

2011

Monitoring Report: Residential Arrowtown



Queenstown Lakes District Council

November 2011

Executive Summary

This monitoring report has been formulated to outline the current state of the two Arrowtown residential zones based on factual data relating to consented development. Potential resource management issues relating to the two zones are identified and issues for further consideration during the District Plan review are highlighted.

Resource management issues for the Arrowtown residential zones are articulated below as questions and answers:

1. Is the historical resource being preserved and is new development enhancing the character of the area?

Yes. The current District Plan provisions for the Arrowtown Residential Historic Management zone, combined with the consultative process with the Arrowtown Planning Advisory Group and the guidance provided in the Arrowtown Design Guidelines (2006) are resulting in the protection of the historical resource within this zone.

2. Is the low density residential environment (with small scale buildings, extensive landscaping, open character, historic roading patterns and streetscapes) being maintained?

Yes. The current District Plan provisions have worked well, particularly the height, setback, site density, tree protection and building coverage rules, and these have enhanced the open space and amenity of the residential parts of Arrowtown.

3. Is a reasonable standard of residential amenity and privacy being maintained?

Yes. The above-mentioned District Plan provisions have assisted in achieving a high standard of residential amenity and privacy, characterised by open space, the small scale of buildings, and a vegetated appearance, in the residential parts of Arrowtown.

4. Are the rules of the District Plan effective in achieving the environmental results anticipated for the Arrowtown Residential areas?

Yes.

The District Plan Review should address the following:

- A summary of proposed minor amendments to some of the current provisions relating to the residential zones that could be considered during the District Plan review is contained in Appendix 2, attached.

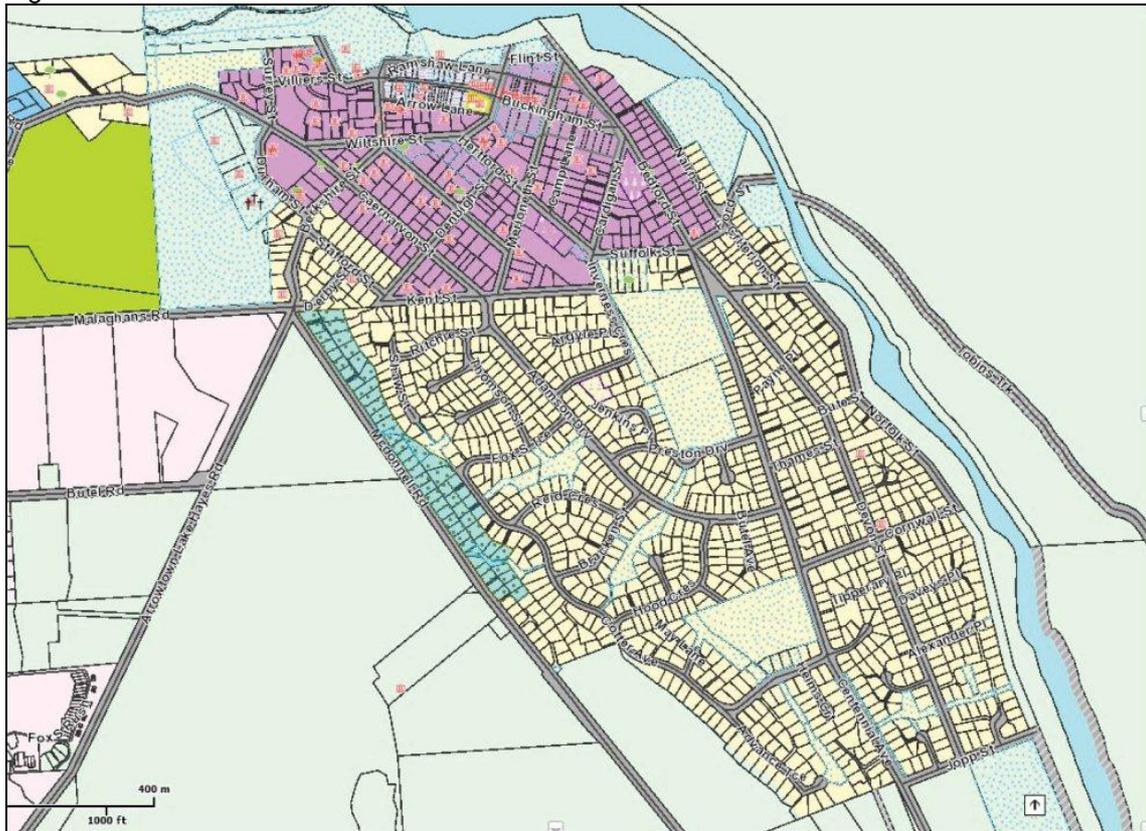
Introduction

Section 35 of the Resource Management Act states that:

