

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.

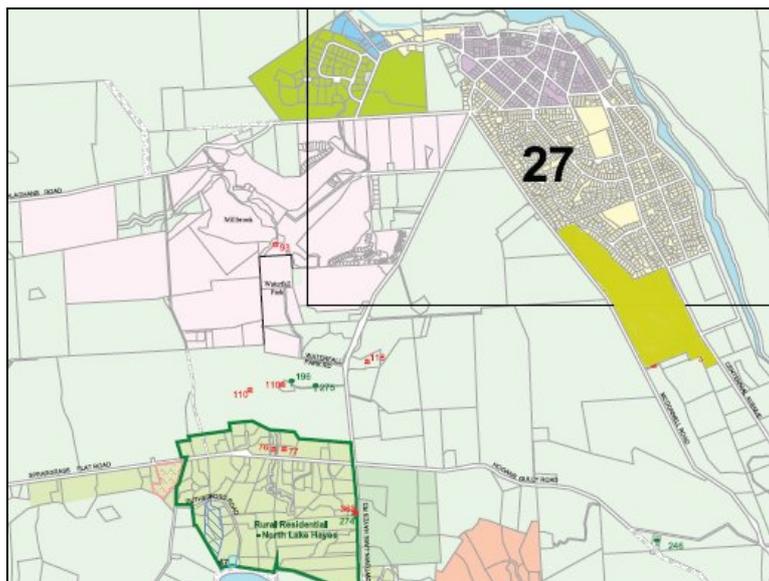


Figure 1.1 Location Plan

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).