

12.32 Arrowtown South Zone Rules

12.32.1 Zone Purpose

The purpose of the Zone is to enable a comprehensively planned residential living environment, that:

- clearly defines the southern edge of the township
- provides connection between Centennial Ave and McDonnell Road
- ensures protection of the escarpment and watercourse and creates a network of walking trails
- maintains a predominantly low density residential character
- provides consistent landscape treatment of open space areas

This is achieved by adopting a Structure Plan that defines three different Activity Areas with particular rules and standards.

12.32.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | | |
|-------|--|-----------------|
| (i) | Heritage Protection | - Refer Part 13 |
| (ii) | Transport | - Refer Part 14 |
| (iii) | Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) | Hazardous Substances | - Refer Part 16 |
| (v) | Utilities | - Refer Part 17 |
| (vi) | Signs | - Refer Part 18 |
| (vii) | Relocated Buildings and Temporary Activities | - Refer Part 19 |

12.32.3 Activities

12.32.3.1 Permitted Activities

- i Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

12.32.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying, Discretionary Activity** or **Limited Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i. Subdivision Including Overarching Open Space Management Plan:

Prior to any development a subdivision which includes an Overarching Open Space Management Plan in respect of:

- a. The appropriateness of the overarching vision statement for, and proposed methods to ensure, ecological restoration of all Private Open Space (POS) Activity Areas within the Arrowtown South Special Zone, including:
1. The identification of key issues and target species for weed management.
 2. The types of habitat and species envisaged to be restored.
 3. The appropriateness of the proposed rabbit control programme.
 4. Evidence of the establishment of a body corporate appropriate for governing the ongoing programmes of revegetation, rabbit control and weed and management throughout the Zone.

5. The appropriateness of a structural tree planting plan which covers Activity Areas R, RL-1, RL-3, RL-4, RL-6, RL-7, POS-E1, POS-E2, POS-E3, POS-E4, POS-E5, POS-E6 and POS-P1, POS-P2 and POS-P3
6. The location of a proposed trail as shown indicatively on the Structure Plan.

ii **Subdivision Including Private Open Space Management Plans**

Subdivision including Private Open Space Management Plans for a combination of, or an entire **Private Open Space Activity Area POS-E1, POS-E2, POS-E3, POS-E4, POS-E5, POS-E6, POS-W1, POS-W2 and POS-W3** in respect of:

- a. Consistency with the approved Overarching Open Space Management Plan (as approved under rule 12.32.3.2 (i))
- b. The protection and enhancement of visual amenity values of the adjoining Private Open Space, Residential and Rural Living Activity Areas, including through the integration of landscaping and natural character.
- c. A programme of revegetation including:
 1. Species to be planted and where
 2. Planting densities
 3. Timeframes and sequencing of works including ongoing tasks
 4. Allocation of responsibility for undertaking the work
 5. Indicative costs and budgets
- d. A programme for weed control including:
 1. Target weed species
 2. Methods of control
 3. Timeframes for work to be undertaken and regularity of ongoing weed control
 4. Allocation of responsibility for undertaking the work
 5. Indicative costs and budgets
- e. Integration of revegetation and weed management programmes with programmes approved for other Private Open Space Activity Areas and with the vision statement approved in the Overarching Open Space Management Plan.
- f. The implementation of the trail shown on the structure plan and confirmed through the Overarching Open Space

Management Plan, and provision for public access through an easement in gross.

- g. Landscaping proposed to mitigate the visual effects arising from earthworks associated with the trail shown on the Structure Plan.
- h. Consistency of format with other Private Open Space Management Plans in the zone
- i. A fencing plan for Private Open Space Watercourse areas to separate stock from the stream.
- j. The provision for the on-going protection of the features in E5 and E6
- k. Provision and retention of a viewshaft to the Muter Homestead from McDonnell Road.

iii **Subdivision Including Private Open Space Management Plans –Roadside Planting Strip**

Subdivision including Open Space Management Plan for the **Residential Activity Area – Roadside Planting Strip**, with respect to:

- a. Appropriateness of species,
- b. The location, density and consistency of planting
- c. Effectiveness in mitigating the visibility of development when viewed from sites to the south of McDonnell Road
- d. The location of driveways
- e. Controls to limit fencing

iv **Buildings – Residential and Rural Living Activity Area**

The erection or alteration of any building with respect to:

