

Design guide changes proposed:

Added text underlined, deleted text ~~struck through~~ and picture changes *described in Italic Text*.

1. Residential Design Guide

- **Page 1: Update date and version**
- **Page 2: Delete page 2**
- **Page 4: Update date and version**
- **Page 5:**
 - Text changes:
 - STEP 4 SEEK ADVICE / CONSULT COUNCIL
 - The earlier you talk to council, the more time you can save and reduce the risk of abortive work being undertaken. The design guide is based on creating positive design outcomes, which may in some cases infringe rules but do not result in adverse effects.
 - ~~There is also the opportunity to present your proposal before the Urban Design Panel. While a non-statutory review group, the panel consists of skilled and experienced practitioners who can offer and often add value to your proposal.~~
 - Consulting does not avoid the RMA process but it can lead to a much smoother path and greater certainty of the outcome.
- **Page 6 – HDR:**
 - Text changes:
 - Developments are likely to be multistorey terrace or apartment style dwellings with no restrictions on density. These buildings should be designed to a high standard and reflect the character intended for the zone, but also have regard of the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.
 - Developments in a high-density residential zone are likely to be up to five 3-storeys and ~~possibly four in some locations~~ depending on their design. Small commercial offices or retail may be included. Dwelling typologies are likely to be either terrace or ~~low-rise~~ apartment buildings.
 - Pictures changes:
 - *Update the apartment blocks picture to show a higher “mid-rise” apartment building of up to five storeys and update the text references accordingly.*

- **Page 7 – HDR:**

- Text changes:

- **02 - Building height and ~~roof~~built form** - Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views. Higher ceiling stud on the ground floor can allow future flexibility of use. Greater building height is supported when designed to achieve an exemplary standard of quality and environmental sustainability, superior design outcomes in terms of amenity values, and a greater diversity in unit sizes. Building height setback at upper floors are required along all boundaries to help manage visual dominance, residential amenity and privacy effects.
 - **03 - Sunlight and recession planes** Recession planes are required on boundaries with neighbouring sites but not along road frontages or where the site adjoins a Town Centre Zone, Business Mixed use zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites. ~~Internal~~ recession planes are not required.
 - **06 Outlook space and Outdoor living space** Provide outlook space to principal living rooms and habitable rooms and ~~€~~consider providing each unit with access to an outdoor living space, whether at ground or a balcony, ideally directly from internal living areas.
 - **10 –.....or west facing living areas.** ~~Extra height requires exemplary environmental sustainability.~~

- Picture changes:

- *Update drawing to reflect new permitted heights (16.5m) and maximum heights (12m in Wanaka and 20m in Frankton North), typologies (including mid-rise/5 storey apartments) and listed design elements references on it. Also consider adding new: Building setback at upper floors rule, outlook space rule and stricter southern boundary recession plane.*

- **Page 8 – MDR:**

- Text changes:

- Medium Density Residential Zones are located within the urban growth boundaries as identified on the District Plan, generally near key town centres, local shopping areas or along public transport routes. ~~or areas of population growth.~~
 - The zone will enable a greater supply of diverse housing options and does not prescribe minimum density controls. Lot sizes within this zone are typically between 250m² and 450m². The range of main housing

typologies anticipated are terraces, semi-detached (duplex) and detached houses, to low rise-apartments. These buildings should be designed to a high quality and reflect the character intended for the zone, but also have regard of the character of the surrounding area in terms of form, materials, colour, setbacks and landscaping.

- Developments in a medium-density residential zone are likely to be up to three 1-2 storeys and possibly three in some locations subject to depending on their design. Small commercial offices or retail may be included, particularly in the Wanaka Town Centre town centre overlay where they integrate with and support the role of the Town Centre. Dwellings are likely to be either terrace, duplex, ~~or~~ detached buildings or low-rise apartments.

- Pictures changes:

- *Update the pictures to show the anticipated buildings listed above. In general, higher density up to low-rise apartment buildings (Could use some of the picture currently under HDR on page 6 and move some of these to the new LDSR on page 10).*

- **Page 9 – MDR:**

- Text changes:

- **02 - Building height and roof form** Look for opportunities where additional height can be provided where it would achieve superior design outcomes in terms of amenity values, and a greater diversity in unit sizes, without adversely affecting neighbouring properties or views.
- **03 – Sunlight and recession planes** Recession planes are required on boundaries with neighbouring sites, but of a flat site, but are only applicable to accessory buildings on sloping sites. Recession planes do not apply along road frontages or ~~reserves within town centres~~ where the site adjoins a Town Centre Zone, Business Mixed Use zone, Local Shopping Centre Zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites.
- **06 Outlook space and Outdoor living space** Provide outlook space to principal living rooms and habitable rooms. Consider providing eEach unit should also have ~~with~~ access to an outdoor living space, whether at ground level or a balcony, ideally directly from internal living areas any may be provided as a communal space. at the same level as the principal living area.

- Picture changes:

- *Update drawing to reflect new heights/3 stories (11m + 1m for pitched roof forms only), typologies (including low-rise apartments) and listed*

design elements references on it. Also consider adding new: Recession plane and outlook space rule. The drawing or a variation of it on page 7 (current HDR) might be suitable.

- **Page 10 – LDSR:**

- Text changes:

- The Lower Density Suburban Residential Zone is the largest most common residential zone in the District providing for residential development within the urban growth boundaries.
- Lot sizes within this zone are typically between 450 and 1000m² with ~~the main building type being standalone housing~~ both traditional and modern suburban densities and housing forms enabled. Houses should be designed to a high quality and be compatible with ~~reflect~~ the character of the surrounding area and zone in terms of form, materials, colour, setbacks and landscaping.
- There is provision to allow sites down to an average of 300m² in area and larger comprehensively designed developments as for the construction of non-subdividable residential flats
- Well-designed lower density developments and a mix of compatible suburban densities can contribute positively to urban settlements if the Design Principles are followed. With larger sites, there is greater flexibility for design and site layout without adversely compromising urban design principles. However, the Design Principles and Elements outlined above and following are still relevant, and contribute to creating a higher amenity, more connected community.
- Developments in a lower density suburban residential zone are likely to be 1-2 storeys. Larger sites enable comprehensively designed attached dwellings, but most dwellings are likely to be detached buildings with attached garages or carports. Some sites will include accessory buildings and subject to controls, may include a second residential flat up to 70m² in size.

