(s) will encourage the development of such a style, while still allowing individual flexibility.

12.X.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 residential 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
 - creates legible residential neighbourhood areas
 - integrates with the existing character and sense of place in Arrowtown
 - creates a network of open spaces that contribute to the amenity and distinctiveness of neighbourhoods
 - demonstrates high quality urban design

- defines and enhances the urban boundary of Arrowtown and the contribution of the Zone to the arrival and departure experience
- identifies, protects and, where appropriate, adapts and enhances, any items, structures or features of archaeological, historic or cultural significance
- adopts a Structure Plan that identifies a number of different Neighbourhood Areas, enabling a varied residential density across the zone, and to ensure development occurs in accordance with that Plan.

1.2 To provide for local residents' day-to-day conveniences and create a legible core within the Zone comprising a cluster of small scale commercial activities complementary to the existing Arrowtown commercial centre.

1.3 To ensure infrastructure is available to support the development of land, prior to its release for development, without adversely impacting upon existing levels of service in the Arrowtown area

Objective 2:

To manage and enhance the physical features, communal landscapes and amenity values of the Zone.

Policies:

- 2.1 To ensure that development within the Arrowtown South Special Zone
 - recognises and responds to the topography of the Zone
 - protects and enhances biodiversity and natural values where appropriate
 - protects the form and shape of the underlying landform

ARROWTOWN SOUTH SPECIAL ZONE

- promotes sustainable stormwater design to ensure maximum discharge to ground through the use of green roads, swales edges and soak pits

Implementation Methods

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

i District Plan

- The inclusion of a Structure Plan in the District Plan specifying Neighbourhood Areas for protection, enhancement and development.
- The adoption of Zone-specific rules relating to the Neighbourhood Areas.
- A range of building heights and densities that respond to location and topography.
- Rules to ensure protection and provision of public access to and along the McDonnell escarpment.

ii Other Methods

- The adoption of Design Guidelines.
- The adoption of an Open Space Management Plan
- Common design, planting, ownership and maintenance of landscape edges along Centennial Avenue and McDonnell Road.
- The adoption of covenants and design approval processes outside of the resource management consent processes.

Explanation and Principal Reasons for Adoption

Arrowtown is a historic settlement with a distinctive character. This is in part created by its spectacular natural setting that visually contains the settlement, and the cultural response to that setting. Although design flexibility to meet the needs of residents is important, there is an over-riding requirement for development to respect and respond to the distinguishing character elements of the older parts of Arrowtown (as identified in the Arrowtown Design Guidelines). The opportunity exists to create a living environment with high amenity and contributing to the overall character of the settlement. It is important that development is compatible with the objectives of the Zone and avoids adverse effects on adjoining areas.

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

Residential living is enabled, together with opportunities for a small commercial precinct, including essential retail and child care facilities.

To ensure development takes place in an integrated manner it is appropriate to include a Structure Plan. Minor amendments and alterations may be considered by the Council through the resource consent procedure.

The Zone introduces a series of processes and rules to ensure that the layout shown on the Structure Plan can be delivered. The key terms used in this Zone are explained below:

Structure Plan:

Identifies the intended layout of the Zone – identifies the location of various Neighbourhood Areas

Neighbourhood Area:

Individual neighbourhoods within the Structure Plan; denoted as either Residential, Village or Open Space

ARROWTOWN SOUTH SPECIAL ZONE

Design Guideline:

Design document to assist with house design for particular Neighbourhood Areas. One or more Design Guideline(s) are required to be approved by the Council prior to any subdivision or development occurring within the Zone.

Open Space Management Plan:

The plan/ document that outlines the management policies and plans for the Open Space Neighbourhood Area, to be used as an on-going management tool for this area within the Zone. This plan is to be approved by the Council prior to any subdivision or development occurring within the Zone. This Management Plan has the same effect as a Neighbourhood Development Plan.

Neighbourhood Development Plan:

The detailed layout of a particular Neighbourhood Area (Residential or Village neighbourhood). There are 17 residential neighbourhoods and one Village neighbourhood in the Zone. Before applying for a Neighbourhood Development Plan there needs to be an approved Design Guideline for that neighbourhood.