- a. External appearance of buildings
- b. Provision and location of car parking
- c. Landscaping and tree planting
- d. Access

Except where identified as a Restricted Discretionary or Discretionary Activity

v Residential Flat - Rural Living Activity Areas

vi Garages - Residential Activity Area

Garages within the minimum setback from road boundaries, in respect of:

- a. Location
- b. External appearance
- c. Height
- d. Materials
- e. Landscaping
- f. Screening
- g. Vehicle access

(Note: this rule does not apply to sites that adjoin McDonnell Road)

12.32.3.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided they are not listed as **Prohibited**, **Non-Complying** or **Discretionary Activities** and they comply with all the relevant **Zone Standards**:

i Building Platforms – Rural Living Activity Areas

Any amendment to the location or shape of any Building Platform shown on the Structure Plan. Discretion shall be limited to:

- a. Effects on the landscape and visual amenity values
- b. The effects on privacy and amenity enjoyed by neighbouring properties
- c. Effects on the safe operation of roads and accessways
- d. The degree of variation from the Structure Plan.

ii Buildings in Rural Living Activity Area RL-3

The erection or alteration of the external appearance of any building in Activity Area RL-3 with respect to:

- a. External appearance of buildings

- b. Provision and location of car parking
- c. Landscaping and tree planting
- d. Earthworks
- e. Access

iii Any activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the **Zone Standards** but does not comply with one or more of the **Site Standards** shall be a **Restricted Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

12.32.3.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Prohibited** or **Non-Complying Activities** and they comply with all the relevant **Zone Standards**:

i Buildings – Rural Living Activity Areas

The erection or alteration of any residential building in the Rural Living Activity Areas partially outside a Residential Building Platform as shown on the Structure Plan or as amended by 12.32.3.3 (i).

(Note: refer to Rule 12.32.5.2 (ix))

ii Farm Buildings – Private Open Space Activity Area – Pastoral (POS-P1)

- a. The erection or alteration of any farm building within the Private Open Space Activity Area – Pastoral (POS-P1)
- b. The alteration of any non-farming building approved under rule 12.32.3.5 (vi).

iii Visitor Accommodation - Rural Living and Residential Activity Areas

iv Commercial Activities

12.32.3.5 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

i Factory Farming

ii Forestry Activities

iii Mining Activities

iv Airports

v Buildings – Open Space Activity Area – Escarpment (POS-E1, POS-E2, POS-E3, POS-E4, POS-E5, E6) and Open Space Activity Area – Watercourse (POS-W1, POS-W2, POS-W3)

The erection or alteration of any building within the Open Space Activity Area – Escarpment and the Open Space Activity Area – Watercourse.

vi Buildings – Private Open Space Activity Area – Pastoral (POS-P1)

The erection of any non-farming building within the Private Open Space Activity Area – Pastoral 1.

vii Buildings – Residential Activity Area – Roadside Planting Strip

The erection of any building in the Residential Activity Area – Roadside Planting Strip.

viii Building Platforms – Rural Living Activity Area

- a. The creation of a new Residential Building Platform additional to those identified on the Structure Plan.
- b. Any building located entirely outside of a Residential Building Platform shown on the Structure Plan.

ix Earthworks in Activity Areas E5 and E6

- x. Any activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

12.32.3.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- i Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade License under the Health Act 1956.

ii It is a prohibited activity to plant the following trees:

- Contorta or lodgepole pine (Pinus contorta)
- Scots pine (Pinus sylvestris)
- Douglas fir (Pseudotsuga menziesii)
- European larch (Larix decidua)
- Corsican pine (Pinus nigra)
- Radiata Pine (Pinus radiata)
- Bishops pine (Pinus muricata)
- Ponderosa pine (Pinus ponderosa)
- Mountain Pine/Dwarf Mountain pine (Pinus mugo)
- Maritime pine (Pinus pinaster)
- Sycamore (Acer pseudoplatanus)

- Boxthorn (*Lycium ferocissimum*)
- Silver Birch (*Betula Pendula*)

Except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

iii. Buildings – Private Open Space Activity Area – Pastoral (POS-P2 and P3)

The erection of any building, structure or fence within the Private Open Space Activity Area – Pastoral 3, except for pest-control fencing that defines the boundary of an adjoining Activity Area.