- Pictures changes:

- *Consider update the pictures to show some attached typologies (could use some of the picture currently under MDR on page 8 but keep some of these to show the mix densities allowed).*

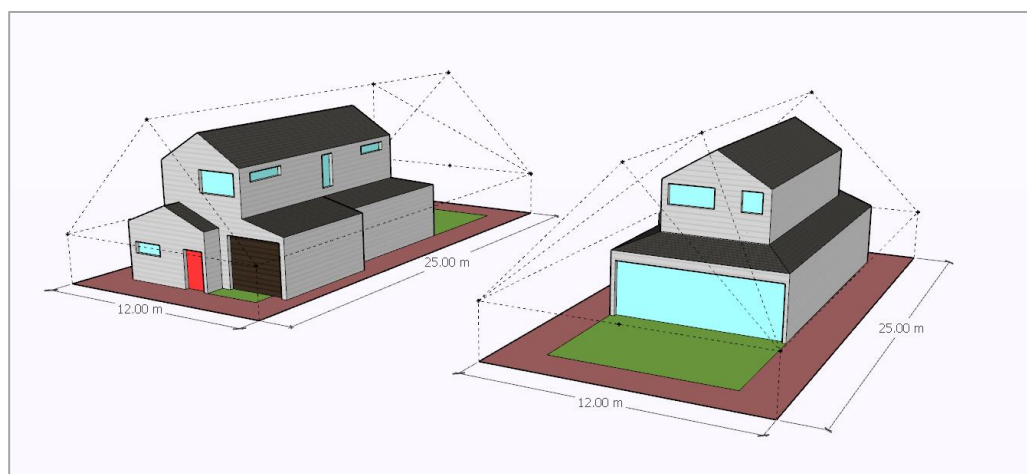
- **Page 11 – LDSR:**

- Text changes:

- **03 – Sunlight and recession planes** Recession planes are required on boundaries ~~of a flat site, but are only applicable to accessory buildings on sloping sites.~~ with neighbouring sites but not along road frontages or

where the site adjoins a Town Centre Zone, Business Mixed Use zone, Local Shopping Centre Zone, or a park or reserves. A more restricted recession plane applies to southern boundaries to allow more sunlight access on neighbouring sites.

- Picture changes:
 - *Note no recession plan on road boundary. A 300m² lot with the new recession planes is shown below. Also include a drawing similar to that currently shown on page 9 to show attached residential developments. Note recession planes are also shown on page 16 so does not necessarily need to be emphasised here.*



- **Page 12 – 01 - HOUSING DIVERSITY AND ADAPTABILITY**

- Picture changes:
 - *Update to include mid-rise and Low-rise apartments in the HDR and MDR zone.*

- **Page 13 – 02 – WELL-DEFINED ENTRANCES AND DETAILING TO IMPROVE LEGIBILITY**

- Text changes:
 - *Blank walls do not create visual interest or allow natural surveillance over public or shared spaces. Access to the front ~~floor~~ door is clearly defined and visible from the street.*

- **Page 14 - DESIGN ELEMENT CHECKLIST**

- Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICIES 9.2.2.1 (a) (b) (c), 9.2.5.1, 9.2.5.2, 8.2.3.2, 7.2.1.2, 7.2.1.3, 7.2.3.2, 7.2.4.2, 7.2.3.1 (c)~~

- **Page 15 - 03 -BUILDING DOMINANCE AND SUNLIGHT ACCESS**

- Text changes:

- TO ALLOW FOR FLEXIBILITY IN BUILDING HEIGHT AND MASSING WHERE POSITIVE DESIGNS AND VISUAL INTEREST CAN BE CREATED WITHOUT RESULTING IN ANY ADVERSE EFFECTS DUE TO VISUAL DOMINANCE.
- The height and massing of a building plays an important role in the overall appearance and function of a street or neighbourhood. Maintaining consistency between building heights or massing contributes to the character and overall feel of a street while variation in form, in particular roof form, can provide the variation necessary to create an interesting street scene.
- Each zone has standards for the maximum height a building can be, with the HDR Zone allowing for taller buildings than the MDR Zone and the MDR Zone in turn taller buildings than the LDR Zones. The HDR Zone also has height setback at upper level rules that applies. ~~Within those standards there may be different height allowances for buildings on flat sites and buildings on sloping sites due to the importance of maintaining views for residents on sloping sites.~~ If any additional height is desired that does not meet standards, the following key design aspects need to be considered to maintain the suburban-intended intensity and character of the zone:
 - Building design
 - Roof form
 - Building dominance
 - Sunlight access to neighbouring properties and public spaces (including roads)
 - Privacy for occupants and neighbours
 - Effects on public views

These design aspects should always be considered when designing a building.

- Picture changes:

- *Add a picture to show building heigh setback at upper floors rule.*

- **Page 16**

- Text changes:

- TO AVOID ADVERSE EFFECTS ~~OF SHADING~~ ON THE AMENITY OF ADJOINING PROPERTIES.
- Recession planes are a control to ensure neighbouring properties are not adversely affected ~~in terms of sunlight and/or privacy~~ by a development while

allowing for development and intensification to occur in residential areas. There may be a degree of change which occurs from existing conditions but at a level where change is considered to be acceptable. There are several methods which can be implemented to minimise adverse effects on shading including modulating the building form, setting buildings back from the boundary, or avoiding long, linear walls.

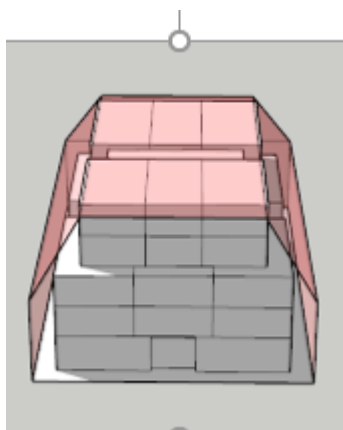
- ~~Where the existing ground profile under the building footprint exceeds 60, no recession planes apply to the site but the maximum building height is reduced to 7m above the existing ground profile.~~

Note: Either deleted these completely or update as follow:

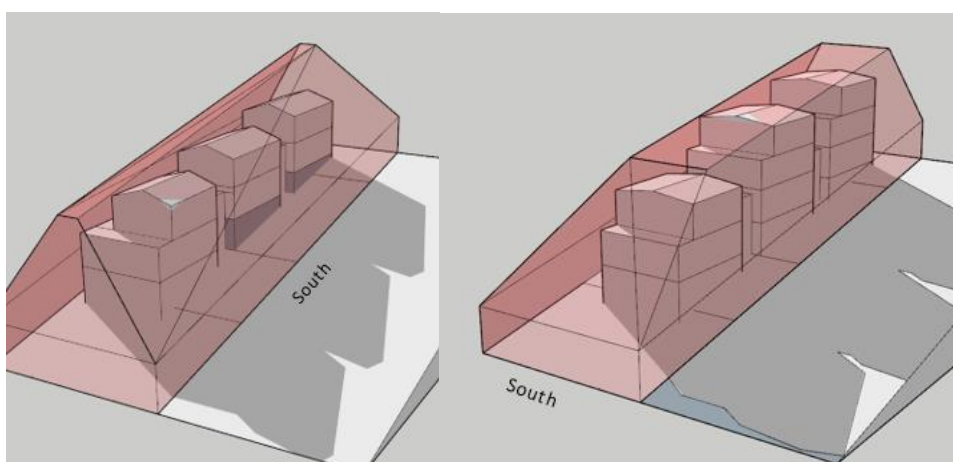
- ~~HIGH DENSITY (FLAT)~~ Recession planes for the High Density Residential Zone are up to ~~2.58~~ m then ~~45~~60° on all boundaries other than the ~~northern~~ southern boundary where a ~~54~~55° recession plane applies (~~flat sites only~~).
- ~~MEDIUM / LOW DENSITY (FLAT)~~ Recession planes for the ~~Low and Medium Density Residential Zones~~ are up to ~~2.54~~ m then ~~43~~35° on the ~~western and eastern~~ southern boundaries, ~~55~~° on the ~~northern~~ boundary and ~~35~~60° on the ~~southern~~ all other boundaries (~~flat sites only~~).
- LOWER DENSITY Recession planes for the Lower Density Suburban Residential Zone are up to 2.5m then 45° on the western and eastern boundaries, 55° on the northern boundary and 35° on the southern boundary.
- ALL RESIDENTIAL ZONES (SLOPING SITES) There are no recession planes on sloping sites (except for accessory buildings). Sites are defined as sloping where the ground slope exceeds 60 across the extremities of any building elevation. Recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, Local Shopping Centre Zone, fronting the road, or a park or reserve.
- DESIGN CHECKLIST
 - ~~RELEVANT DISTRICT PLAN POLICES 9.2.2.1(a) (b) (c), 9.2.2.2.2, 9.2.2.1 (d), 9.2.6.2 8.2.3.1, 8.2.3.2, 8.2.6.1, 8.2.6.2, 8.2.6.3 7.2.1.2, 7.2.1.3, 7.2.3.3, 7.2.3.1(a) (b) (c), 7.2.4.1(a) (b)~~
 - Picture changes:
 - Remove drawings and replace with similar drawings that reflects these new rules (no recession plane on road boundaries!):

THIS DOCUMENT LISTS THE PROPOSED CHANGES TO THE DESIGN GUIDELINES WHICH ARE INCORPORATED BY REFERENCE IN THE PROPOSED DISTRICT PLAN WITH CHANGES SHOWN: STRIKETHROUGHS INDICATE DELETIONS AND UNDERLINES INDICATE ADDITIONS.

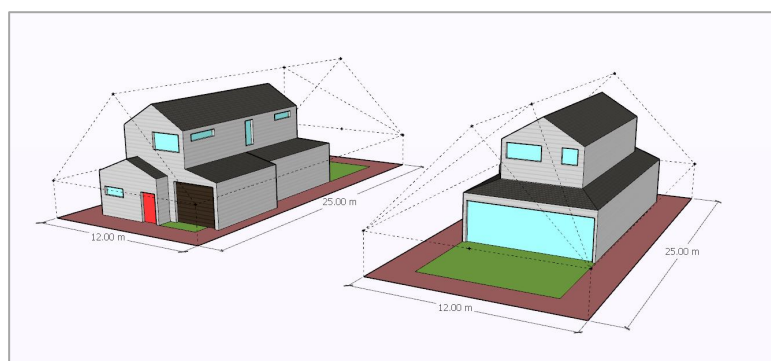
A SEPARATE PUBLIC FEEDBACK PROCESS APPLIES WHEN CHANGES ARE PROPOSED TO MATERIAL INCORPORATED BY REFERENCE, PURSUANT TO CL34 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT.



HDR



LDSR:



- **Page 18 – DESIGN ELEMENT CHECKLIST**

- Text changes:

RELEVANT DISTRICT PLAN POLICES 9.2.2.1 (b) (d), 9.2.6.1, 9.2.6.2 7.2.1.4, 7.2.3.3, 8.2.21

- **Page 19 - 05 – PROVIDING OUTDOOR LIVING SPACE FOR RESIDENTS’ AMENITY**
 - Text changes:
 - While the District Plan does not specify a minimum outdoor living space area requirement for all of the zones, the site coverage rules mean all residential ~~dwelling~~ units in the LDSR and MDR will have access to private or communal outdoor space. Ideally this should be directly accessible from the indoor living areas.
 - For ~~LSDR~~LDSR developments, infill developments should carefully consider how outdoor living space can best be placed. Where communal outdoor spaces are proposed, carefully consider is needed to ensure it is accessible and located and designed so that it desirable to use.
 - Picture changes:
 - *Add a photo of a communal outdoor space*
- **Page 20 – Design Element Checklist**
 - Text changes:
 - F Where on-site communal outdoor spaces are provided, they are ideally located in a accessible location and designed so that they are desirable to use.
- **Page 22 – Design element checklist**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES 9.2.1.2, 9.2.6.1, 9.2.6.2, 9.2.6.3, 9.2.6.5, 8.2.1.1, 8.2.1.2, 8.2.1.3, 8.2.2.3, 8.2.5.1, 8.2.5.3, 8.2.8.7 7.2.6.1, 7.2.6.3~~
- **Page 23 – 07 – How to integrate waste and service areas so as not to affect amenity**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES 9.2.3.2 8.2.3.2~~
- **Page 24 – 08 – Creating private and safe environments**
 - Text changes:
 - Windows are oriented to the street and public open spaces rather than toward adjacent properties to provide increased natural surveillance over the ~~street~~ public realm and to maintain privacy between dwellings.

- C - Privacy and safety can be achieved with a mix of permeable (see-through) and solid fencing. Fencing along boundaries with streets and public spaces such as reserves are recommended to be permeable and/or of low height to promote passive surveillance.
- Placing higher kitchen windows on the frontage so that occupants are often looking out over the street or reserve (not shown).