12.X.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 that provides a distinctive and visually pleasing entrance to the settlement.
- (b) A development pattern that creates a positive frontage to Centennial Avenue and McDonnell Road.
- (c) Provision of public access connections between Centennial Avenue, McDonnell Road and along the McDonnell escarpment.

- (d) A range of housing densities throughout the Zone.
- (e) A development pattern focused on a village core settlement that contributes to the amenity and cohesive character of the Zone.
- (f) Development occurring in accordance with the Structure Plan.
- (g) Restoration and enhancement of the stream that runs through the Zone.
- (h) Protection and enhancement of the McDonnell escarpment.
- (i) The provision of relatively narrow formed roads within a wide corridor, to encourage street tree planting, swale edge stormwater collection and informal footpaths.
- (j) Consistently planted and maintained landscape strips along both the Centennial Avenue and McDonnell Road frontages.
- (k) A consistently applied set of Design Guidelines.
- (l) A series of interconnected open space areas, including pocket parks, pedestrian connections and village green areas

ARROWTOWN SOUTH SPECIAL ZONE

12.X Arrowtown South Zone Rules

12.X.1 Zone Purpose

The purpose of the Zone is to enable a comprehensively planned residential living environment, that:

- o clearly defines the southern edge of the township
- o provides connection between Centennial Ave and McDonnell Road
- o ensures protection of the escarpment and creates a network of walking trails
- o maintains a predominantly low density residential character
- o provides consistent landscape treatment of road frontages

This is achieved by adopting a Structure Plan that defines three different Neighbourhood Areas with a set of rules and standards:

Residential Neighbourhood Area (R1 – R17)

Applies to approximately 17 hectares, which is the largest Neighbourhood Area in the Zone. The use of this Area is restricted to residential activity, and ancillary activities such as home occupations, subject to compliance with standards set out in the Zone rules. There are seventeen neighbourhoods. Prior to any subdivision or development it is a requirement of this Zone that a Design Guideline be approved. This Guideline will include specific reference to particular neighbourhoods. Separate resource consent is also required for approval of a Neighbourhood Development Plan prior to any subdivision or development occurring. Each neighbourhood has a specified housing density and a minimum subdivision size. The neighbourhoods provide for single unit

residential households, with a maximum of 214 residential units in the whole zone.

Open Space Neighbourhood Area (OS)

The use of this Neighbourhood Area is limited to open space, landscaping and outdoor recreation. No structures are permitted in this Area, except where ancillary to recreation activities. This Area includes a number of pocket parks, riparian margins and the McDonnell Escarpment. The on-going management of this Area occurs through an approved Open Space Management Plan.

Village Neighbourhood Area (V)

This Neighbourhood Area enables development of a pre-school, local convenience retail, and community open space.

The topography of the Zone varies from Centennial Avenue through to the McDonnell terrace and down to McDonnell Road. The upper slopes of the zone share location and aspect similarities with the land further to the north (within the Arrowtown Scenic Protection Area) which has a 5m height limit, while other parts of the zone are able to absorb variable additional height (6m to 7m).

The Zone is primarily concerned with providing residential opportunities, although provision is also made for a small defined area for essential commercial requirements, such as a child care facility, community reserve and playground, convenience store, cafe and similar. This commercial area is controlled by a maximum building footprint.

12.X.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | | |
|------|---------------------|-----------------|
| (i) | Heritage Protection | - Refer Part 13 |
| (ii) | Transport | - Refer Part 14 |

ARROWTOWN SOUTH SPECIAL ZONE

- (iii) Subdivision, Development and Financial Contributions - Refer Part 15
- (iv) Hazardous Substances - Refer Part 16
- (v) Utilities - Refer Part 17
- (vi) Signs - Refer Part 18
- (vii) Relocated Buildings and Temporary Activities - Refer Part 19

The erection or alteration of any buildings within the Village Neighbourhood Area in respect of:

- a. External appearance of buildings
- b. Provision and location of car parking and loading
- c. Landscaping
- d. Earthworks
- e. Access
- f. Heritage values
- g. Relevant Design Guidelines

12.X.3 Activities

12.X.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

12.X.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i Buildings in the Residential Neighbourhood Area where there is already an approved Neighbourhood Development Plan

The erection or alteration of any buildings in the Residential Neighbourhood Area with respect to the consistency with the relevant approved Design Guideline for that Neighbourhood.

ii Buildings in the Village Activity Area where there is already an approved Neighbourhood Development Plan

12.X.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Prohibited or Non-Complying Activities** and they comply with all the relevant **Zone Standards**:

i Buildings that do not comply with the Structure Plan for the zone (refer Figure 1 – Structure Plan)

ii Alteration or extension of any building within the Village or Residential Neighbourhood Area that is not in accordance with an approved Neighbourhood Development Plan for that Neighbourhood Area.

iii Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

ARROWTOWN SOUTH SPECIAL ZONE

12.X.3.4 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Airports**

Any activity which is not listed as a **Prohibited activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

12.X.3.5 Prohibited Activities

The following shall be **Prohibited Activities**:

- i. Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade License under the Health Act 1956.
- ii. It is a prohibited activity to plant the following trees:
 - Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvstris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties

12.X.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- i. All applications for **Controlled** Activities.
- ii. Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - Access
 - Outdoor Living Space
 - Design Guideline(s)
 - Open Space Management Plan
 - Neighbourhood Development Plan(s)

12.X.5 Standards

12.X.5.1 Site Standards

i **Design Guideline(s)**

Prior to any subdivision, development or consideration of any Neighbourhood Development Plans a Design Guideline or Design Guidelines for particular neighbourhoods shall be submitted with respect to:

- a. building design, including colours, materials
- b. fenestration
- c. building location and setbacks
- d. roof pitch
- e. relationship to and recognition of any adjoining or nearby part of the Open Space Neighbourhood
- f. The identification of view shafts – where relevant

ARROWTOWN SOUTH SPECIAL ZONE

- g. Within Neighbourhood 13 – the method of ensuring that building design integrates with the landform so as to minimise the extent and scale of earthworks

ii Open Space Management Plan

Prior to any subdivision, development or consideration of any Neighbourhood Development Plans an Open Space Management Plan shall be submitted with respect to:

- a. Location and design of walkway(s)
- b. Revegetation of the McDonnell escarpment
- c. Provision of playground(s)
- d. Land re-contouring and earthworks
- e. Stormwater collection and treatment
- f. Appropriate boundary treatment with other zones

iii Neighbourhood Development Plan – Residential Neighbourhood Area

Prior to any subdivision or development of any Residential Neighbourhood Area a Neighbourhood Development Plan shall be submitted, with respect to:

- a. Street layout and connectivity
- b. Indicative subdivision design and lot configuration and allotment sizes
- c. Pedestrian links through the Neighbourhood Area to connect with adjoining pedestrian connections outside of the zone, the Open Space Neighbourhood area, or other Residential Neighbourhoods
- d. Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
- e. The relationship and preservation of public use of, and access to, public open spaces
- f. The maintenance and/ or provision of view shafts
- g. The Design Guidelines approved for the zone that will apply to all buildings erected within the area subject to the Neighbourhood Development Plan

- h. Landscape treatment, including (but not limited to) fencing, planting, paving and retaining walls
- i. The typical site layout, including the placement of buildings and their orientation to solar access, the street, open spaces, and adjoining sites and the placement or position of private open spaces and driveways

iv Neighbourhood Development Plan – Village Neighbourhood Area

Prior to any subdivision or development of the Village Neighbourhood Area a Neighbourhood Development Plan shall be submitted, with respect to:

- a. Street layout and connectivity
- b. Indicative subdivision design and lot configuration and allotment sizes
- c. Pedestrian links through the Neighbourhood Area to connect with adjoining pedestrian connections outside of the zone, the Open Space Neighbourhood area, or other Residential Neighbourhoods
- d. Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
- e. The relationship and preservation of public use of and access to public open spaces
- f. The maintenance and/ or provision of view shafts
- g. The Design Guidelines approved for the zone that will apply to all buildings erected within the area subject to the Neighbourhood Development Plan
- h. Site layout
- i. Location of parking and loading
- j. Adaptive re-use of existing character buildings
- k. Configuration of buildings and relationship to adjoining spaces
- l. The design of the central plaza
- m. Provision of signage

ARROWTOWN SOUTH SPECIAL ZONE



- n. Proposed setbacks from roads and internal boundaries (if any)
- o. Provision, location and orientation of open space (private and communal/ public)

v Structure Plan

The siting of buildings and activities within the Zone must be in conformity with the Neighbourhood Areas of the relevant **Structure Plan** as set out below and in Figure 1 to this Rule

- a. Residential Neighbourhood Area (R) – the use of this area is restricted to Residential Activities and non residential activities that comply with the site standards
- b. Village Neighbourhood Area (V) – the use of this area is restricted to:
 - Visitor Accommodation
 - Cafes
 - Cultural and community facilities and
 - Office and administration activities
 - Small-scale retail/ commercial activities
 - Health activities
 - Education/ childcare activities
- c. Open Space (OS) – the use of this area is restricted to outdoor recreation activities and open space, and structures ancillary to outdoor recreation.

vi. Setback from Internal Boundaries – Residential Neighbourhood Areas

- a. Unless otherwise approved through an earlier approval for a Neighbourhood Development Plan, and except as

provided for below, the minimum setback from internal boundaries for any building shall be:

Front Site

one setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

- b. Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- c. Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - (i) eaves up to 0.6m into the setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only



ARROWTOWN SOUTH SPECIAL ZONE

- one chimney is permitted on each setback of each building; and
- (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
- d. No setback is required from an internal boundary where buildings share a common wall on that boundary.

vii Outdoor Living Space – Residential Neighbourhoods

The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site shall be:

36m² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level.

The outdoor living space shall be readily accessible from a living area.

No outdoor living space shall be occupied by any building, other than an outdoor swimming pool, accessory building of less than 8m² gross floor area, driveway or parking space.

viii Continuous Building Length – Residential Neighbourhoods

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16 m; either:

- a. The entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary;

or

- b. That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

ix External Appearance of Buildings

All metal cladding, roofing or fences shall be painted or otherwise coated with a non-reflective finish. Reflectivity values of all finished surfaces shall be no more than 36%.

x Sites that adjoin Centennial Avenue and McDonnell Road – Residential Neighbourhood Areas

- a. On any site that has frontage to McDonnell Road, there shall be no garages, carports or accessory buildings located between the road boundary and the dwelling. There shall be at least one area of glazing from a living room of at least 2 m² facing the street.
- b. On any site that has frontage to Centennial Avenue, there shall be no garages, carports or accessory buildings located between the road and the dwelling. There shall be at least one area of glazing from a living room of at least 2 m² facing the street.

xi Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

ARROWTOWN SOUTH SPECIAL ZONE

1. Earthworks

- a. The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- b. The maximum area of bare soil exposed from any earthworks where the average cut depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- c. Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- d. No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of Cut and Fill and Slope

- a. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- b. The maximum height of any cut shall not exceed 2.4 metres.

- c. The maximum height of any fill shall not exceed 2 metres.

3. Environmental Protection Measures

- a. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- b. Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- c. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological Sites and Sites of Cultural Heritage

- a. The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological

ARROWTOWN SOUTH SPECIAL ZONE



sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- b. The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

xii **Nature and Scale of Activities – Residential Neighbourhood Areas**

- a. No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity on the site.
- b. No more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities.

xiii **Hours of Operation**

- a. Within any Residential Neighbourhood Area the hours of operation of any non-residential activity shall be limited to 0900 – 1800.
- b. Within the Village Neighbourhood Area the hours of operation shall be limited to 0730 – 2000, except for visitor accommodation.

