

ARROWTOWN RHMZ 10

Key:

Recommended changes to notified chapter are shown in red underlined text for additions and ~~red strike through~~ text for deletions, Appendix 1 to Right of Reply, dated 11 November 2016

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 14 September 2016.

Changes shown in blue strikethrough and underline are amendments which relate to Variation 1 – Arrowtown Design Guidelines, notified 20 July 2016.

Note the provisions relating to Visitor Accommodation, that were withdrawn from the PDP by resolution of Council on 23 October 2015, are not shown in this Revised Chapter.

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.1 Zone Purpose

This Zone covers the older part of the residential settlement of Arrowtown. The area has a distinctive character and atmosphere which has evolved from the development pattern set at the time of early gold mining in the District.

The purpose of this zone is to allow for the continued sensitive development of the historic area of residential Arrowtown in a way that will protect and enhance those characteristics that make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations and unique character.

In particular the zone seeks to retain the early subdivision pattern and streetscape, and ensure future development is of a scale and design sympathetic to the present character.

Unlike other residential zones, infill housing is not anticipated. However, Residential Flats are provided for to increase the diversity of residential accommodation in the zone.

The Town Centre Transition Overlay provides for limited expansion of commercial activities in an identified location adjoining the town centre. Any modifications to existing buildings or properties are expected to retain the historical character and qualities of the Old Town Residential Area.

10.2 Objectives and Policies

10.2.1 Objective – Ensure development retains or enhances the historic character of the zone, which is characterised by larger ~~section~~ site sizes, low scale and single storey buildings, the strong presence of trees and vegetation and limited hard paving.

Comment [RL1]: Panel's 4th Procedural Minute

Comment [RL2]: Minor change for clarity and consistency with other PDP chapters

Policies

10.2.1.1 Apply particular development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.

Comment [RL3]: Minor change for clarity

ARROWTOWN RHMZ 10

- 10.2.1.2 Ensure that any buildings are located and designed in a manner that complements and respects the character of the area and are consistent with the outcomes sought by the Arrowtown Design Guidelines ~~2006~~2016.
- 10.2.1.3 Control the subdivision of land and regulate density to ensure the character resulting from the existing large lot sizes and historical subdivision pattern is retained.
- 10.2.2 Objective - ~~Enable residential flats as a means of providing affordable housing while generating minimal adverse effects on amenity values.~~**
- Policies**
- 10.2.2.1 Provide for residential flats of a compact size that do not compromise the integrity of the zone's special character.
- 10.2.3 Objective - ~~Provide for community activities and services that are generally best located in a residential environment close to residents are provided for.~~**
- Policies**
- 10.2.3.1 Enable the establishment of small scale community facilities and activities where adverse effects on the character and amenity values of the area in terms of noise, traffic and visual impact can be avoided or mitigated.
- 10.2.4 Objective - ~~Ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.~~**
- Policies**
- 10.2.4.1 Ensure access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.
- 10.2.4.2 Seek low impact approaches to storm water management.
- 10.2.5 Objective - ~~Maintain residential character and amenity is maintained.~~**
- Policies**
- 10.2.5.1~~2~~ Ensure that any commercial and non-residential activities, including restaurants, maintain or enhance the amenity, quality and character of the zone and surrounding area.
- 10.2.5.2~~3~~ Avoid non-residential activity that would undermine the amenity of the zone or the vitality of Arrowtown's commercial zone.
- 10.2.6 Objective - The Arrowtown Town Centre Transition Overlay provides for non-residential activities that provide local employment and commercial services to support the role of the Town Centre Zone.**
- Policies**
- 10.2.6.1 Provide for commercial activities that are compatible with the established residential scale, character and historical pattern of development within the Arrowtown Town Centre Transition Overlay.

Comment [RL4]: Panel's 4th Procedural Minute

Comment [RL5]: Panel's 4th Procedural Minute

Comment [RL6]: Recommended deletion refer to Issue 1 of Section 42a.

Comment [RL7]: Panel's 4th Procedural Minute

Comment [RL8]: Panel's 4th Procedural Minute

Comment [SG9]: Renumbering result of withdrawal of Visitor Accommodation provisions.

