

## X Plan Change 29 – Arrowtown Boundary

### Proposed changes

The changes recommended to the notified version of this Plan Change are as follows. Additions are underlined and deletions are shown as ~~strike through~~.

1. **Add a new policies to 4.9.3 Objectives and Policies under the new Objective 7 (see Plan Change 30 – Urban Boundary Framework) as follows:**

## 4 District Wide Issues

### 4.9 Urban Growth

#### 4.9.3 Objectives and Policies

##### Objective 7 Sustainable Management of Development

*The scale and distribution of urban growth is effectively managed to ensure a sustainable pattern of development is achieved.*

##### Policies

Arrowtown:

7.12 To limit the growth of Arrowtown so that:

- 7.12.1 Adverse effects of development outside the Arrowtown Urban Growth Boundary are avoided. the scale of the urban area

~~remains compact and promotes active modes of transport (walking & cycling).~~

7.12.2 the character and identity of the settlement, and its setting within the landscape is preserved or enhanced.

~~7.12.3 cumulative effects of new development can be assessed.~~

7.13 To ensure that the ~~expansion development within of the urban area within~~ the Arrowtown Urban Growth Boundary provides:

7.13.1 an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2006.

7.13.2 a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown.

~~7.13.3 a high level of connectivity with the existing urban area, with a priority given to achieving safe and convenient access to community facilities.~~

~~7.13.4~~ 7.13.3 for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource.

~~7.13.5 for residential development on Lot 29 DP 369201 at McDonnell Road, whilst recognising a Building Restriction Area seeks to:~~

(i) ~~maintain the open undeveloped aspect of the face of the escarpment (that generally extends above the 400m contour line up to the rear of the sections fronting Cotter Avenue/Advance Terrace); and~~

(ii) ~~incorporate the area containing the rock outcrop adjacent to McDonnell Rd in the southern corner as part of the landscaped gateway to the urban area.~~

~~7.13.6 for a mix of uses (residential and community facilities/open space) on Lot 2 DP 300390 at Jepp Street, with setbacks to avoid buildings and structures from encroaching on the river embankment along the eastern boundary.~~

~~7.14 To recognise the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural General land.~~

#### Explanation and Principal Reasons for Adoption

##### Arrowtown:

The Arrowtown Boundary has been defined to manage the scale and location of urban growth in and around the settlement, and to assist in giving effect to the Arrowtown Plan 2003. This recognises the need to efficiently utilise existing development capacity, ~~whilst enabling only very modest growth~~ to provide for identified local needs. ~~It prioritises opportunities to utilise previously developed and under-utilised land, enable efficient integration with existing infrastructure networks and connectivity with the established community. Enabling a density of development in new growth areas that is consistent with the low rise and informal structure of the town as identified in the Arrowtown Design Guidelines June 2006 will promote a form of development that is sympathetic with the aesthetics and character of the area.~~ Facilitating a designed urban edge with landscaped gateways will enhance the element of surprise when entering the town. The character and identity of Arrowtown and the surrounding landscape is important to the area's economy. It is therefore important to preserve or enhance the setting of the settlement. It is also important to recognise the significant inter-relationship between the rural reserves around the fringe of town and the urban environment, particularly the contribution that they make to the amenity value of the area and the wellbeing of locals and visitors. These measures will enable development proposals outside the boundary to be assessed for the impact that they would have on the effectiveness of the boundary and maintaining a separation of urban and rural environments.

~~2. Amend Policy 8 under 7.4.3 Objectives and Policies – Residential Arrowtown Historic Management Zone as follows:~~

## 7 Residential Areas

### 7.4 Arrowtown Residential Areas

#### 7.4.3 Objectives and Policies – Residential Arrowtown Historic Management Zone

##### Objectives:

~~Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area.~~

~~Residential development characterised by low density and low height.~~

~~Consolidation of the residential area of the town.~~

##### Policies:

~~8 To limit the expansion of the residential area outside of the identified zone boundaries to areas within the Urban Boundary for Arrowtown.~~

~~3.2. Amend District Plan Maps 26, 27 & 28 to show the Urban Boundary for Arrowtown.~~

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