

Land Being Reviewed
Meadow Park
Key Purpose of the Zone
To provide a strong western urban edge and entrance to Arrowtown including low and medium density housing whilst protecting and enhancing scenic and natural values and enabling the development of recreational facilities.
Key known resource management issues
<p>i. Reverse Sensitivity / Interface Effects Adjoining the northern boundary of the Meadow Park is the Arrowtown Industrial Area. Residential activities right to the boundary of the zone have the potential to create adverse interface effects between these two incompatible activities.</p> <p>ii. Provision of Essential Services Development will result in a considerable number of persons residing within the Zone, either as visitors or permanent residents. The provision of adequate sewage disposal, water supply and refuse disposal services is critical in terms of ensuring the protection of ground water quality and subsequent health risks.</p>
Opportunities / Constraints
<p>Opportunities</p> <ul style="list-style-type: none"> - Potential for these open spaces to be rezoned open recreational in the PDP. <p>Constraints</p> <ul style="list-style-type: none"> - The Zone contains an ONF – Feehly Hill which also has public walking track. Access, amenity and ecological values of this ONF need to be preserved. - There are currently strict setback provisions to preserve the open spaces along Malaghans Road. 100m Set back rule in place. - The adjacent industrial zoning may lead to reserve sensitivity issues if there is increased housing intensification. - There are natural hazards from existing natural landslips/alluvial fan to the eastern edge of site. - Needs to have regard to air quality. - It is within the Lake Hayes catchment – so stormwater from this development has the capacity to enter Lake Hayes. - Reverse sensitivity issues may arise from the adjacent Arrowtown Industrial Area to the north of the zone.

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

- Feehly Hill ONF is located within the Zone. Feehly Hill which also has public walking track which leads to Arrowtown. It has been identified that access, amenity and ecological values of this ONF need to be preserved. Other half of this ONF is owned by DOC.
- There are no protected trees or heritage features within this zone.