12.X.5.2 **Zone Standards**

i **Design Guidelines and Open Space Management Plan**

Prior to any subdivision or development of the land within the zone the following documents shall be prepared, submitted to and

approved by the Council:

- A Design Guideline (or Guidelines) for the Zone with particular reference to the different Neighbourhood Areas within the Zone.
- An Open Space Management Plan for the Open Space Neighbourhood area.

ii **McDonnell Escarpment – Walkway Formation**

A walkway connection shall be formed and completed, in accordance with the Open Space Management Plan as indicated in the Structure Plan prior to the construction of the 50th house within the Zone.

iii **McDonnell Escarpment – Re-vegetation**

Revegetation of the McDonnell escarpment shall be completed prior to the construction of the 150th house within the Zone. The extent of revegetation shall be in accordance with the approved Open Space Management Plan.

iv **Neighbourhood Development Plan**

No subdivision or development shall take place within an individual Residential (R) Neighbourhood Area shown on the Arrowsouth Structure Plan unless a Neighbourhood Development Plan has been lodged with and approved by the Council pursuant to Rule 12.X.3.3 (i) or 12.X.3.3 (ii) with respect to that particular Neighbourhood area.

No subdivision or development shall take place within any Residential (R) Neighbourhood Area which does not comply with a Neighbourhood Development Plan in respect of that area approved by the Council pursuant to the preceding rule.

No subdivision or development shall take place within the Village (V) Neighbourhood Area shown on the Arrowsouth Structure



ARROWTOWN SOUTH SPECIAL ZONE

Plan unless a Neighbourhood Development Plan has been lodged with and approved by the Council pursuant to Rule 12.X.3.3 (iii) with respect of all of that (V) area.

No subdivision or development shall take place within the Village (V) Neighbourhood Area which does not comply with a Neighbourhood Development Plan in respect of that area approved by the Council pursuant to the preceding rule.

v Commercial Activity

The net floor area of any commercial or retail activity within the Village Neighbourhood Area shall not exceed 200m², except for visitor accommodation.

vi Fencing

No fences, walls or similar features that have the effect of a fence shall be erected within 10m of either McDonnell Road or Centennial Road.

vii Setback from Roads – Residential Neighbourhood Areas

- The Minimum setback from roads shall be:
- Centennial Avenue: 10m
- McDonnell Road: 10m
- All other roads: 4.5m

Where any site has dual frontage to McDonnell Road/ Centennial Avenue and an internal road within the zone, the setback from the internal road may be reduced to 2.0m

viii Building Height

Building height within particular neighbourhoods shall be in accordance with the following table

Neighbourhood	Building Height (m)
R1	6
R2	6
R3	6
R4	7
R5	6
R6	7
R7	7
R8	6
R9	7
R10	7
R11	6
R12	7
R13	4.5 and single level
R14	6
R15	7
R16	6
R17	7
Village	7

ix Building Coverage

The maximum building coverage for all activities on any site shall be:

- 35% in the Residential Neighbourhood Areas;
- 45% in the Village Neighbourhood Area

x Landscaping

Sites with frontage to McDonnell Road or Centennial Avenue shall be landscaped, irrigated (where necessary) and such landscaping maintained in accordance with the approved Neighbourhood Development Plan for that particular Neighbourhood area

xi Density

ARROWTOWN SOUTH SPECIAL ZONE

There shall be no more than one residential unit per site, and within the particular neighbourhoods the number of residential units shall be defined by the following table.

Neighbourhood Area	Number of Residential Units
1	13
2	8
3	18
4	12
5	7
6	18
7	13
8	18
9	5
10	11
11	24
12	12
13	11
14	11
15	12
16	4
17	17

(note: this table includes residential units existing at September 2009)

xii Noise

- a. Non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this Zone:
- | | | |
|------------|-------------------|--------------------------|
| Daytime | 0800 - 2000 hours | 50dBA L10 |
| Night time | 2000 - 0800 hours | 40dBA L10 and Lmax 70dBA |

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

- b. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.

xiii Glare

- a. All fixed exterior lighting shall be directed away from the adjacent sites and roads; and
- b. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.