12.32.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance the Act, unless the Council considers special circumstances exist in relation to any such application:

- i All applications for **Controlled** Activities.
- ii Applications for the exercise of the Council’s discretion in respect of the **Site** Standards:
 - Outdoor Living Space - 12.32.5.1 (iv)
 - External Appearance of Buildings - 12.32.5.1 (vi)
 - Earthworks - 12.32.5.1 (vii)

12.32.5 Standards

12.32.5.1 Site Standards

- i **Setback from Internal Boundaries – Residential Activity Area**
 - a. Front Sites
 - One setback of 4.5m and all other setbacks 2m.
 - b. Rear Sites
 - Two setbacks of 4.5m and all remaining setbacks to be 2m.
 - c. Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
 - d. Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - (i) eaves up to 0.6m into the setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and

(v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.

e. No setback is required from an internal boundary where buildings share a common wall on that boundary.

ii Setback from Internal Boundaries – Private Open Space Activity Area – Pastoral

The minimum setback from internal boundaries is 10m.

iii Setback from Internal Boundaries – Rural Living Activity Areas (RL-2 and RL-5)

The minimum setback from internal boundaries is 6m

iv Outdoor Living Space – Residential Activity Area

The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site shall be 36m² contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m² contained in one area with a minimum dimension of 2m at any above ground floor level.

The outdoor living space shall be readily accessible from a living area.

No outdoor living space shall be occupied by any building, other than an outdoor swimming pool, accessory building of less than 8m² gross floor area, driveway or parking space.

v Continuous Building Length – Residential Activity Area

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16 m; either:

a. The entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary;

or

b. That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

vi External Appearance of Buildings – All Activity Areas

All metal cladding, roofing or fences shall be painted or otherwise coated to ensure a Light Reflectivity Value (LRV) of no more than 36%.

vii Earthworks – All Activity Areas

The following limitations apply to all earthworks (as defined in this Plan), except for:

- i. Earthworks associated with a subdivision that has both resource consent and engineering approval.
- ii. Earthworks in Activity Areas E5 and E6
- iii. Earthworks that form part of Plantation Forestry.

1. Earthworks

- a. The total volume of earthworks does not exceed **200m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- b. The maximum area of bare soil exposed from any earthworks where the average cut depth is greater

- than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
- c. Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
 - d. No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.
2. Height of Cut and Fill and Slope
- a. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
 - b. The maximum height of any cut shall not exceed 2.4 metres.
 - c. The maximum height of any fill shall not exceed 2 metres.
3. Environmental Protection Measures
- a. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
 - b. Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- c. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
4. Protection of Archaeological Sites and Sites of Cultural Heritage
- a. The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.
 - b. The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.
- viii **Nature and Scale of Activities – Rural Living and Residential Activity Areas**
- a. No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity on the site.

- b. No more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities.
- c. No goods, materials or equipment shall be stored outside a building
- d. All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.

ix Nature and Scale of Activities – Private Open Space Activity Areas

Private Open Space Activity Areas shall not be used for the purpose of domestic curtilage activities, including gardens, paved areas, structures, parking (except for the purpose of a vehicle driveway).

x Fencing of Waterways

Fencing to remove stock from the stream which follows the Open Space Watercourse Activity Areas (as required under rule 12.32.3.2 (ii)) shall be set back at least 15 metres from the stream edge.

12.32.5.2 Zone Standards

i Staging – Arrowtown South Special Zone

- a. No new residential unit shall be granted resource consent in the Arrowtown South Special Zone prior to the approval of subdivision including an Overarching Open Space Management Plan in accordance with Rule 12.32.3.2 (ii).

Note: For the avoidance of doubt, this rule does not preclude resource consents for the alteration or addition to residential units existing prior to the operative date of the Zone.

- b. A condition precedent to any certificate being granted under section 224(c) of the Act shall require owners of all new residential lots and units in R, RL-1, RL-3, RL-4, RL-6, RL-7 to belong to a body corporate or similar structure approved by Council responsible for providing ongoing revegetation, enhancement, maintenance and rabbit and weed control in applicable Private Open Space Areas as approved via an Overarching Open Space Management Plan and subsequent Private Open Space Management Plans.

ii Staging – Residential Activity Area

An approved Private Open Space Management Plan(s) for Private Open Space Activity Areas E1, E5 and W1 and the Roadside Planting Strip, in accordance with 12.32.3.2 (ii) and (iii), shall be implemented prior to subdivision in the Residential Activity Area receiving certification under section 224(c) of the Act (with the exception of subdivision to create a single lot for the Activity Area and/ or boundary adjustments) or any construction of a new residential unit.