*“Every local authority shall monitor-
...[(b)] the efficiency and effectiveness of policies, rules, or other methods...and take appropriate action (having regard to the methods available to it under this Act) where this is shown to be necessary.”*

This report fulfils the requirements of section 35(b) in relation to the areas of Arrowtown that are zoned residential. There are two distinct residential zones. The first is the Residential Arrowtown Historic Management zone, which covers the older part of the residential settlement of Arrowtown. This area is generally located north of Kent and Suffolk Streets and surrounds the Arrowtown town centre (shown in purple below). The second is the Low Density Residential zone that applies to the more newly developed portions of Arrowtown outside the historic centre. This area extends from the southern edge of Kent and Suffolk Streets to McDonnell Road and Jopp Street (shown in yellow below). It is noted that a small area within the Low Density Residential zone has additional District Plan status as a Scenic Protection Area. This Area is located on the escarpment overlooking McDonnell Road (shown in blue below).

Figure 1: Arrowtown Residential Zones



A summary of the District Plan provisions that apply to the two zones is contained in Appendix 3, attached. This report monitors the effectiveness and efficiency of the objectives, policies, rules and other methods of these two residential zones as outlined in Appendix 4 attached. Findings in this report will assist in informing the review of the Queenstown Lakes District Plan, due to be publicly notified in October 2013. This report is limited to monitoring the effectiveness and efficiency of the objectives, policies, rules, and is not an urban design review of the development that has occurred.

What are the Arrowtown Residential Zones Seeking to Achieve?

A copy of the relevant excerpts from the District Plan can be found in Appendix 3. The objectives and policies for the Residential Arrowtown Historic Management zone appear to seek the following environmental results:

- Conservation of the existing historic character and amenity of the zone,
- Retention of the historic subdivision and roading pattern and streetscape,
- Retention of the low building height and scale, and low site densities,
- Retention of the open character and vegetated appearance of the town,
- Ensuring that new development and redevelopment enhances the character of the town.

The purpose of the Low Density Residential zone which applies to the newer parts of Arrowtown is to achieve the consolidation of residential activity and protection of residential amenity values. The four objectives listed in the Plan for this zone (which applies to most residential land within the district) are:

- “1. *Sufficient land to provide for a diverse range of residential opportunities for the District’s present and future urban populations, subject to the constraints imposed by the natural and physical environment.*
2. *A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.*
3. *Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.*
4. *Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.”*

Although there is no explicit reference in the District Plan to either the Arrowtown Planning Advisory Group or the Arrowtown Design Guidelines (2006), all applications for resource consents within the Residential Arrowtown Historic Management zone are subject to input during the consent processing stage from the Advisory Group and are assessed in accordance with the Arrowtown Design Guidelines. The Guidelines categorise portions of Arrowtown into neighbourhoods, and some of these contain land within both the Historic Management zone and the Low Density Residential zone. The Guidelines contain recommendations to protect the character of Arrowtown and these are on subjects including house design, paving, parking, vegetation, signage, colour, and other issues applicable to the area.

Overall the resource management issues for Residential Arrowtown can be articulated as four questions:

1. Is the historical resource being preserved and is new development enhancing the character of the area?
2. Is the low density residential environment (with small scale buildings, extensive landscaping, open character and historic roading patterns and streetscapes) being maintained?
3. Is a reasonable standard of residential amenity and privacy being maintained?
4. Are the rules of the District Plan effective in achieving the environmental results anticipated for the Arrowtown Residential areas?

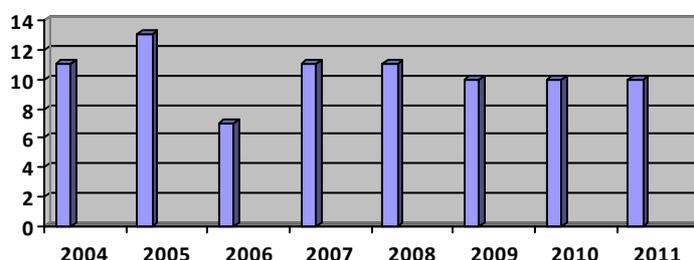
What has been granted consent?