~~○ RELEVANT DISTRICT PLAN POLICES 9.2.3.2, 9.2.3.3, 9.2.3.1 8.2.3.1, 8.2.3.2, 8.2.2.2 7.2.1.3, 7.2.3.1(b)~~

- **Page 25 – 09 – Site coverage and low impact design solutions to reduce infrastructure demands**

- Text changes:

- TO PROVIDE SUFFICIENT SPACE FOR OUTDOOR LIVING, WASTE AND STORAGE AREAS, ~~AND ON-SITE VEHICLE MANOEUVRING WHILE LIMITING AND~~ STORMWATER MANAGEMENT RUNOFF PEAKS
- Maximum site coverage and landscape permeable area standards ~~limits~~ ensure sufficient space is provided for different functional requirements of a development. ~~Often there is a tendency for buildings to be limited to a single storey which can have a detrimental effect on the amenity or character of a development.~~ Higher site coverage is permitted in higher density developments to allow for larger buildings, but there is still an expectation that ~~other~~ amenities, and manoeuvring, landscaping and stormwater management can be provided on site.
- In terms of stormwater runoff, ~~it is possible for~~ low impact design solutions are required to be incorporated on-site to minimise runoff and peak flows with a view to achieving stormwater neutrality or at least a reduction. All of the systems are cost effective if incorporated during the design phase (as opposed to being retrofitted) but require maintenance to ensure their effectiveness is retained. By implementing systems such as these they can reduce peak stormwater discharges reducing the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained. The need for effective stormwater management is becoming more significant with climate change.
- ~~HDR,MDR,LDSR Site Coverage Permeable Surface (minimum) 70% 20% 45% 25% 40% 30%~~

- **Page 26 – Design element Checklist**

- Text changes:

~~○ HDR,MDR,LDSR RELEVANT DISTRICT PLAN POLICES 9.2.6.4 8.2.2.4, 8.2.5.2, 8.2.8.17.2.6.2~~

- **Page 27 – 10 – Building materials and environmental sustainability**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES HDR MDR LDSR 9.2.2.2, 9.2.6.4 8.2.5.2 7.2.4.1c, 7.2.6.2~~
- **Page 28 – 11 – Landscape materials and planting**
 - Text changes:
 - ~~RELEVANT DISTRICT PLAN POLICES HDR MDR LDSR 9.2.2.1(d), 9.2.6.4 8.2.2.5, 2.8.3, 8.2.4.1. (c) 7.2.3.1 (a) (b), 7.2.3.3, 7.2.4.1(c)~~

2. Business Mixed Use design guidelines

- **Page 1:** Update date and version
- **Page 2:** Delete page 2
- **Page 4** – update version reference.
- **Page 5 - HOW TO USE THE GUIDE**
 - Text changes:
 - – **Step 5** – For further clarification or advice, ~~and~~ seek guidance from Council through the pre-application process before applying for a resource consent. It may be helpful to prepare a design statement to support your development proposal ~~or seek advice through the Urban Design Panel process which a Council officer can assist with.~~
- **Page 6 -BMU**
 - Text changes:
 - Four to ~~five~~ six storey buildings are expected in the Queenstown BMU (note this is in the Queenstown Town Centre)
 - One of the most important design aspects is ensuring developments relate well to their context and the street. Queenstown and Frankton North BMU developments may be 4-6 storeys ~~but have the potential to be six storeys and~~ Wānaka and Frankton Marina BMU developments may be 3-5 storeys. Consideration of the effects of height and bulk, modulation of facades and variation in material use is important to ensure that developments do not dominate their neighbours especially if close to residential uses.

- **Page 7 – BMU**

- Text changes:

- One of the most important aspects is ensuring developments relate well to their context and the street. ~~Wanaka BMU developments may typically be 2 storeys but have the potential to be 3 storeys.~~ Modulation of facades, variation in material use and consideration of height and bulk form is important to ensure that developments do not dominate neighbouring properties especially if close to residential uses.

- ~~○ RELEVANT DISTRICT PLAN POLICES 16.2.1.1, 16.2.1.2, 16.2.1.9 16.2.2.1, 16.2.2.3~~

- **Page 9 – Design Elements**

- Text changes:

- **12 Landscape materials and planting**

- Encourage landscape planting to soften blank walls, hard surface areas and provide additional amenity. Use changes in materials to create high amenity, human scale spaces. Combine planting with low impact approaches to stormwater management.

- **Page 10- 01 – Create a positive street edge and a sense of place**

- Text changes:

- ~~○ PLAN POLICIES~~

- ~~▪ BMU 16.2.1.1, 16.2.1.2, 16.2.1.4, 16.2.2.1, 16.2.2.5~~

- **Page 11 – Design element checklist**

- Text changes:

- Designed for safe and secure entrances by avoiding the creation of blind spots and hiding spots. Establish a direct physical and visual connection to entrances between the street and the buildings' entrance.

- Picture changes:

- No changes needed

- **Page 12 – Building façade treatment**

- Text changes:

~~○ RELEVANT DISTRICT PLAN POLICIES BMU 16.2.1.9, 16.2.2.1, 16.2.2.5, 16.2.2.6~~

- **Page 14 – 03 – building height and roof form**

- Text changes:

- Differing heights are allowed within the BMU zone and have been based on shading, sunlight and overall relationship to the wider urban and landscape context desired within the zone. Buildings that appear similar in mass and scale help to maintain a coherent visual image and character to a site. Discretionary heights policy only applies to Gorge Road and Frankton Marina (Sugar Lane) in Queenstown.

- ~~▪ RELEVANT DISTRICT PLAN POLICIES BMZ 16.2.1.2, 16.2.2.1, 16.2.2.5, 16.2.2.7~~

- **Page 15 – 04 - Signage**

- Text changes:

- ~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.7, 16.2.2.1, 31.2.1.1, 31.2.1.2, 31.2.1.5, 31.2.1.7, 31.2.1.8, 31.2.1.9, 31.2.1.12, 31.2.2.2, 31.2.2.5, 31.2.3.1, 31.2.3.2, 31.2.3.3, 31.2.3.4, 31.2.3.5,~~

- **Page 16 – 05 – Open space provision and boundary interfaces**

- Text changes:

- ~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.2.3, 16.2.2.5, 16.2.2.9, 16.2.2.4~~

- **Page 18 – 06 – Accessibility**

- Text changes:

- ~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.2, 16.2.1.9, 16.2.2.4, 16.2.2.9~~

- **Page 20 – 07 – Parking Areas**

- Text changes:

- ~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.1, 16.2.1.2, 16.2.2.1, 16.2.2.3, 16.2.2.8 29.2.1, 29.2.2.1, 29.2.2.3, 29.2.2.4, 29.2.2.9, 29.2.4.9~~

- **Page 22 – 08 – Waste and Service Areas**

- Text changes:

- ~~▪ RELEVANT DISTRICT PLAN POLICIES 16.2.1.8, 16.2.2.3, 16.2.2.~~

- **Page 23 – 09 – Private and Safe Environments**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.1.9, 16.2.2.1~~

- **Page 24 – 10 – Building Materials and Lighting**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.1.7, 16.2.1.9, 16.2.2.1~~

- **Page 25 – 11 – Environmental Sustainability**

- Text changes:

- ...Buildings should be designed to minimize water consumption and stormwater run-off. ~~incorporating~~ Low Impact stormwater/Urban Design solutions are required to be incorporated on-site taking into account anticipated increases to runoff as a result of climate change. and adopting Water-sensitive design principles are adopted where possible. Landscapes should be low maintenance, designed to optimise water infiltration and support plant growth.