Note: refer to the 'note' at the end of this rule for the definition of 'implemented'.

iii Staging – Rural Living Activity Areas

a. Rural Living Activity Area 1 (RL-1)

No Staging rules apply

b. Rural Living Activity Area 2 (RL-2)

No Staging rules apply

c. Rural Living Activity Area 3 (RL-3)

An approved Management Plan for Private Open Space Activity Area E2, in accordance with 12.32.3.2 (ii), shall be implemented prior to subdivision in the Rural Living 3 Activity Area (RL-3) receiving certification under section 224(c) of the Act (with the exception of subdivision to

create a single lot for the Activity Area and/ or boundary adjustments) or any construction of a new residential unit.

d. **Rural Living Activity Area 4 (RL-4)**

An approved Management Plan for Private Open Space Activity Area E3, in accordance with 12.32.3.2 (ii), shall be implemented prior to subdivision in the Rural Living 4 Activity Area (RL-4) receiving certification under section 224(c) of the Act (with the exception of subdivision to create a single lot for the Activity Area and/ or boundary adjustments) or any construction of a new residential unit.

e. **Rural Living Activity Area 5 (RL-5)**

No Staging rules apply

f. **Rural Living Activity Area 6 (RL-6)**

An approved Management Plan(s) for Private Open Space Activity Area W3, in accordance with 12.32.3.2 (ii), shall be implemented prior to subdivision in the Rural Living 6 Activity Area (RL-6) receiving certification under section 224(c) of the Act (with the exception of subdivision to create a single lot for the Activity Area and/ or boundary adjustments) or any construction of a new residential unit.

g. **Rural Living Activity Area 7 (RL-7)**

An approved Management Plan for Private Open Space Activity Area W2, in accordance with 12.32.3.2 (ii) shall be implemented prior to subdivision in the Rural Living 7 Activity Area (RL-7) receiving certification under section 224(c) of the Act (with the exception of subdivision to create a single lot for the Activity Area and/ or boundary adjustments) or any construction of a new residential unit.

Note – for the purposes of interpreting 12.32.5.2 ii and iii c, d, f and g above, ‘implemented’ shall be deemed to be when:

- Planting identified within the relevant Private Open Space Management Plan has occurred

- Fencing identified within the relevant Private Open Space Management Plan of waterways has occurred (if relevant)
- A body corporate with the means in which to tend to revegetation and weed management identified within the relevant Private Open Space Management Plan is established, or transitional methods are in place to ensure these occur until such time as the body corporate is able to assume responsibility
- The trail which traverses any part of the Activity Area or the corresponding Private Open Space Activity Area referred to in the staging rules above is completed to a suitable standard for public use and its ongoing access for public use is legally secured.

iv **Fencing – Rural Living and Private Open Space Activity Areas**

Fences shall be traditional post and wire stock fences or hedges.

v **Building Setback from Roads**

a.	Residential Activity Area (other than garages)	4.5m
b.	Rural Living Activity Areas	10m
c.	Private Open Space Activity Areas	20m

vi **Building Height**

a.	Residential Activity Area	6m
b.	Rural Living Activity Areas (except as set out in (c) (d) and (e) below)	7m
c.	Rural Living Activity Area 3A	4.5m above 426 MASL
d.	Rural Living Activity Area 3B	4.5m above 418 MASL

- e. Rural Living Activity Area 6A and 6B 6m above
392.5 MASL

vii Building Coverage – Residential Activity Area

The maximum building coverage for all activities on any site shall be 40%.