Approach

A review of resource consent data was undertaken in order to obtain a clear picture of the kind of development occurring in the District since the District Plan became operative, in 2003. The resource consent activity has been compiled from Council’s NCS system, with data reported for the period from January 2003 through to September 2011, an 8 year period. This electronic system has not historically been used to provide data that can assist with understanding the quality of consent decisions. Further work on improving the quality of data in the system will improve the speed and efficiency of obtaining useful data used in preparing monitoring reports. Currently much of the data comes from manual reviewing of consent files in order to understand what trends are emerging.

Residential Arrowtown Historic Management

Bar Graph of Number of Applications Each Year in the Residential Arrowtown Historic Management Zone*



(*This data excludes applications to trim or prune trees, which are processed under a different system. Further discussion of trees is under the heading 'Arrowtown Trees' below).

Council data indicates that at least 92 applications were processed for development (excluding tree applications) within the Residential Arrowtown Historic Management Zone between January 2003 and September 2011. The number of applications has been fairly constant with about ten or eleven processed most years.

Type of Activity

The table below indicates that 77% of development within the Historic Management zone was for purely residential purposes. There is pressure for commercial activities within the portions of the Historic Management zone in the vicinity of the Arrowtown Town Centre, particularly the area including the Miner's cottages, and the sites on the south side of Arrow Lane. Whether or not some minor alterations should be made to the boundary demarcations of these two zones could be a subject for consultation during the District Plan review.

Type of Activity	Total	Percentage
Small residential (1-2 units)	69	75
Medium residential (3-9 units)	2	2
Commercial	12	13
Education or community	4	4
Visitor accommodation	2	2
TOTAL	92	100%

Activity Status

Almost half of the applications were to alter existing dwellings (44), with 19 applications for new developments.

Activity Type	Total	Percentage
New development	19	20
Alteration	44	48
Variation	20	22
Change of Use	4	4
Subdivision	4	4
Temporary Activity	1	1
TOTAL	92	100%

Most applications within the Historic Management zone were for either discretionary or non-complying activities. In the zone most applications require at least a discretionary activity consent,

as this is required if you propose to alter the external appearance of any dwelling. Most applications for a non-complying activity consent are to exceed the 30% building coverage rule.

Activity Status	Total	Percentage
Non-complying	35	38
Discretionary	40	43
Restricted Discretionary	13	14
Controlled	2	2
Time Extension	2	2
TOTAL	92	100%

What Rules are Triggering Applications?

The data relating to the reasons why applications have been lodged is not accurate, due to the method by which the information was until recently collected, so at best the table below provides a general idea of what has occurred. The data indicates that infringements to either building coverage or setback rules were the main reasons for which consent was required over the review period. This is likely to be the case due to the small sizes of many sections and the more restrictive setback and building coverage requirements that apply in this zone, compared to other residential zones in the district. The greater proportion of heritage listed dwellings and trees in Arrowtown means that consent is also often required for alterations to identified heritage buildings and trees, under the provisions in Section 13: *Heritage* of the District Plan.

Reason for Application	Total	Percentage
External appearance	12	14
Building coverage	16	17
Height and recession plane	6	6
Infringements		
Setback and side yard	19	21
Infringements		
Subdivision / boundary adjustments	3	3
Tree removal (when part of a larger application)	7	8
Non-residential	3	3
Identified heritage feature	11	12
Variation	15	16
TOTAL	92	100.00%

Arrowtown Trees

A discretionary activity resource consent is required under Rule 7.6.3.3(i) to remove any tree within the Historic Management zone that is higher than 2.5m, or to prune or trim any tree greater than 4m high. Lakes Environmental do not charge for this resource consent application. If this is the only issue for which a consent is required, then the application is processed under a different system from other resource consent applications. In 2010 records indicate 15 of these applications were processed, with 14 applications processed so far in 2011. Most of these applications were granted after consultation with the QLDC Parks Department and the Arrowtown Planning Advisory Group. However is noted that since January 2010 two applications have been declined, with another application, which related to several trees, having the removal of some of these trees declined.

How Efficient are the Rules?