xiv Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

xv Access

- a. Each residential unit shall have legal access to a formed road.
- b. There shall be no access directly on to Centennial Avenue (ie. access shall be from an internal road), except for those sites that contain dwellings at the dated of notification of this plan change
- c. There shall be no access directly on to McDonnell Road (ie. access shall be from an internal road), except for a maximum of 5 crossing points in Neighbourhood 5, and 4 crossing points in Neighbourhood 8

ARROWTOWN SOUTH SPECIAL ZONE



12.X.6 Assessment Matters

12.X.6.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfill its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 12.X.6.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the *Controlled Activity* when considering the imposition of conditions on any consent to the discretionary activity.

12.X.6.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled Activity – Buildings in the Village Neighbourhood Area

- (a) The extent to which an historic building design theme is to be followed, in keeping with buildings already established within the Village.
- (b) The extent to which external above ground building cladding and roofing materials are predominantly local stone, plaster rendered for a stone-like appearance, timber weatherboards, and slate or corrugated iron roofs.
- (c) The extent to which predominant colours are to be creams, greys and earth tones and a variety of trim colours may be considered.
- (d) Consistency with the relevant Design Guideline
- (e) Design awareness that the Village will be often viewed from the hillside above, so that roof design forms an important element.

ii Controlled Activity – Buildings in the Residential Neighbourhood Area

- (a) A traditional peak roof form of slate, shingles or coloursteel.
- (b) Predominant colours of grey and earth tones.
- (c) External above ground cladding is predominantly dry stack stone, plaster, natural timber, and/or weatherboards.
- (d) Consistency with the relevant Design Guidelines



ARROWTOWN SOUTH SPECIAL ZONE

iii **Restricted Discretionary Activity - Neighbourhood Development Plan**

- (a) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
- (b) The ability to provide adequate opportunities for garden and tree planting around buildings.
- (c) Pedestrian safety.
- (d) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within each Residential (R) Neighbourhood Area.
- (e) The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open Space (OS) Neighbourhood Areas.
- (f) The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.
- (g) The extent to which 'green engineering' solutions can be applied to stormwater runoff.
- (h) The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.
- (i) The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.
- (j) The extent to which the subdivision and development design is consistent with the topography of the particular Residential (R) Activity Area.
- (k) The methods used to manage the boundary between the Neighbourhood Area and the surrounding Open Space (OS) Neighbourhood.
- (l) The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.

- (m) The extent to which the subdivision layout provides for areas of open space for use by the local community, particularly families and children.
- (n) The extent to which the Design Guidelines proposed to apply to buildings will achieve the policies of the Zone.
- (o) The extent to which the Design Guidelines proposed to apply to buildings will achieve an integrated character and/or design theme for the area subject to the Outline Development Plan.

iv **Restricted Discretionary Activity – Open Space Management Plan**

- (a) A mixture of deciduous and evergreen planting to achieve a corresponding mixture of different areas within the Open Space Neighbourhood area
- (b) The steep nature of part of the Open Space area, so that on-going management and maintenance can be realistically achieved
- (c) Provision of a walkway, capable of being used for mountain biking and pedestrian use.
- (d) Ensuring the walkway is designed and located so that it does not result in a scar along the escarpment, while also taking into account the mitigation that can occur through planting, while also ensuring that there is a balance between protecting the privacy of landowners above the walkway while still achieving high quality panoramic views
- (e) The provision of playground spaces on reasonably flat grassed areas, consistent with Council standards
- (f) The extent to which the plan is consistent with the repainting recommendations within the ecological report accompanying the plan change

v **Restricted Discretionary Activity – Design Guidelines**

- (a) The provision of predominantly peak roof building form

ARROWTOWN SOUTH SPECIAL ZONE



- (b) Colours of buildings limited to a range of predominantly earth tones – such as greens, greys and browns
- (c) The use of detailed design elements that have an historical association
- (d) Building styles that are evocative of a mountain region, with a particular acknowledgement of the local context
- (e) Building forms and the arrangement of buildings on sites that indicate an awareness and acknowledgement that this land forms part of a village structure

vi Discretionary Activity – Structure Plan

- (a) The extent to which the siting of the building is inconsistent with the Structure Plan and the impact it would have on the open and rural character.
- (b) The effect the siting of the building would have on the consistent design theme and visual amenity of the Zone both from within and outside the Zone boundaries.