This rule does not apply to underground structures which are not visible from the ground level.

viii Density - Residential Activity Area

- a. The minimum net area for any site shall be 450m² for each residential unit contained within the site.
b. The maximum number of residential units within the Residential Activity Area shall be 20.

ix Density - Rural Living Activity Area

- a. There shall be no more than one residential unit per building platform.
b. There shall be no more than 25 residential units located within the Rural Living Activity Area as follows:

Rural Living Activity Area	Maximum number of residential units
RL - 1	3
RL-2	2
RL - 3	2
RL - 4	4
RL-5	6
RL - 6	4
RL - 7	4

x Noise - Rural Living and Residential Activity Areas

- a. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in

accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

- (i) daytime (0800 to 2000 hrs) 50 dB L_{Aeq(15 min)}
(ii) night-time (2000 to 0800 hrs) 40 dB L_{Aeq(15 min)}
(iii) night-time (2000 to 0800 hrs) 70 dB L_{AFmax}

- b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
c. The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
d. The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
e. The noise limits in (a) shall not apply to sound from aircraft operations at Queenstown Airport.
f. The noise limits in (a) and (b) shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

xi Lighting and Glare - All Activity Areas

- a. All fixed exterior lighting shall be directed away from the adjacent sites and roads; and
b. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site

measured at any point inside the boundary of the other site.

xii Heavy Vehicle Storage - All Activity Areas

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

xiii Access - Rural Living and Residential Activity Areas

- a. Each residential unit shall have legal access to a formed road.
- b. Within the Residential Activity Area no more than 8 residential units shall obtain direct access on to McDonnell Road via a maximum of four crossing locations. All other vehicle access shall be via the internal road identified on the Structure Plan.
- c. Within the Rural Living Activity Areas RL-6 and RL-7 access from McDonnell Road shall be via the internal roads identified on the Structure Plan.
- d. Rural Living Activity Areas RL-1, RL, 2, RL-3, and RL-4 shall gain access from Centennial Avenue from an internal road identified on the Structure Plan.
- e. Road intersection and crossing locations may be within 25m of the locations shown on the Structure Plan.
- f. Internal roads shown indicatively on the Structure Plan must achieve the access principles shown in the Structure Plan although the alignment of routes may be altered from those shown.

12.32.6 Assessment Matters

12.32.6.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 12.32.6.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.32.6.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled Activity – Subdivision Including Overarching Open Space Management Plan

- a. The appropriateness and effectiveness of the methods and proposed timeframes for the removal of weeds, enhancement of riparian margins, replanting and rabbit management as included in the vision statement.
- b. The robustness of the proposed body corporate arrangement and associated mechanisms for ensuring that sufficient revenue will be raised and necessary works committed to over the long term to implement the subsequent requirements of open space management plans and in a manner that will be transparent to future property purchasers, and the means in which creation of the body corporate shall be ensured.
- c. The effectiveness of the proposed rabbit control programme so as to enable the successful establishment of plants and ecological restoration.
- d. The appropriateness and effectiveness of the locations and planting density of significant trees as shown in the structural tree planting plan in softening the visual effects resulting from domestication of the landscape and in creating a coherent character in keeping with the wider Arrowtown and rural context.
- e. The extent to which the species of trees proposed contribute to a coherent character in keeping with the wider context of the site and/or contribute to the restoration of ecological values.
- f. Whether the Overarching Open Space Management Plan identifies an appropriate location for the proposed trail, taking account of and if necessary achieving a balance between the following:

- the guidance provided by the Structure Plan as to the general route
- the desirability and safety of the proposed route for mountain biking and pedestrian use, meeting national standards in terms of grade and condition
- the need to minimise adverse effects resulting from earthworks and other modifications to the escarpment that traverses the Zone
- adjacent landowner privacy
- the provision of panoramic views available for public enjoyment

ii Controlled Activity – Subdivision Including Private Open Space Management Plans

- a. The extent to which a revegetation programme:
 - Sets out the goals of the programme
 - Contains an appropriate planting schedule outlining the species, number and grade for each area to be planted
 - Sets out the proposed timeframes or staging for the component tasks required to achieve the Plan's goals, including those associated with the on-going maintenance of enhancements
 - Outlines ongoing tasks necessary to ensure the success of the revegetation programme such as irrigation, monitoring and staking of trees
 - Proposes a realistic programme including the identification of responsible parties (such as a body corporate) and accounting for costs and practical challenges such as steep terrain
 - Integrates with the vision statement of the Overarching Open Space Management Plan and the approved Private Open Space Management plans of other Activity Areas in matters such as timing and prioritisation
- b. The extent to which the weed programme(s):