ARROWTOWN RHMZ 10

10.2.6.2 Limit retailing in the Town Centre Transition Overlay to ensure that the Town Centre Zone remains the principal focus for Arrowtown's retail activities.

10.2.6.3 Development is sympathetic to the historical pattern of development and building scale.

10.3 Other Provisions and Rules

10.3.1 District Wide Rules

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18) ODP Operative)	25 Earthworks (22) ODP Operative)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14) ODP Operative)
30 Utilities and Renewable Energy	31 Hazardous Substances (16) ODP Operative)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

Comment [RL10]: Non substantive grammatical change for clarity /consistency (including changes within table)

10.3.2 Clarification

Advice Notes

10.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

10.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.

10.3.2.3 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

Comment [RL11]: Non substantive change for clarity.

ARROWTOWN RHMZ 10

10.4 Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
10.4.1	Any Activity not listed in Tables 1 – 2.	NC
10.4.2	Dwelling, Residential Unit, Residential Flat.	P
10.4.3	Home occupation.	P
10.4.4	<p>The Construction or alteration of any buildings.</p> <p>With the exception of Minor Alterations and Additions to a Building.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • External appearance (including exterior materials and colour), site layout, scale and design of buildings. The external appearance and finish of the building to ensure a harmonious blend and positive contribution to the heritage character of the residential area. • Building form, including the height to the eaves, and ridge and primary elements, roof shape and pitch. • Exterior materials and colour. • Any fencing greater than 1.2m high. • Consideration of these matters shall be guided by the Arrowtown Design Guidelines 20062016. <p>In addition, within the Arrowtown Town Centre Transition Overlay:</p> <ul style="list-style-type: none"> • Opportunities, retention and enhancement of pedestrian linkages between Buckingham Street and Romans Lane, having regard to the National Guidelines for Crime Prevention Through Environmental Design (CPTED). • Where a site is subject to any n Natural hazards where and the proposal results in an increase in gross floor area an assessment by a suitably qualified person is provided that addresses Assessment Matters relating to natural hazards: <ul style="list-style-type: none"> • the nature and degree of risk the hazard(s) pose to people and property, • whether the proposal will alter the risk to any site, and • the extent to which whether such risk can be avoided or sufficiently mitigated reduced. 	RD
10.4.5	Minor Alterations and Additions to a Building.	P
10.4.6	Recreational Activity.	P
10.4.11	Community activities.	D
<u>10.4.7</u>		

Comment [RL12]: Submission 836

Comment [RL13]: Submitter 383

Comment [RL14]: Matters of discretion redrafted for clarity. Non substantive amendment

Comment [RL15]: Submitter 798/1160

Comment [SG16]: Renumbering result of withdrawal of Visitor Accommodation provisions. Notified 10.4.11

ARROWTOWN RHMZ 10

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
10.4.12 <u>10.4.8</u>	Commercial activities.	NC
10.4.13 10.4.9	Any building within a Building Restriction Area that is identified on the planning maps.	NC
10.4.14 10.4.109	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR
	Activities within the Arrowtown Town Centre Transition Overlay.	
10.4.15 10.4.110	Commercial activities (except where specified for retail activities).	P
10.4.16 10.4.121	Retail Activities. Retailing is permitted providing it shall be restricted to goods manufactured on site and ancillary products, and comprises up to no more than 10% of the gross floor area.	D
10.4.17 10.4.1312	Community Activities.	P
10.4.18 10.4.1413	Licensed Premises. Premises licensed for the consumption of alcohol on the premises between the hours of 8am and 11pm.	P
10.4.19 10.4.1514	Licensed Premises. Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: (a) to any person who is residing (permanently or temporarily) on the premises; (b) to any person who is present on the premises for the purpose of dining up until 12am. Discretion is restricted to all of the following: <ul style="list-style-type: none"> • The scale of the activity. • Car parking and traffic generation. • Effects on amenity. • Noise. 	RD

Comment [RL17]: Relocated to 10.5.5

Comment [RL18]: Non substantive change for clarity.

ARROWTOWN RHMZ 10

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
	<ul style="list-style-type: none"> Hours of operation. Any relevant QLDC alcohol policy or bylaw. 	