vii Zone Standard – Access

- (a) The extent to which alternative formed access can be assured to the activity in the long-term.
- (b) The extent to which the level and nature of the use will make it unlikely that access by way of a formed road will ever be necessary.

viii Site Standard - Setback from Internal Boundaries

- (a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- (b) Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from

adjoining sites and buildings, which is out of character with the local environment.

- (c) Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to and extent which is inconsistent with the suburban living environment.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping around buildings.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- (h) The ability to mitigate adverse effects of the proposal on adjoining sites.

ix Site Standard – Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.



ARROWTOWN SOUTH SPECIAL ZONE



- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site.

x Site standard – Continuous Building Length

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.
- (b) The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site.
- (c) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

xi Site Standard – Sites that adjoin Centennial Avenue and McDonnell Road

- a. The extent to which the design of the dwelling relates to the adjoining road (Centennial Avenue or McDonnell Road).
- b. Whether and the extent to which the alternative design still achieves a consistent streetscape.
- c. The layout of the remainder of the site and in particular the location of any garages or accessory buildings.

- d. The scale and dimensions of the primary open space for the site, and whether that open space is located within the road yard area.

xii Site Standard – Earthworks

1. Environmental Protection Measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;



ARROWTOWN SOUTH SPECIAL ZONE



- the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites
 - (b) Whether the earthworks will take into account the sensitivity of the landscape.
 - (c) The potential for cumulative effects on the natural form of existing landscapes.
 - (d) The proposed rehabilitation of the site.
3. Effects on adjacent sites
- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
 - (c) Whether cut, fill and retaining are done in accordance with engineering standards.
4. General amenity values
- (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
 - (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
 - (c) Whether natural ground levels will be altered.
5. Impacts on sites of cultural heritage value
- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
 - (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.
- xiii Site Standard - Nature and Scale of Activities**
- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
 - (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
 - (c) The extent to which the activity will result in the loss of residential activity on the site.
 - (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
 - (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.



