

Amy Bowbyes for QLDC – Summary of Evidence, 25 November 2016

Chapter 14 Arrowtown Town Centre Zone – Hearing Stream 08

1. The Arrowtown Town Centre Zone (**ATCZ**) is the focus for commercial activities in Arrowtown, providing retailing, services and amenities for the local community and visitors. The centre has strong heritage values that are an attraction for visitors and are highly valued by the local community.
2. The overarching purpose of the planning framework for the ATCZ is to provide for the continuation of the centre’s commercial function, whilst ensuring that the heritage values continue to be maintained.
3. A relatively small number of submissions were received on the notified chapter, and the structure of the recommended redrafted chapter remains the same as at notification. References to the Arrowtown Design Guidelines have been changed from the 2006 version to the 2016 version, implementing Variation 1 to the PDP, which introduces updated guidelines.
4. I have, however, recommended the inclusion of minor changes that incorporate relief sought by the Otago Regional Council (798) to ensure that kerbside bus movements are considered in the design and construction of verandas. These changes relate to Policy 14.2.1.5 and Rule 14.4.2 and are shown in the recommended chapter.
5. I have also recommended a small number of non-substantive changes including re-phrasing of the matter of discretion for natural hazards in Rule 14.4.4 to separate the text into a matter of discretion and associated assessment matters, and align with other chapters of the PDP.
6. I also suggest that two elements of Rule 14.5.9, which concerns itself with lighting glare, should be deleted as they are very subjective. However, as no submissions were received in respect of this rule, it is questionable whether there is sufficient scope to introduce amendments.
7. Subdivision within the ATCZ is addressed in Chapter 27 of the PDP (Subdivision and Development) whereby subdivision is a restricted discretionary activity and there is no minimum lot area standard for the ATCZ. No submissions were received seeking that a minimum lot area standard be introduced, and therefore I have not recommended any changes.