

Meadow Park Special Zone



The Meadow Park Zone is situated in Arrowtown on either side of Manse Road where it meets Malaghans Road.



Mayor Vanessa van Uden and Councillor Leigh Overton
(Chair of the Strategy Committee)

“A hotel built on the slopes of Cecil Peak?
A casino on Mount Iron?

Not every idea for development is a good one. That's why we have a District Plan. The District Plan helps us manage economic growth and development in a sensible way so that the unique nature and scenic values of the district are retained and protected and development happens in the places that are most appropriate.

This is your chance to help us improve the existing plan, so get involved and have your say.”

Meadow Park Special Zone Issues and Options

The Meadow Park Special Zone sets out the objectives, policies and rules that manage new development in the area of land located on the corner of Manse and Malaghans Road, Arrowtown.

We're currently reviewing the District Plan and looking at what works well and what needs to be changed. Monitoring of the existing Meadow Park Special Zone provisions and feedback from applicants has helped us identify some areas we think can be improved.

We'd like to hear your opinions on these.

You can see the full monitoring report at www.qldc.govt.nz/monitoring.

The current situation

The rules vary depending on which activity area a site is located in. Here's an overview of the existing rules:

New buildings

Currently all new buildings require consent from the Council before they can be built.

Visitor Accommodation

Any person seeking to use a house or construct a new building for visitor accommodation requires consent from the Council.

Non-residential activities

Currently non-residential activities such as licensed premises, day care facilities, commercial recreation activities and industrial and service activities all require consent from the Council before they can be established.

Setback from Malaghans Road

Currently on the western side of Manse Road, there is a 160m setback from Malaghans Road, and on the eastern side, a 100m setback.

Density of development

A maximum of 100 houses are provided for in the Residential West (Res(W)) activity area. However the land was subdivided in a way that only 51 residential units have been created in Res W.

You can view all the rules online at www.qldc.govt.nz/district_plan

Proposed changes

Monitoring of the Meadow Park zone revealed a number of issues that can be addressed through the District Plan Review.



The proposed changes include:

1. Amendments to the Structure Plan boundaries to reflect consented development.
2. Addition of rules preventing the planting of trees with wilding potential.
3. Removal of the requirement that the Wakatipu Environment Society provide an 'affected party approval' in certain circumstances, as the Society is no longer active.
4. Consider reducing the 160m setback requirement for the western side of Malaghans Road to 100m to ensure consistency with the eastern side and to make better use of the scarce land available for housing in Arrowtown.
5. Tweak the objectives and policies to ensure they are clear and effective.
6. Move the Meadow Park Special Zone to the 'Residential' chapter of the plan, to reflect the residential nature of the area.

What do you think?

- Are there any other issues we should consider?
- Should any other activities be provided for in this area?
- Should the requirement for a 'controlled activity' resource consent for every new house be removed?
- Should the distance that buildings are set back from Malaghans Road be consistently 100m?
- Should any other changes be made to the activity area boundaries of the Structure Plan?



Please email services@qldc.govt.nz

Or send your comments to: Policy & Planning, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348

Comments should be received by 25 May 2012 although feedback on these issues will be welcome at any time during the review process.

For more information or to comment online visit www.qldc.govt.nz/district_plan_review

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