- Set out the goals of the programme(s)
 - Identifies priorities for control and eradication on scientifically sound and practical bases
 - Proposes the progressive containment, removal and on-going suppression of weed species (including but not limited to broom, gorse, hawthorn and wilding conifers listed in 12.32.3.6 (ii) above)
 - Set out the proposed timeframes or staging for the component tasks required to achieve the Plan's goals
 - Propose a realistic programme including the identification of responsible parties (such as a body corporate) and accounting for costs and practical challenges such as steep terrain
 - Integrates with the vision statement of the Overarching Open Space Management Plan and the approved Open Space Management plans of other Activity Areas in matters such as timing and prioritisation
- c. Whether any proposed planting contributes to softening the effects of domestication of the land, including through the avoidance of formal planting arrangements and the avoidance of stark transitions in character at the boundaries of activity areas.
- d. Whether the stock fencing plan proposes locating fences in a practical location which minimises effluent runoff and prevents erosion of stream banks and grazing of ecologically sensitive species.
- Note: for the avoidance of doubt, stock fences can be located beyond the Private Open Space - Watercourse Activity Area.
- e. Whether the trail as confirmed by the Overarching Open Space Management Plan is to be secured through appropriate legal means, such as an easement.
- f. Whether the statement of when works shall be deemed 'implemented' will ensure that critical works have commenced

and will continue to be progressed, while providing for the development and sale of residential properties within reasonable timeframes.

iii **Controlled Activity – Subdivision Including Private Open Space Management Plan for the Residential Activity Area – Roadside Planting Strip**

- a. The extent to which the species of trees proposed contribute to a coherent character in keeping with the wider context of the site, utilising a contiguous range of tree species.
- b. The extent to which fencing is avoided where practical and, if needed, limited to post and wire fencing.
- c. The extent to which the long term effect of planting will be the reduction of the visibility of residential development from sites south of McDonnell Road.
- d. The extent to which practical means, such as the implementation of domestic curtilage areas, are to be employed to limit the domestication of the Roadside Planting Strip resulting from the likes of trampolines, vehicle planting and animal houses,
- e. The extent to which practical methods are employed to limit the number of direct vehicle accesses on to McDonnell Road.
- f. Whether the statement of when the Private Open Space Management Plan is deemed implemented will ensure that necessary works and planting will be undertaken in reasonable timeframes.

iv **Controlled Activity – Buildings in the Residential Activity Area, Rural Living Activity Areas RL-1, RL-2, RL-4, RL-5, RL-6 RL-7**

- a. The extent to which building cladding is predominantly local stone, plaster, timber or weatherboards.
- b. The extent to which predominant wall and roof colours are to be, within the natural range of greys greens and browns (a variety of trim colours may be considered).
- c. The extent to which the risk of glare and visually prominent buildings is avoided, remedied or mitigated through the use of exterior building colours with low reflectance values.
- d. Whether and the extent to which a curtilage area is identified near the dwelling in the Rural Living Activity Area.

- e. The extent to which accessways are designed and located in such a way as to minimise adverse effects resulting from earthworks and the domestication of the landscape while providing for a practical and affordable access to dwellings.
- f. The extent to which landscaping and tree planting can soften the extent of domestication on the landscape.

v Controlled Activity - Garages within road setback within the Residential Activity Area

Conditions may be imposed to ensure that:

- a. The garage is sited and designed to mitigate against any adverse effects on the visual values of the streetscape and views.
- b. The location and design of vehicle access is such to protect the safe and efficient movement of vehicles.

vi Restricted Discretionary Activities – Alteration to the Location or Shape of a Building Platform

- a. The extent to which the change in location or shape is inconsistent with the Structure Plan, and whether a notably different pattern of development may result.
- b. The extent to which the change in location or shape of the platform facilitates a more appropriate design outcome.
- c. Whether and the extent to which the amended building platform position or shape will result in adverse effects upon the landscape values of the site.

vii Restricted Discretionary Activity – Buildings within Activity Area – RL3

- a. The extent to which building cladding is predominantly local stone, plaster, timber or weatherboards.
- b. The extent to which predominant wall and roof colours are to be within the natural range of greys greens and browns, while a variety of trim colours may be considered.
- c. Whether and the extent which a curtilage area is identified near the dwelling.
- d. Management proposals for any parts of the site that are contained within the Private Open Space – Pastoral Activity Area, including the consistent or complimentary use of land where a Pastoral Activity Area is held in multiple ownership.
- e. The extent to which landscaping and tree planting can soften the extent of domestication on the landscape.