A random sample of ten applications, as detailed in the table below, revealed that the average cost of processing a resource consent in the Historic Management zone, for non-notified applications, was \$1320. The monitoring report for the Meadow Park Special zone that adjoins Arrowtown revealed that the average processing cost for that zone was \$1174 (*Monitoring Report for the Meadow Park Special Zone*, August 2011, page 23). The slightly higher cost within Arrowtown is anticipated given the greater assessment requirements in the District Plan for this zone.

Table 1: Arrowtown Residential Historic Management Zone

Random Sample of Consent Decisions	Activity / Address	Total Processing Cost (\$ and incl. GST)	Notified Y/N and decision
RM050439	Redevelop the cottage and add an extension at 21 Anglesea St	2340	No, granted
RM060252	Variation to design at 14A Wiltshire St	1860	No, granted
RM070444	Variation to design and erect a woodshed at 5 Hertford St	580	No, granted
RM081149	Alterations to an existing dwelling at 10 Caernarvon St	789	No, granted
RM081219	Redevelop and add to existing church at 26 Berkshire St	22,485*	Yes, granted
RM090340	Erect addition at 36 Wiltshire St	945	No, granted
RM090926	Restore and extend an existing dwelling at 27 Merioneth St	2193	No, granted
RM100227	Erect addition at 20 Nairn St	1061	No, granted
RM100410	Demolish a crib and erect a new dwelling at 8 Camp Lane	1135	No, granted
RM110416	Erect addition at 34 Merioneth St	976	No, granted

(*excluded from the average cost calculation, as a notified application)

The data records that the majority of applications in the zone were processed as non-notified applications, which incurred no further legal proceedings.

How Consent was Granted	Total	Percentage
Delegated Authority (only one application was limited notified, with the rest being non-notified)	75	81
Commissioner (Hearing)	4	4
Unspecified (data for 2003 and early 2004 does not provide information on consent status)	13	14
TOTAL	92	100%

Four applications required resource consent hearings, and these were all for significant development in the zone, as detailed in the table below. All four required alterations to listed heritage buildings, with three of these also proposing a significant change of use. All four applications were either within, or adjoining, an identified heritage precinct.

Consent Number	Address	Reason Consent was required:
RM081219	26 Berkshire St	To alter an identified heritage building, including adding a large extension.
RM090802	22 Berkshire St	To relocate a heritage building to a new site and re-use the building for a commercial activity.
RM100396	51 Buckingham St	To alter a historic building, including alterations to parking and earthworks, and add a new commercial building to the rear of the site.
RM110069	4 Buckingham St	To establish a commercial activity in, and alter, an identified heritage cottage.

In conclusion, the data indicates that the Historic Management zone rules are currently working fairly efficiently as only major applications have been subject to hearing procedures and the cost of processing applications is consistent with what occurs in other residential parts of the district.

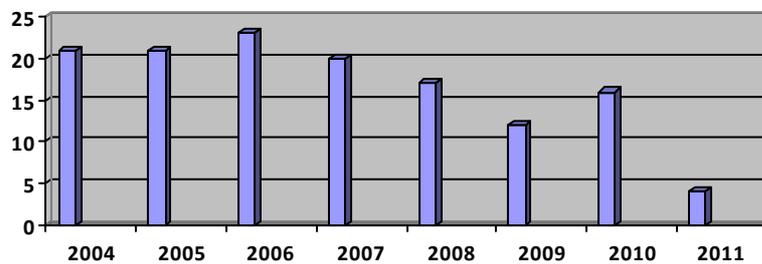
However, there is a higher amount of commercial activity within the Historic Management zone than is anticipated within a residential zoned area. During the District Plan review consideration could be given to whether minor alterations to the zone boundaries are warranted.

Conditions on Resource Consents

A review of some decisions has revealed that conditions have occasionally been proposed for applications for restricted discretionary activity applications (an example is RM090651) on topics such as the protection of site vegetation or archaeological matters, when these are outside the ambit of the restricted discretionary activity. This could be resolved by slightly widening the scope of the discretion that is used to assess applications for restricted discretionary activities within this zone.

Arrowtown Low Density Residential

Bar Graph of Number of Applications Each Year in the Arrowtown Low Density Residential Zone



There were a total of 159 applications during the review period. The number of applications for residential activity within this zone has also been fairly consistent, with about 15-20 applications most years, with the exception of 2011 when there has been a sharp fall in development. This can partly be attributed to the economic recession and is also partly because many of the previously vacant sites in the low density part of Arrowtown have now been developed.