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.3.1~~

- **Page 26 – 12 – Landscape materials and planting**

- Text changes:

- ~~RELEVANT DISTRICT PLAN POLICIES 16.2.2.2, 16.2.2.3, 16.2.2.9~~

3. QUEENSTOWN TOWN CENTRE SPECIAL CHARACTER AREA - Design Guidelines

- **Page 1** – update date
- **Page 3** – update zoning map to the PDP zoning map

- **Page 3 – Purpose of the Guidelines**

- Text changes:

- The purpose of the Guidelines is to articulate the character attributes of the Special Character Area of the Queenstown Town Centre and provide guidance to the community, landowners, developers, professionals (such as architects and planners) and Council decision makers and its Urban Design Panel (if applicable) on how development should capture and be sympathetic to these character attributes. Whether it is a major urban design project or a small scale modification, all development, in the Special Character Area of the Town Centre is required to be consistent with the Guidelines.
 - The Guidelines also provide clear assistance in interpreting the Queenstown Town Centre objectives, policies and rules of the ~~Proposed~~ Queenstown Lakes District Plan that relate to the Special Character Area.
- **Page 5 – The Planning Context**
 - Text changes:
 - The Queenstown Town Centre Zone (~~Chapter 12 of the District Plan~~) provides the zone provisions for the town centre and contains numerous listed heritage buildings, historic precincts, and a Special Character Area. Planning maps 35 and 36 show the boundaries of the Town Centre Zone and specific areas within that.
 - The Queenstown Town Centre Zone (Chapter 12 of the District Plan) provides the zone provisions for the town centre and contains numerous listed heritage buildings, historic precincts, and a Special Character Area. Planning maps 35 and 36 show the boundaries of the Town Centre Zone and specific areas within that.
 - The District Plan objectives and policies promote the protection of the town centre’s unique qualities; in particular:
 - The town centre is for both residents and visitors and is the District’s principle mixed use centre where retail, commercial, administrative, entertainment, cultural and tourism activity is enabled.
 - High quality urban design is anticipated which contributes to the character, heritage values and sense of place.
 - Night time activities are enabled whilst a reasonable level of residential amenity is maintained.
 - A compact town centre that is safe and easily accessible for residents and visitors.
 - The Queenstown Bay interface is managed and development of an exciting and vibrant waterfront is encouraged.
 - ~~The relationship of the town to the lake and to the wider landscape beyond~~
 - ~~The small and intimate scale of the built environment within the Special Character Area, and the diversity in building types and styles throughout the town centre;~~
 - ~~The historic heritage values, human scale, and sense of place that derives from the original settlement pattern, particularly within the Special Character Area, and the presence of numerous historic buildings;~~

~~○ The high level of pedestrian amenity, which to a large extent results from the town's compact size, the pedestrian links, the fine grain street network and the quality open space areas.~~

- All buildings in the Town Centre require resource consent with consistency with these design guidelines being a matter of discretion. ~~The District Plan provides Council with the discretion to consider and influence the design of developments in the Town Centre Zone in order to ensure high quality outcomes are achieved. Where improvements to a proposed design are deemed necessary, this is usually achieved through Council working collaboratively with the applicants and their experts to determine mutually agreeable design solutions.~~

~~Notably, when determining the appropriateness of a proposed development, the policies and rules of the District Plan require the Council to consider whether the proposal is consistent with these Guidelines. As these Guidelines are specifically referenced in the Proposed District Plan and have been through the appropriate RMA process, they have legal weight and are an integral part of assessing any resource consent for a building or development in the Special Character Area.~~

-It is noted that these Guidelines are just one of a suite of statutory and non statutory documents prepared by the Queenstown Lakes District Council in recent years which, together, help to guide development in the Town Centre. Other related documents, which may provide useful direction to those preparing, processing and deciding on resource consents include:

Queenstown Town Centre Strategy (2009)

Queenstown Town Centre Masterplan 2017

Queenstown Lakes Spatial Plan 2021

Queenstown Lakes District Plan – District Wide Chapters

Learning to Live with Flooding: A Flood Risk Management Strategy for the Communities of Lakes Wakatipu and Wanaka (QLDC, 2006).

Tomorrow's Queenstown (Queenstown Lakes District Council, 2002)

Queenstown Lakes Long Term Council Community Plan

QLDC Land Development and Subdivision Code of Practice

Tree Policy

Southern Lights Policy

Vision Beyond 2050

- **Page 23 – 3A - Human Scale – Diagrams**

- Text changes:

- Illustrations above show hypothetical examples of human scale – bulk and height, but is also relevant for higher buildings with the upper floors setback from the parapet.

- **Page 24 – Human Scale – Built examples**

- Text changes:

- Reducing the apparent height by means of recessing the top storey, particularly in those areas where ~~a recession plane is required~~ a height setbacks at upper floors is required, and expressing each level clearly in terms of human proportions, and...
- Picture changes:
 - *Include more examples of higher buildings in line with proposed Height precinct 2, 3 and 4*

4. Wanaka Town Centre Character Guideline

- **Page 2 – Who should use this guideline.**
 - Text changes:
 - This character guideline has been prepared to serve the entire Wanaka community. It will assist developers, design professionals, people with an interest in development in the town centre, and the Council. ~~This guideline is advisory and non-statutory.~~ This guideline is incorporated by reference into the Queenstown Lakes District Plan.
 - As with the town centre, this guideline is anticipated to evolve. ~~This is to be achieved by means of a five yearly review process.~~
- **Page 2 and 3 – How it relates to the District Plan**
 - Text changes:
 - Most developments within the town centre will need to obtain a resource consent under the District Plan. This guideline will help interpret the objectives, policies, rules and standard assessment matters of the District Plan in relation to the Wanaka Town Centre.
 - ~~The District Plan identifies ‘principal values’ that contribute to the character of the Wanaka Town Centre, and ‘issues in respect of its future management’ as:~~
 - ~~The general proportions of public open spaces • The low scale of developments • The views to Lake Wanaka and the surrounding mountains from within the town centre, the relationship of commercial activities and surrounding residential, open space and recreational activities • The clear definition of the edge of the town centre • The variety of land use activities established within the town centre • The consolidation, maintenance and enhancement of the existing business area • The retention and enhancement of the visual image and lakeshore amenity • The sustainable use of the existing buildings and infrastructure • Retention of the existing scale, form and intensity of the built form • Ease of access and circulation for vehicles and pedestrians~~
 - ~~However, the District Plan provides little guidance on the translation of those values into buildings, streets and other open spaces.~~ This guideline therefore sets out to enable all those involved in the design process to better understand the

community's expectations for the evolving character of the town centre, and how a development can best contribute toward this.