viii Discretionary Activity – Residential Units outside of an identified building platform

- a. Whether the building and associated residential activities, taking account of the visual appearance and associated mitigation, can be accommodated in such a way as to avoid, remedy or mitigate adverse effects resulting from the over-domestication of the landscape and visual amenity values, when enjoyed from public places and places frequented by the public generally.
- b. Whether adverse effects on neighbouring properties such as those resulting from noise, shadowing, loss of privacy, interruption of views, glare or light spill are appropriately avoided, remedied or mitigated.
- c. Whether the building and associated mitigation such as landscape planting, compliments the wider character of the surrounding area and/or proposed ecological restoration.
- d. Whether appropriate servicing of infrastructure shall be provided, including access to potable water, reticulated sewerage or appropriate on-site effluent disposal.
- e. Whether the accessways are located and designed so as to minimise adverse visual effects and provide safe access to and from properties, while avoiding, remedying or mitigating any traffic safety issues associated with access to public roads.
- f. Whether the identification of a curtilage area to limit the area in which domestic activities are enabled may be appropriate.

ix Discretionary Activity - Visitor Accommodation

- a. Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties; and
 - (i) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential neighbourhoods
 - (ii) The nature of the development in the context of the permitted future uses on nearby sites
 - (iii) Loss of privacy
 - (iv) The proximity of outdoor facilities to residential neighbours
 - (v) Hours of operation
 - (vi) The ability to landscape/plant to mitigate visual effects
 - (vii) Whether the external appearance of the buildings complements the surrounding landscape and urban or rural character.
- b. Any adverse effects in terms of:
 - (i) The adequacy and location of car parking for the site
 - (ii) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential environment.
 - (iii) Loss of privacy.
 - (iv) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.
 - (v) Pedestrian safety in the vicinity of the activity.
 - (vi) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
 - (vii) Provision for coaches to be parked off-site
 - (viii) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the

effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

- c. Mitigation of noise emissions beyond the property boundary considering:
 - (i) The adequacy of mitigation measures, including the layout of outdoor activities (for example barbecues, spa pools), and the ability to screen those activities by vegetation, fencing or building.
 - (ii) Measures that can be incorporated into the premises to provide for acoustic insulation and /or attenuation of noise emissions.

- e. The ability to provide adequate opportunities for landscaping around buildings.
- f. Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- g. Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- h. The ability to mitigate adverse effects of the proposal on adjoining sites.

x Site Standard - Setback from Internal Boundaries

- a. The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- b. Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- c. Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the suburban living environment.
- d. Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.

xi Site Standard – Outdoor Living Space

- a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- b. Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- c. The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.

xii Site Standard – Continuous Building Length

- a. Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.

- b. The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site.
- c. The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

xiii Site Standard – Earthworks

1. Environmental Protection Measures

- a. Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- b. Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- c. Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- d. Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- e. Whether appropriate measures to control dust emissions are proposed.
- f. Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

2. Effects on landscape and visual amenity values

- a. Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;

- the natural landform of any ridgeline or visually prominent areas;
- the visual amenity values of surrounding sites

- b. Whether the earthworks will take into account the sensitivity of the landscape.
- c. The potential for cumulative effects on the natural form of existing landscapes.
- d. The proposed rehabilitation of the site.

3. Effects on adjacent sites

- a. Whether the earthworks will adversely affect the stability of neighbouring sites.
- b. Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- c. Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- a. Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- b. Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- c. Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value

- a. Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.

- b. Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

xiv Site Standard - Nature and Scale of Activities

- a. The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- b. The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- c. The extent to which the activity will result in the loss of residential activity on the site.
- d. The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- e. Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- f. The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- g. The ability to mitigate any adverse effects of the increased scale of activity.