Type of Activity

Approximately 95% of development within the Arrowtown Low Density zone was for purely residential purposes.

Type of Activity	Total	Percentage
Small residential (1-2 units)	151	94
Large residential (10 plus units)	1	0.6
Commercial	1	0.6
Education or community	1	0.6
Visitor accommodation	4	2.5
Temporary	1	0.6
TOTAL	159	100%

Out of 159 applications, 44 were for new developments, with over half (83) for alterations to existing dwellings.

Type of Activity	Total	Percentage
Development	44	28
Alterations and Additions	83	52
Change of Use	1	0.6
Variation	5	3
Subdivision	26	16

TOTAL	159	100%
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Activity Status

Most of the applications were processed as either a restricted discretionary or a non-complying activity.

Resource Consent Status	Total	Percentage
Non-complying	60	38
Discretionary	24	15
Restricted Discretionary	54	34
Controlled	21	13
TOTAL	159	100%

What Rules are Triggering Applications?

As indicated by the table below, most restricted discretionary applications were to breach Site Standards relating to setbacks or for earthworks. This is to be expected as vacant land within the zone is developed, involving the creation of building platforms and access to new dwellings. Most of the non-complying activity applications were to breach the Zone Standards relating to the height and/or recession plane requirements. There were also 24 recorded subdivision or boundary adjustment applications, which again is commonly associated with new development.

Reason for Application	Total	Percentage
Access	2	2
Building coverage	3	2
Height and recession	26	20
Infringements		
Earthworks	20	15
Setback and side yard	41	31
Infringements		
Garage infringements	9	7
Subdivision / boundary adjustments	24	18
Variations	4	3
Relocate building	3	2
TOTAL	132	100.00%

How Efficient are the Rules?

All of the 159 applications were processed without the requirement for a resource consent hearing.

Consent Granting	Total	Percentage
Delegated Authority	159	100
TOTAL	159	100%

A random sample of ten decisions over the review period revealed that the average cost of processing an application within the Arrowtown Low Density Residential zone was \$1037. This is an average of \$300 cheaper than processing an application within the Residential Arrowtown Historic Management zone.

Table 2: Arrowtown Low Density Residential zone

Random Sample of Consent Decisions	Activity	Total Processing Cost (\$)	Notified Y/N and decision
RM050553	Erect an addition at 8 Cornwall St	1312	No, granted
RM060088	Erect an addition at 39 Kent St	608	No, granted
RM060846	Relocate cabins at 11-21 Suffolk St	1087	No, granted
RM070468	Erect an addition at 31 Kent St	541	No, granted

RM070534	Erect a new dwelling at 118 Cotter Avenue	728	No, granted
RM081120	Erect a new dwelling at 7 Innes Place	914	No, granted
RM081492	Erect an addition at 8 Hood Crescent	613	No, granted
RM090510	Erect a new dwelling at 9 Advance Terrace	1007	No, granted
RM100021	A variation to approved design at 94 Centennial Avenue	1682	No, granted
RM110041	Erect a new dwelling at 9 Joop St	1877	No, granted

In conclusion, the District Plan provisions relating to the Arrowtown Low Density Residential zone are working efficiently.

Conditions on Resource Consents

Again a review of some decisions revealed that conditions have occasionally been proposed for applications for controlled or restricted discretionary activity applications (an example is RM100224) on topics such as the protection of site vegetation or archaeological matters, when these are outside the ambit of the controlled or restricted discretionary activity. This could be resolved by slightly widening the scope of the discretion that can be used to assess applications.

Consultation with the Arrowtown Planning Advisory Group

Consultation was undertaken with the Arrowtown Planning Advisory Group. They advised that the current District Plan provisions are generally achieving good resource management outcomes for the residential areas of Arrowtown. Some minor amendments to further improve the District Plan provisions were suggested for consultation during the District Plan review, and these are summarised in Appendix 1.

Concluding Remarks

Trends

The number of applications in the residential Arrowtown zones has remained consistent over the review period, with the only exception being that the number of applications within the Arrowtown Low Density Residential zone has fallen markedly in 2011. There is continued pressure for non-residential uses in the portions of the Residential Arrowtown Historic Management zone that directly adjoin the Arrowtown Town Centre zone.