- This guideline also recognises, and should be read in conjunction with, the Council's publications:
 - Queenstown Lakes Proposed District Plan – District Wide Chapters
 - Queenstown Lakes Spatial Plan 2021
 - Wanaka Town Centre Strategy 2009
 - Learning to Live with Flooding; A Flood risk management strategy for the communities of Lakes Wakatipu and Wanaka
 - ~~Infrastructure Code~~
 - QLDC Land Development and Subdivision Code of Practice
 - ~~Signs Control Bylaw~~
 - Tree Policy
 - Southern Lights Policy
 - Queenstown Lakes Long Term Plan
 - Vision Beyond 2050

- **Page 3:**

- Text changes:

- ~~**The role of the Urban Design Panel**~~
 - ~~The Wanaka Urban Design Panel undertakes design reviews on behalf of Council for significant public and private development proposals in Wanaka, with particular emphasis on the town centre. The Urban Design Panel will consider how development proposals in the town centre have taken account of this guideline. The panel offers greatest potential benefit when proposals are at the concept stage, prior to lodgement for resource consent. As with the guideline, the panel's role is advisory and non-statutory, however support from the panel can be influential in the outcome of the resource consent process.~~

- **Page 8 – Building design**

- Text changes:

- Preserve important views from the site and public views that might be impacted on by the development

- **Page 9 – Site Coverage**

- Text changes:

- Site coverage ~~over the 80% permitted threshold in the District Plan is likely to be viewed favourably where the site and context and built form guidelines have been effectively applied.~~ should take into account the relationship with the adjoining buildings and streetscape, the need to maintain and/or enhance pedestrian flows and linkages, the location of outdoor dining or outdoor living areas and the provision of loading and servicing areas.

- **Page 12 – Active Edge**

- Text changes:

- Make use of features such as balconies, projections, upper floor setbacks and recesses to break up the mass of the building (2)

- **Page 14 – Building scale, volume and height**

- Text changes:

- The maximum building volume that reads as a single built form should not exceed 128m (excluding recessed upper floors) x 9m x 15m (height x width x depth), ~~or approximately 1,200m³ (2).~~

- Picture change:

- *Update picture 2 to show example of recessed upper stories.*

- **Page 15 – Building scale, volume and height**

- Text changes:

- Building heights should not generally exceed ~~8m~~ 10m at the street frontage for District Plan Height Precinct 1 and 12m at the street frontage for other areas of the Wanaka Town Centre, where they should read as a maximum of two to three storeys in height - roofs pitched above this height may be used if not visible from the street
- Any ~~third level~~ additional height should be a secondary volume set back a minimum of 3m from the building frontage within Height Precinct 1 (3) and a minimum of 4m from the building frontage for all other areas of the Wanaka Town Centre. ~~and should not appear to be higher than 10m when viewed from the street (34)~~
- Larger developments should appear as two or more distinct adjoining buildings that work in harmony (~~3&4~~), using techniques such as:

- Picture changes:

- ***Diagram 3 to be amended to reflect new standards – need one for Height Precinct 1 and another for the remainder of the WTC. Bottom diagram 4 can be deleted.***

- **Page 18 – Passive solar design and building performance**

- Text changes:

- Design ground floors with a minimum ~~3.5m~~ 4m floor-to-ceiling height, ~~with 4m recommended in dedicated retail spaces to provide flexibility of use.~~
- **Page 19 – Signage and Lighting on the façade**
 - Text changes:
 - For requirements on the size and location of signs as well as other regulations on signage, refer to ~~Section 18~~ Chapter 31 of the District Plan as well as to the ~~Signs Bylaw of the Council~~
- **Page 26 – Additional Guidelines For Apartments & Visitor Accommodation**
 - Text changes:
 - ~~For Helwick and Ardmore Street,~~ Apartments and visitor accommodation should only occur above ground floor level with the exception of lobbies and stairwells.
 - ~~For other town centre streets,~~ apartment or visitor accommodation units at ground level should have a front setback of between 1.5m and 3.0m, and have their floor level at least 0.8 metres above footpath level to ensure both outlook and privacy
 - ~~Fences, hedges, or walls along front boundaries should not exceed 1.2m, however this can be measured from the front patio or deck level on the inside of the fence, hedge or wall~~
- **Page 35 – Desired Outcomes - Brownston Street**
 - Text changes:
 - Ease pedestrian crossing at key locations to enable strong walking links between the town centre and adjoining ~~high and low~~ medium density residential zones



5. Arrows town design guidelines (not town centre)

Part 1

- **Page 16 – District Plan map** – to be updated

Part 2

- **Page 91 – Old town and new town residential areas guidelines**
 - Text changes:
 - ~~Proposed~~ Medium Density Residential Zone (~~proposed~~ MDR Zone)

- Lower Density Suburban Residential Zone (LDRZ)
- Picture change:
 - *Change the zone references in this section also (remove “proposed” and change to LDSRZ):*
 -  Proposed MDR and LDR Zones
 -  General guidelines that apply to ARHMZ and Proposed MDR and LDR Zones where applicable
- Text changes:
 - This is particularly the case for the ~~proposed MDRZ~~ where this adjoins the ARHMZ.
 - Importantly, under the Proposed District Plan, ~~all development comprising two or more residential dwellings per site in the LDRZ and the proposed MDRZ require resource consent with the Councils discretion~~ in relation to the construction of residential units is restricted to being limited, amongst other matters, to the extent to which the development responds positively to Arrowtown’s character, utilising the Arrowtown Design Guidelines. As a consequence, the Arrowtown Design Guidelines are fundamental to promoting positive design outcomes for development requiring resource consent within these zones.
- **Page 92 – Conserve Heritage Character**
 - Text changes:
 - It is essential that developments within the ARHMZ respect and conserve this heritage character. However, it is also important to ensure that elements of this character are seen in new developments in both the ~~proposed MDR~~ and ~~LDR~~ LDSR zones, so that they also contribute towards the unique character of Arrowtown
- **Page 95**
 - Text changes:
 - Development in the ~~proposed MDR~~ and ~~LDR~~ LDSR zones that trigger the need for resource consent (or where this can be undertaken without the need for a resource consent), and other areas adjoining the ARHMZ should consider how they can incorporate these elements within their designs to ensure that they better reflect the character of Arrowtown. All development should seek to ensure that they have positive effects on the character of the ARHMZ and Arrowtown in general. It is essential that this is done when sites adjoin the ARHMZ to ensure that they do not have a negative impact on these elements.