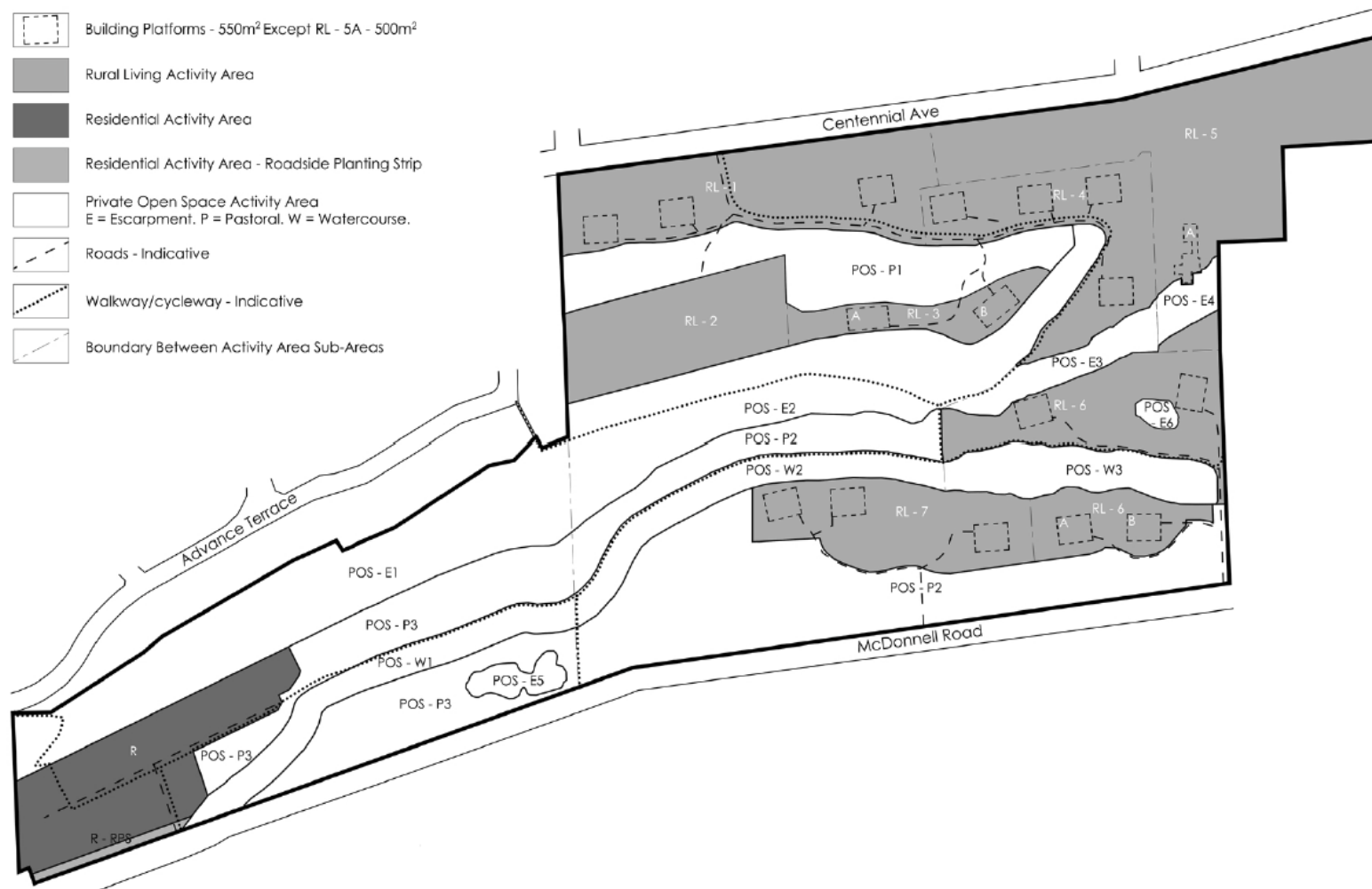
- h. The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- i. Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- j. The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- k. The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.

xv Zone Standard – Access

- a. The extent to which alternative formed access can be assured to the activity in the long-term.
- b. The extent to which the level and nature of the use will make it unlikely that access by way of a formed road will ever be necessary.
- c. The extent to which any additional crossing points onto either Centennial Avenue or McDonnell Road will compromise the Pastoral setting of the road frontage.
- d. Whether any additional crossing points on to the road will compromise traffic safety.

LEGEND

-  Building Platforms - 550m² Except RL - 5A - 500m²
-  Rural Living Activity Area
-  Residential Activity Area
-  Residential Activity Area - Roadside Planting Strip
-  Private Open Space Activity Area
E = Escarpment, P = Pastoral, W = Watercourse.
-  Roads - Indicative
-  Walkway/cycleway - Indicative
-  Boundary Between Activity Area Sub-Areas



ARROWSOUTH - STRUCTURE PLAN

Date: 15 August 2014
Scale: 1:3000 @ A3