10.5 Rules – Standards for Activities

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
10.5.1	Building Height A maximum height limit of 5 metres.	NC
10.5.2	Density Not more than one Residential Unit per 650 square metres of net site area.	NC
10.5.3	Building Coverage The Maximum ground floor area of buildings shall be 30% of the net site area.	NC
10.5.4	Combined Building Coverage and Hard Surfacing The total area covered by hard surfacing and buildings on any site shall not exceed 35% of the net site area.	NC
10.4.9 10.5.5	Any building within a Building Restriction Area that is identified on the planning maps.	NC
10.5. 56	Road Boundary Setbacks Where existing buildings (other than accessory buildings) are already located on the site - the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or Where no existing buildings (other than accessory buildings) are located on the site the mean of the setback of any buildings (other than accessory buildings) located on the immediately adjoining lots or 6.0m, whichever is the greater. Discretion is restricted to all of the following: <ul style="list-style-type: none"> <u>External appearance (including exterior materials and colour), layout, scale and design of buildings</u> <u>Consistency with the historic character and pattern of existing buildings on the site and vicinity in Arrowtown utilising the Arrowtown Design Guidelines 2016 as a guide.</u> <u>Building dominance on neighbouring properties and the public</u> 	RD

Comment [RL19]: Relocated from 10.4.9 (s42a version). Non-substantive change.

Comment [RL20]: Matters of discretion redrafted for clarity. Non substantive amendment.

Comment [RL21]: Non substantive amendment redrafted for clarity.

ARROWTOWN RHMZ 10

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
	<p>realm. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.</p> <ul style="list-style-type: none"> • The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the zone, including the setback of existing buildings in the vicinity of road boundaries. • The extent to which the proposed building will have size, form, proportions, roof line, style, external appearance that are similar to or in keeping with those existing buildings on the site. • The extent to which the location of the proposed building would adversely affect the historic character of Arrowtown. • Landscaping The ability to provide adequate opportunity for landscaping in the vicinity of road boundaries, which will mitigate the effects of building intrusion into the street scene. • The ability to provide adequate on-site parking and manoeuvring for vehicles. 	
10.5.67	<p>Side and Rear Boundary Setbacks</p> <p>10.5.6.1 Side and rear boundary setbacks: 3.0m</p> <p>10.5.6.2 Exceptions to side and rear boundary setbacks:</p> <p>(a) Accessory buildings for residential activities are permitted within the setback distance, providing they do not exceed 7.5m in length and comply with the following recession plane requirements:</p> <p>(b) 2.5m and 35 degrees.</p> <p>(c) Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</p> <p>(d) Recession planes do not apply to site boundaries fronting the street or a reserve.</p> <p>Note: Refer to the recession planes interpretive diagram in the Definitions Chapter.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> ▪ <u>Effects on open space, privacy, sunlight and amenity of neighbouring properties.</u> ▪ The extent to which the building will affect sunlight access to adjoining properties. ▪ Whether the building emulates The character and patterns of existing buildings on the site and vicinity. ▪ Building dominance. 	RD

Comment [RL22]: Matters of discretion redrafted for clarity. Non substantive amendment.

ARROWTOWN RHMZ 10

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
	<ul style="list-style-type: none"> ▪ The extent to which the building will be compatible with the layout and scale of other buildings and sites in the zone. 	
10.5.78	<p>Glare</p> <p>(a) All exterior lighting shall be directed away from the adjacent sites and roads and downward to limit effects on the night sky.</p> <p>(b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	NC

10.6 Non-Notification of Applications

~~10.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited notified.~~

Comment [RL23]: Result of withdrawal of Visitor Accommodation provisions. Non-substantive change for clarity

SUBDIVISION AND DEVELOPMENT CHAPTER 27 [this provision was transferred across from the Subdivision Hearing]

Recommended redrafted 27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
Residential	Arrowtown Residential Historic Management Zone	800m ²

RECOMMENDED CHANGES TO DEFINITIONS CHAPTER 2

Minor Alterations and Additions to a Building	<p>Means any of the following:</p> <ul style="list-style-type: none"> • Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the applicable rules and standards for activities. • Changing or putting in Replacing windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing. • Changing existing materials or cladding with other materials or cladding of the same texture, profile, materials and colour.
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Comment [RL24]: Submitter 836