- By selecting elements that contribute to the heritage character of the ARHMZ and incorporating them into the ~~proposed~~ MDR and ~~LDR~~ LDSR zones visual linkage and cohesion can be achieved between the New Town and Arrowtown's core. The Arrowtown identity can be extended throughout the Zones.
- **Page 96**
 - Text changes:
 - **Include some of the heritage character elements from the ARHMZ into the ~~LDR~~ LDSRZ & ~~proposed~~-MDR**
 - Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the ~~proposed~~ MDR and ~~LDR~~ LDSR zones
- **Page 97 – Settlement patter: street layout, lot size and pattern**
 - Text changes:
 - The original predominant 1/4-acre (1012m²) lot was rectangular. Subdivision of many of these lots has occurred. Within the ARHMZ the remaining 1/4-acre lots are important to the historic character of the area. However, it is recognised that in the ~~proposed~~ MDRZ there is likely to be the further subdivision of existing lots. This should be done in a way which respects the prevailing character of the area.
 - For instance, whilst not often seen as good urban design practice, in the Arrowtown environment in the ~~proposed~~ MDR and ~~LDR~~ LDSR zones where they adjoin or are adjacent to the ARHMZ it may be best to consider subdividing the front and rear of a lot from each other, rather than dividing a lot lengthways. That way a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm.
- **Page 98**
 - Text changes:
 - Subdivision within the ~~LDR~~-LDSR and ~~proposed~~ MDR Zones which adjoins the ARHMZ should respond to the historic grid street layout of ARHMZ
 - ~~In situations where subdivision is a discretionary activity (as provided for under the Proposed District Plan), such as the proposed MDRZ, the~~ The subdivision layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning, i.e. the location of buildings, vegetation and open space visible from the street should reflect the ARHMZ and conserve the other historic characteristics of the area. This outcome is essential where the ~~proposed~~ MDR and ~~LDR~~ LDSR zones adjoin or are adjacent to the ARHMZ.
 - In situations where lots are being amalgamated within the ~~proposed~~ MDRZ and ~~LDRZ~~ LDSRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

- GUIDELINES: REDEVELOPMENT, UPGRADE AND NEW SUBDIVISION WITHIN THE ~~LDR~~ LDSRZ & ~~PROPOSED~~ MDR ZONES
- Strengthen the links to the character of the ARHMZ and Old Town in any new development or area of re-development within the ~~LDR~~ LDSRZ & ~~proposed~~ MDR Zones.
- **Page 101**
 - Text changes:
 - Where the ~~proposed~~ MDRZ immediately adjoins the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.
 - The site layout in terms of buildings and spaces should appear from the street to reflect historic layouts, consistent with those found within the adjoining ARHMZ. Subdivision of lots within the ~~proposed~~ MDRZ should be subdivided so that the front and rear of a lot are subdivided from each other, rather than dividing a lot lengthways. Subdivision within the ~~proposed~~ MDRZ should seek to ensure that a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm. This is characterised in Figures MDRZ-Figure 1, MDRZ-Figure 2 and MDRZ-Figure 3 on page 102
 - Carefully consider the extent to which any infringement to the ~~density and~~ bulk and location requirements for the ~~proposed~~ MDRZ will compromise the historic character of the ARHMZ
- **Page 102**
 - Text changes:
 - (Figures 1, 2 and 3 have been designed utilising the Proposed District Plan bulk and location standards, and therefore accurately reflect the potential built form that could be generated within the ~~proposed~~-MDRZ)
 - Picture changes:
 - *update diagrams to take into account the new height limit for MDRZ – 11m + 1m for pitched roof*
- **Page 103**
 - Text changes:
 - Within the ~~LDR~~ LDSR zone, new development/redevelopment should aim for a more spacious appearance with reduced domination by buildings.
- **Page 107**

- Text changes:
 - 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ must reflect that of traditional cottages and sheds. Within the ~~proposed~~ MDR and ~~LDR~~ LDSR zones there is greater scope to move away from this, but careful attention must be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.
- **Page 117 – New Construction in the ~~LDR~~ LDSRZ & ~~Proposed~~ MDR Zones**
 - Text changes:
 - Within the ~~LDR~~ LDSR and ~~proposed~~ MDR zones, applying the bulk and location rules alone could lead to large and two to three storey buildings, which are more dominant than is characteristic of Arrowtown and which do not in any way resemble the small cottages of the ARHMZ. Combined with this there could be considerable variety in style resulting in little recognisable Arrowtown character.
 - The analysis of existing traditional buildings has identified the key traditional building types and the characteristics of these. Whilst it is not expected that buildings within the ~~LDR~~ LDSR and ~~proposed~~ MDR zones slavishly adhere to these building forms, to the detail set out below, it remains very important that new buildings within these zones are highly influenced by the traditional building types. The sheer size, however, of some houses sometimes becomes an unmanageable problem. The apparent bulk of buildings within these zones can be reduced by designing the building as a number of individual elements. In an additive approach, the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.
 - It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street. However it is recognised that this may not be possible within the ~~proposed~~ MDR zone where smaller sites are allowable.
 - The typical Old Town cottage is an arrangement of small, simple elements. This additive approach to a buildings composition fits better with the Arrowtown character than a single roof covering a large floor plan (as identified in MDRZ & LDSRZ-Figures 5 and 6).
- **Page 120**
 - Picture change:
 - *Add additional diagram of a three storey design in accordance with the proposed MDRZ heights*
- **Page 121**
 - Text changes:

- GUIDELINES: ~~PROPOSED~~ MDR AND ~~LDR~~-LDSRZ ZONES, NEW CONSTRUCTION TO INTEGRATE WITH OLD ARROWTOWN'S IDENTITY
 - 4.8.2.1 Design new construction so that it shares key features with the characteristic dwellings of Arrowtown's old residential area (for the MDRZ refer MDRZ & LDSRZ-Figures 1, 2 and 3 as well as MDRZ & LDSRZ-Figure 6).
 - Within the LDSRZ limit the size (scale) of each element. A maximum volume of 250m³ is suggested although a lesser volume is preferable.
 - Within the ~~proposed~~ MDRZ the maximum building coverage shall be no more than 45 percent
 - Within the LDSRZ avoid building houses of floor areas in excess of 300m² .
- **Page 122 – Spaciousness and Simplicity**
 - Text changes:
 - It is important that development within the ~~proposed~~ MDR and LDSR zones create a similar sense of spaciousness and apparent low density
 - New developments within the ~~proposed~~ MDR and LDSR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.
- **Page 123 – The Streetscape**
 - Text changes:
 - Opportunities during upgrade and redevelopment within the ~~proposed~~ MDR and LDSR zones should be both sought and utilised to incorporate characteristics of ARHMZ. How this can be done is outlined in the following guidelines. Implementation of these recommendations for the street is of primary importance to Arrowtown's character. A landscape plan for the ~~proposed~~ MDRZ and LDSRZ street network aimed at integrating them with the ARHMZ would enable proactive, timely and appropriate works.
 - Within some parts of the ~~proposed~~ MDR and LDSR zones private plantings have spread onto the road reserve replacing the grass verge, however, the Arrowtown identity is of a simpler street with street trees and grass only. As a consequence, private planting on road reserve should be avoided.
- **Page 126**
 - Text changes:
 - Within the MDR and LDSR zones treatment of the street should reflect the proposed ARHMZ
- **Page 127 – Street Lights and Exterior Lighting**