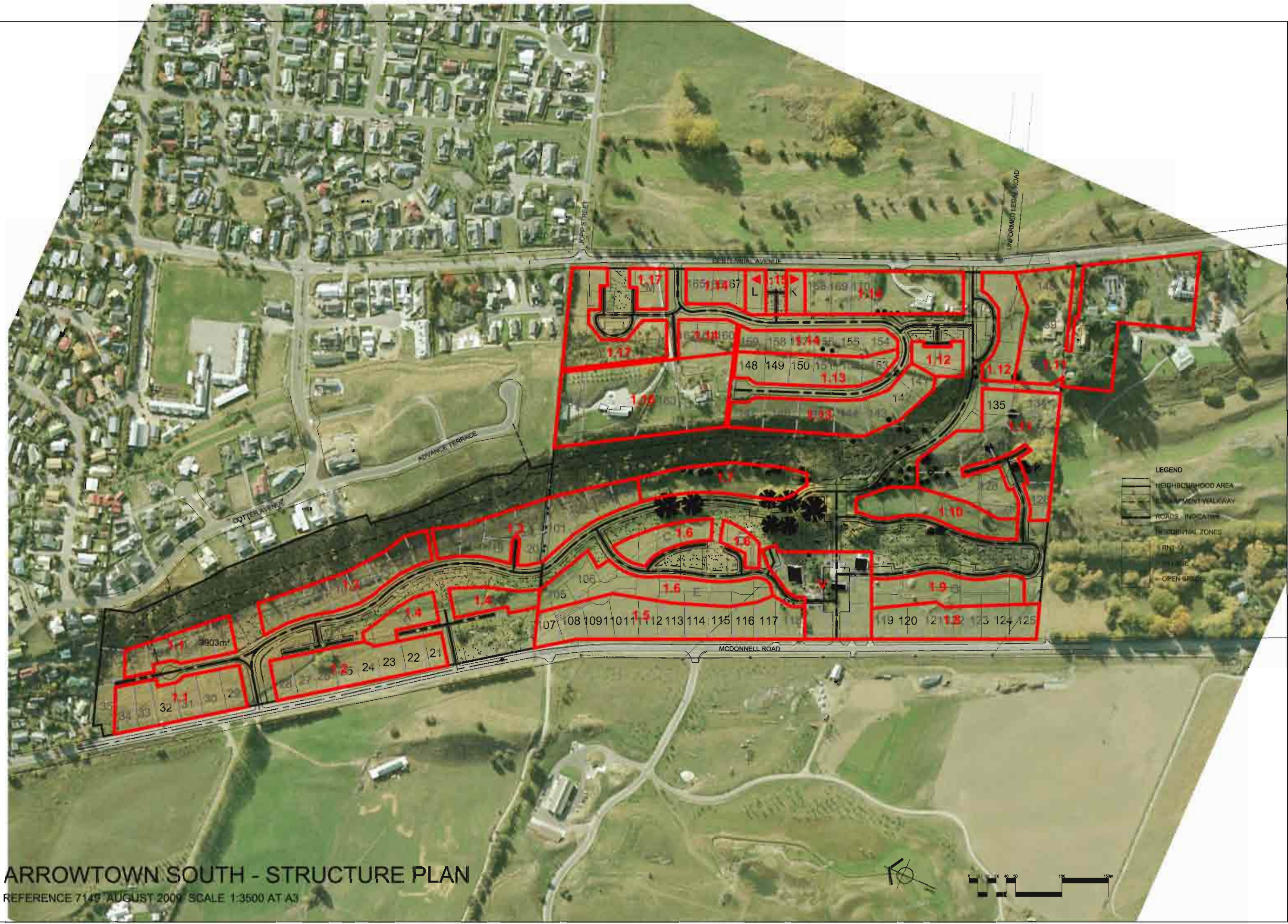
ARROWTOWN SOUTH SPECIAL ZONE

- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

ARROWTOWN SOUTH SPECIAL ZONE

Add a new section to the Lot Size table under rule 15.2.6.3i(a) in the Subdivision Chapter of the Plan as follows:

Zone	Minimum Lot Area
Arrowtown South Special Zone	Neighbourhood R1, 750m ²
	Neighbourhood R2, 850m ²
	Neighbourhood R3, 750m ²
	Neighbourhood R4, 450m ²
	Neighbourhood R5, 950m ²
	Neighbourhood R6, 450m ²
	Neighbourhood R7 450m ²
	Neighbourhood R8, 920m ²
	Neighbourhood R9, 450m ²
	Neighbourhood R10, 450m ²
	Neighbourhood R11, 950m ²
	Neighbourhood R12, 450m ²
	Neighbourhood R13, 850m ²
	Neighbourhood R14, 675m ²
	Neighbourhood R15, 450m ²
	Neighbourhood R16, 600m ²
	Neighbourhood R17, 450m ²
Neighbourhood Village, No minimum	



LEGEND

- NEIGHBOURHOOD AREA
- ESTABLISHED WALKWAY
- ROADS - INDICATED
- RESIDENTIAL ZONES
- ZONE 1.1
- ZONE 1.2
- ZONE 1.3
- ZONE 1.4
- ZONE 1.5
- ZONE 1.6
- ZONE 1.7
- ZONE 1.8
- ZONE 1.9
- ZONE 1.10
- ZONE 1.11
- ZONE 1.12
- ZONE 1.13
- ZONE 1.14
- ZONE 1.15
- ZONE 1.16
- ZONE 1.17
- ZONE 1.18
- ZONE 1.19
- ZONE 1.20
- ZONE 1.21
- ZONE 1.22
- ZONE 1.23
- ZONE 1.24
- ZONE 1.25
- OPEN SPACE

ARROWTOWN SOUTH - STRUCTURE PLAN
 REFERENCE 7149 AUGUST 2009 SCALE 1:3500 AT A3

