

Land Being Reviewed
Quail Rise
Key Purpose of the Zone
Provides for low density living in a sustainable manner that enhances amenity and rural character.
Key known resource management issues (these can come from the ODP provisions, monitoring, etc)
<p>The Quail Rise Special Zone chapter sets out the following resource management issues:</p> <ul style="list-style-type: none"> • Scenic Values – high quality environment with significant scenic values and wide open spaces. Ferry Hill forms the immediate backdrop with the Zone surrounded by the Wakatipu Basin. • Provision of essential services – Provision of infrastructure important for ensuring protection of groundwater quality. • Traffic Safety and Access – Protection of the District’s road network from activities that reduce safety and efficiency • Visual Amenity – Development must take into account conflict with potential nearby activities (productive use of adjoining rural land, protecting visual amenity of the environment).
Opportunities / Constraints
<p>Opportunities</p> <ul style="list-style-type: none"> • A PDP residential zone could be applied to the land instead of a special zone. <p>Constraints</p> <ul style="list-style-type: none"> • The Zone has largely been developed and so there are limited opportunities for further development of the Zone beyond intensification, infill or redevelopment. • The Zone is located in close proximity to the Ferry Hill Outstanding Natural Landscape and the Shotover River ONF
Any key Spatial Plan implementation considerations
Quail Rise is partially located within the Five Mile Urban Corridor which is a Priority Development Area in the Spatial Plan. The Spatial Plan seeks to increase density in appropriate locations such as the Five Mile Corridor. However, as noted above, the Zone has largely been developed and is unlikely to result in a significant number of new dwellings.

The Spatial Plan notes that there are planned infrastructure upgrades in and around the Quail Rise Zone, including the Quail Rise reservoir which has recently been constructed.

Any notable district-wide overlays within the Zone (e.g., sites and areas of significance, heritage, protected trees, landscape etc)

As noted above, the Zone is located in close proximity to Outstanding Natural Landscapes and Features (Ferry Hill and the Shotover River). There are no other district-wide overlays present within the Zone.

Any relevant archaeological assessments, or cultural impact assessments

The Assessment of Environmental Effects submitted with Plan Change 37 did not include an archaeological or cultural impact assessment.

However, the Section 32 report for the Quail Rise Zone Private Plan Change (dated 2 October 2001) states that consultation with Te Runanga o Ngai Tahu and Kai Tahu ki Otago did not reveal any features of cultural significance on the site of the proposed Quail Rise Special Zone.