

Land Being Reviewed

Arrowtown South

Key Purpose within the ODP

- To provide for a range of residential and rural living activities in a way and at a rate that ensures a comprehensive and sustainable pattern of development is achieved.
- Comprised of two distinct areas due to the Urban Growth Boundary (UGB) cutting across this zone This was determined through PC29. The Zone itself was created through the later PC39.
- The area within the UGB is a low-density housing area which is approximately 1.5 hectares. This was consented under RM161093 for 20 residential lots – all have now been developed.
- Other area comprises of 7 Rural Living Activity Areas – building platforms. The area surrounding these Rural Living Activity Areas is Private Open Space, which does contain some native vegetation along the steep escarpment.

Key known resource management matters

- i. Retention and enhancement of the visual amenity qualities of the Zone.**
- ii. A high quality urban environment that reflects the key characteristics of Arrowtown and protects recognised landscape features.**
- iii. An integrated and well connected neighbourhood with good pedestrian connections and walk-ability.**
 - There is a walkway which provides connectivity to the urban Centre of Arrowtown.
- iv. Enhancement of Ecological Values**
- v. Heritage Values**

Opportunities / Constraints

Opportunities

- To continue to protect and enhance the natural and ecological values associated with the escarpment and watercourses that traverse the Zone. We have found that this has been a success story to date and has provided amenity to the zone including the walkway adjacent to the wetland and board walk that connects to Centennial Avenue.

Constraints

- Half of the zone lies outside of the UGB.
- Trying to maintain the character of the wider Arrowtown area.

Any notable overlays sites and areas of significance to iwi – i.e. heritage, protected trees, Wāhi Tūpuna, Landscapes (ONF/L)

Heritage

There are three items of heritage within District Plan:

~ The Muter Homestead (McDonnell Road frontage) - This has been consented to be a wedding venue recently.

~ The Doctors Homestead (Centennial Avenue frontage)

~ A Wellingtonia tree (Centennial Avenue frontage)

These items are not registered by the New Zealand Historic Places Trust, but are identified as part of the Council's heritage register and are listed within the heritage chapter of the PDP.

Landscape

- No landscape overlays across this zone.

Any significant cultural/heritage impact assessments?

- Consultation with Kai Tahu ki Otago for PC39 found that this land does not contain any items of significance to local iwi, nor was the land historically used by iwi.

Ecological

For PC39 Natural Solutions for Nature Ltd undertook an Assessment of the land. It was found the land contains very little native vegetation and no habitats of significance.

- The stream across the zone is ephemeral. Meaning that it is not always visible and flows depending on weather conditions.
- In line with the suggestions from the ecological assessment riparian native planting has been undertaken here too as part of stormwater treatment which has formed a man-made wetland.

Conclusion

S35 Monitoring has found that the zone has generally been undertaken in accordance with the current structure plan and that the threshold for development under the current planning provisions has been met.