District Plan Review Issues

This report concludes that the District Plan provisions relating to both of the Arrowtown residential zones have worked efficiently over the review period. Only major applications have been subject to hearing procedures, and the cost of processing applications within both zones is consistent with other residential zones in the district. Only a few minor amendments to the Arrowtown residential zones are suggested for public consultation during the review process. A summary of these is contained in Appendix 2, attached.



APPENDIX 1: INTERVIEW WITH ARROWTOWN PLANNING ADVISORY GROUP

ISSUE	SUMMARY OF FEEDBACK
Arrowtown Trees	The provisions in the District Plan to protect trees in Arrowtown, and the processing of these applications are working well, and no alterations are required. It is acknowledged that a number of applications are to trim or remove silver birch trees, and as this tree causes allergic symptoms for many people, this is given consideration when processing these applications.
Scenic Protection Area	The objectives, policies and rules that apply to the Scenic Protection Area are working well and should be retained, with the Area boundaries remaining as they are.
External Appearance	The provision for all applications (in the Residential Arrowtown Historic Management Zone) to require discretionary activity consent for external appearance should be retained.
Height, density and scale of buildings	The Site and Zone standards relating to height, setbacks, and site densities are working well and should be retained.
30 percent site coverage rule	With regard to the 30 percent hard surfacing rule an explanation or definition to explain what a permeable surface is may assist. Most applications to exceed the control are to exceed it by less than five percent, and usually this is with outside decking or driveways which are permeable.
Fencing	It is suggested that the recommendation contained in the Arrowtown Design Guideline relating to fencing, on page B-16, " <i>Guidelines Fences and Walls, No. 5</i> " be inserted in the District Plan as a rule, as there are now examples of inappropriate fencing in the Historic Management zone that are detracting from the heritage and streetscape values. The Guideline requires a maximum fence height of 1.2m. Fences up to 2m in height are only permitted for the minimum area required to hide rubbish receptacles and other services, and are not permitted for entire yards. An application would be required for fences that breached the rule.
Site Standard to be added on building design in Historic Management zone	It is suggested that a new Site Standard similar to the one for the Scenic Protection Area (on page 7-26 of the District Plan under 7.5.5.2(x)) be inserted in the Site Standards for the Historic Management zone, to provide greater guidance on the external appearance of buildings. Some of the key components under 7.7.2 <i>Resource Consents - Assessment Matters (xxix) Additional Matters – Arrowtown</i> , pages 7-62 and 7-63) could fall under this heading and if the Site Standard is breached, then a resource consent is required.
<i>(xxix) Additional Matters – Arrowtown</i>	Developers argue that they do not need to consider the exterior materials and finishes listed under (d) on page 7-63 because of the words in the second sentence ' <i>generally shall be</i> '. Consideration needs to be given to altering this wording to provide more certainty as to what is required. If some of these were incorporated into a Site Standard, as suggested above, this might resolve this issue.
Alteration to boundaries of Arrowtown Residential Historic Management zone	It is suggested that the boundaries where the Historic Management zone adjoins the Arrowtown Town Centre zone be amended in two places. First it is suggested that the line of buildings on the south side of Arrow Lane be rezoned to fall within the Arrowtown Town Centre zone. Secondly, it is suggested that the small block (which includes the Miner's cottages) between Buckingham Street and Roman Lane be rezoned to be in the Arrowtown Town Centre zone.
Reference to Arrowtown Planning Advisory Group and the Arrowtown Design Guidelines	It is suggested that the District Plan contain reference to the Arrowtown Planning Advisory Group and the Arrowtown Design Guidelines to clarify that consideration of the Guidelines and consultation with the Advisory Group should occur at a very early stage in the design process, prior to lodging any formal application.