- Text changes:
 - Within the ~~proposed~~ MDR and LDSR zones higher lighting can be used but only where shown to be essential.
- **Page 128**
 - Text changes:
 - GENERAL GUIDELINES THAT APPLY TO THE ARHMZ, LDSRZ AND ~~PROPOSED~~ MDRZ
 - The following Guidelines apply to the ARHMZ, LDSRZ and ~~proposed~~ MDRZ and each guideline should be applied depending upon the site specific characteristics.
- **Page 129 - VIEWS/VISTAS**
 - Text changes:
 - Identify all views and view corridors across ~~private and~~ public land and seek to retain these views (with key view corridors identified within the respective neighbourhood plans set out in Section 2)
- **Page 130 – Parking, driveways and garages**
 - Text changes:
 - Driveways and parking areas are very dominant in the LDSR zone. The surface used has accentuated this, as does the extent of parking areas visible from the street
 - Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the ~~proposed~~ MDR zone and in all cases in the LDSR zone.
- **Page 131 – Existing vegetation**
 - Text changes:
 - Trees, hedges and other vegetation are distinguishing features of the ARHMZ and also an important contributor to the character of the ~~proposed~~ MDR and LDSR zones. Vegetation that is identified to be of key significance is shown on the Neighbourhood Plans included as Section 2. It should not be assumed, however, that plantings that are not shown are without value. Many other plantings contribute to heritage values as the elements, which contribute to the character of the area
- **Page 132 – Guidelines: Existing Vegetation**
 - Text changes:

- Consider how all the existing vegetation (not only vegetation of stature) contributes to the overall historic character of the ARHMZ and the ~~proposed~~ MDR and LDSR zones. The rambling shrubs as well as the trees can be very important to heritage values.
 - Within the ~~proposed~~ MDR and LDSR zones, as a second choice, plant species that are appropriate to your neighbourhood
 - Using only tree species already found in the ARHMZ within that areas will help to conserve its character. Using these species within the ~~proposed~~ MDR and LDSR zones will help to create cohesion between them and the character of Arrowtown. Within these Zones, plant these species first and in greatest numbers.
- **Page 133**
 - Text changes:
 - There are also species that reflect the character of the era of the development of different subdivisions within the ~~proposed~~ MDR and LDSR zones. These can be planted as secondary species. To identify a secondary species look around your area and note a type of tree that is planted in many gardens and appears as a ‘theme’ within the neighbourhood
 - Trees are the most important structural plant element in Arrowtown. The structure trees are the large trees in the private gardens, the avenue, streets and the public reserves which dominate ARHMZ and are of a height well above the buildings. It is important to develop and maintain this ‘canopy’ in the ~~proposed~~—MDR and LDSR zones. The comparatively large scale of many of the buildings, including the more common two storey height of buildings these zones makes this very important. One structure tree per section would make an enormous difference along with trees in the streets and reserves
- **Page 137 – Hedges, fences, walls and gates**
 - Text changes:
 - Hedges as ‘fences’ and ‘walls’ are soft and simple in appearance and decrease the dominance of buildings and other structures. Hedges give cohesion to the street and are very important to retaining the historic character. They are characteristic of Old Arrowtown and remarkably absent from the new residential areas. However, introducing hedges into developments is one of the simplest and most effective ways to reinforce Arrowtown’s identity and are an important way to integrate the ~~proposed~~ MDR and LDSR zones with Old Arrowtown.
 - There are many different styles and types of fences and walls in the ~~proposed~~ MDR and LDSR zones. The adoption of styles more akin to the proposed ARHMZ will help create cohesion throughout the town, although a wider range of styles and materials can be accommodated
- **Page 140 - RESERVES AND PARKWAYS**
 - Text changes:

- The public reserves (including road reserves) have the potential to significantly assist with linking the ARHMZ and MDR and LDSR zones through a comprehensive approach to plantings and landscape treatment.
- A landscape development/management plan is required for the Public Reserve network to provide cohesion between the ARHMZ and ~~proposed~~ MDR and LDSR zones with public consultation as part of the process.
- **Page 141 – Openings**
 - Text changes:
 - The approach to the placement and proportions of windows and doors within the ARHMZ should be based on the traditions of the zone. This advice should also be considered for new buildings in the ~~proposed~~-MDR and LDSR zones
- **Page 142 – Construction and Materials**
 - Text changes:
 - Within the ARHMZ new buildings should be designed so that each primary element is independent structurally and in terms of construction. Buildings within the ~~proposed~~ MDR and LDSR zones should also have the appearance that this is the case, especially where these zones immediately adjoin or adjacent to the ARHMZ
- **Page 144 – Colour**
 - Text changes:
 - Within the ARHMZ paint colours should be selected from Resene or Aalto Heritage Colour Charts or colours closely compatible with these. Colours brighter in hue to those in the charts should be avoided. Similar paint colours should be applied to buildings within the ~~proposed~~ MDR and LDSR Zones and especially where these zones are adjacent to or adjoin the ARHMZ.
- **Page 147 – Approved lists**
 - Text changes:
 - The guidelines discuss planting and appropriate species for each Character Area i.e. the Town Centre, Arrowtown Residential Historic Management Zone ('ARHMZ'), and the New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones) and should be read in conjunction with these lists
- **Page 148 – The plant lists include**
 - Text changes:
 - 'NT' for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 162 – Rejuvenation**

- Text changes:

- A number of hedge species suitable to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones) are outlined below
- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Pages 166 and 169**

- Text changes:

- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 172 – Paving Material**

- Text changes:

- Simple, basic materials were used for paving surfaces in early Arrowtown and these are important contributors to the Arrowtown character. Below are some examples of surfaces appropriate to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones)
- ‘NT’ for New Town (encompassing the ~~proposed~~ Medium Density Residential and Lower Density Suburban Residential Zones).

- **Page 181 & 182– New Town (LDSRZ and ~~Proposed~~-MDRZ) Development Checklist**

- Text changes:

- 1 All significant public views ~~in and out of the site~~ will not be compromised
- 3 If the ~~proposal is adjacent to the MDRZ or LDRZ;~~
 - The proposal will protect and enhance the historic character of Precinct C.
 - The proposal will ~~protect the sun and views of neighbours~~ provide for access to sunlight.