

## 12.16 Meadow Park Zone

### 12.16.1 Resources, Activities and Values

Meadow Park is a mixed use zone located on the corner of Manse and Malaghan Roads, Arrowtown. The location of Meadow Park provides the Council with a significant opportunity to develop a strong western urban edge and entrance to Arrowtown, while enabling:

- Ready access to Arrowtown, Millbrook Resort and other public open spaces;
- Protection and enhancement of scenic and natural values of the area;
- A significant contribution to the housing stock of Arrowtown;
- The development of recreational facilities.

### 12.16.2 Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

- |                                   |                   |
|-----------------------------------|-------------------|
| (i) Natural Environment           | <b>Part 4.1</b>   |
| (ii) Landscape and Visual Amenity | <b>Part 4.2</b>   |
| (iii) Open Space and Recreation   | <b>Part 4.4</b>   |
| (iv) Waste Management             | <b>Part 4.7</b>   |
| (v) District Wide Residential     | <b>Part 7.1.1</b> |
| (vi) Subdivision                  | <b>Part 15</b>    |

#### i **Comprehensive and integrated development creating a strong western edge / entrance to Arrowtown**

The development of the Meadow Park zone provides significant opportunity to integrate urban activities while creating a strong western edge/entrance to Arrowtown by:

- Maintaining a large area of open space adjoining Malaghan Road; and

- Setting residential development well back from Malaghan Road frontage; and
- Preventing new accesses onto Malaghan Road from the zone and improvement of existing accesses; and
- Requiring a comprehensive landscaping plan for a Manse Road entrance to Arrowtown; and
- Protecting views from Malaghan Road towards Outstanding Natural Landscape and Features to the East, North and West of the Zone; and
- Designing a comprehensive interface between the open space and residential activities.
- Improving public access to the summit of Feehly's Hill
- Enhancing the ecological and landscape values of Feehly's Hill

Achieving the above in a comprehensive manner is critical for the successful integration of the zone into the urban fabric of Arrowtown.

#### ii **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. It is therefore desirable to plan for this now.

One existing residential activity located on Manse Road is surrounded by the proposed development. It is desirable to retain a high level of amenity for the residents of this property by providing larger internal setbacks and detailed landscaping for any developments adjoining this property.

#### iii **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.

### 12.16.3 Objectives and Policies

In addition to Part 7.1.2 District Residential Objectives and Policies the following objectives are sought for the zone:

#### **Objective 1:**

**Comprehensively designed and integrated development that:**

- (a) **enhances the western entrance to Arrowtown; and**
- (b) **becomes an integral part of Arrowtown's urban fabric;**

**whilst having regard to:**

- **Surrounding landscape values including the landscape values of Feehly's Hill;**
- **Arrowtown heritage resources and character;**
- **Indigenous ecology of surrounding mountains and Feehly's Hill;**
- **Air quality.**

#### **Policies**

1 *To ensure that development of the zone is comprehensively designed and integrated through the adoption of a structure plan which in conjunction with zone rules:*

- *Enables limited and geographically contained residential development; and*
- *Retains significant open space adjoining Malaghan Road; and*
- *Prohibits additional accesses onto Malaghans Road; and*
- *Improved amenity of existing access onto Malaghan Road; and*
- *Retains control over the interface between residential activities and open space through Designed Urban Edge; and*

- *Retains the openness and restores the ecology of the upper slopes of the zone (which is recognised as forming part of the wider Outstanding Natural Landscape); and*
- *Adequately deals with reverse sensitivity issues between existing residential and industrial activities.*

- 2 *To discourage development inconsistent with the structure plan for the zone.*
- 3 *To retain control over the external appearance, design and colour of all buildings within the Meadow Park zone.*
- 4 *To recognise the sensitivity of the zone on the eastern side of Manse Road and avoid any development that compromises the foreground to Feehly's Hill or the entrance to Arrowtown.*

#### **Implementation Methods**

The objectives and associated policies will be implemented through a number of methods including:

##### **i District Plan**

- (a) The inclusion of a structure plan in the District Plan specifying specific activity areas for protection, enhancement and development.
- (b) The adoption of zone specific rules relating to the structure plan activity areas.
- (c) The adoption zone specific rules.
- (d) Through Rules in the Plan, to ensure the provision of public access to the summit of Feehly's Hill, ecological enhancement of Feehly's Hill.

##### **ii Other Methods**

## **Explanation and Principal Reasons for Adoption**

Meadow Park is ideally located to form part of the Arrowtown urban area. The adoption of the above objectives and policies recognise the sensitivity of the site, the importance of retaining open space along Malaghan Road, the maintenance of adjoining ecological systems and the creation of a design urban edge to Arrowtown. All of these factors, considered at a comprehensive level, are critical to the successful integration of development within the site, the adjoining environment and to the urban fabric of Arrowtown.

### **12.16.4 Environmental Results Anticipated**

- An extension to the urban fabric of Arrowtown;
- The development of limited residential activities within a geographically confined area within the zone.
- Retainment of open space adjoining Malaghan Road.
- An appropriately designed urban edge between open space and urban activities.
- Retainment of the openness and ecology of the upper slopes of the zone.
- Mitigation of reverse sensitivity issues.
- Improvement of public access to Feehly's Hill.
- Enhancement of ecological values of Feehly's Hill.