APPENDIX 2: DISTRICT PLAN REVIEW – ISSUES REQUIRING FURTHER INVESTIGATION

SECTION OF DISTRICT PLAN	ISSUE	RECOMMENDED FOR PUBLIC CONSULTATION
7.4 Arrowtown Residential zones: Introduction	The District Plan contains no reference of the Arrowtown Planning Advisory Group or the Arrowtown Design Guidelines, 2006.	Include a very brief explanation of the role of the Arrowtown Planning Advisory Group and the Arrowtown Design Guidelines, perhaps at the beginning of this section.
7.4 Arrowtown Residential zones:	Sometimes conditions are suggested on matters such as the protection of vegetation, or to protect archaeological material, when these matters fall outside the ambit of the controlled or restricted discretionary activity control.	Consider slightly widening the discretion Council exercises on applications for controlled or restricted discretionary activities in both Arrowtown residential zones to provide the ability to include conditions on the protection of vegetation, landscaping and archaeological matters where this is warranted.
7.6 Historic Management zone: Discretionary Activity Status for Arrowtown Trees	The provisions relating to tree protection in Arrowtown appear to be working well. The question of whether blanket tree protection or a more targeted approach to the protection of specific trees needs to be addressed.	The issues and options process should discuss the approach to tree protection. Consider whether silver birch trees should be excluded from the provisions under Rule 7.6.3.3(i).
7.6 Historic Management zone: Discretionary Activity Status for External Appearance	The rule requiring a discretionary activity consent for external appearance is working well.	This rule should be retained.
7.6 Historic Management zone: Site and Zone Standards	The Site and Zone standards relating to height, setbacks, and site densities are working well and should be retained.	Retain the current provisions relating to height, setbacks and site densities.
7.6.5.2(iii) Historic Management zone: Zone Standard on Building Coverage	With regard to the 30 percent hard surfacing rule an explanation or definition to explain what a permeable surface is may assist. Most applications to exceed the control are to exceed it by less than five percent, and usually this is with outside decking or driveways which are permeable.	Consider adding a definition or brief explanation about why hard surfacing is included, and what surfaces are excluded and why.
7.6 Historic Management zone: Site Standards	Some fencing in the Historic Management zone is detracting from the amenity values of the area.	It is suggested that the recommendation contained in the Arrowtown Design Guideline relating to fencing, on page B-16, " <i>Guidelines Fences and Walls, No. 5</i> " be inserted in the District Plan as a rule. The Guideline requires a

		maximum fence height of 1.2m. Fences up to 2m in height are only permitted for the minimum area required to hide rubbish receptacles and other services, and are not permitted for entire yards. An application would be required for fences that breached the rule.
7.6 Historic Management zone: Site Standards	It is suggested that a new Site Standard similar to the one for the Scenic Protection Area (on page 7-26 of the District Plan under 7.5.5.2(x)) be inserted in the Site Standards for the Historic Management zone, to provide greater guidance on the external appearance of buildings.	Some of the key components under 7.7.2 <i>Resource Consents - Assessment Matters</i> (xxix) <i>Additional Matters – Arrowtown</i> , pages 7-62 and 7-63) could be included and if the Site Standard is breached, then a resource consent would be required.
7.6 Historic Management zone: Assessment Matters	Developers argue that they do not need to consider the exterior materials and finishes listed under (d) on page 7-63 because of the words in the second sentence ' <i>generally shall be</i> '.	Consideration needs to be given to altering this wording to provide more certainty as to what is required. If some of these were incorporated into a Site Standard (as suggested above) this might resolve this issue.
7.5 Low Density Residential zone: Site Standards for Arrowtown Scenic Protection Area	The District Plan provisions relating to the Scenic Protection Area are working well.	The objectives, policies and rules that apply to the Arrowtown Scenic Protection Area should be retained, with the boundaries for this area remaining as they are.
District Planning Maps	There is demand for commercial activities in some areas which directly adjoin the Arrowtown Town Centre zone.	It is suggested that the boundaries where the Historic Management zone adjoins the Arrowtown Town Centre zone be considered for amendment.



APPENDIX 3: SUMMARY OF DISTRICT PLAN PROVISIONS RELATING TO THE ARROWTOWN RESIDENTIAL ZONES

The main differences in the District Plan rules applying to the two zones are set out below:

Plan Provision	Arrowtown Low Density Residential zone	Residential Arrowtown Historic Management Zone
Activity Status: Trees	Not applicable	The removal of any tree greater than 2.5 high and the pruning/ trimming of any greater than 4m requires discretionary activity consent.
Activity Status: External appearance	Not applicable	The alteration of any building requires discretionary activity consent, with discretion limited to external appearance and finishes.
Setback from roads	4.5m	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. 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.
Setback from internal boundaries	Front sites 4.5m All others 2m	3m
Building coverage	40% (applies to the portion of the site covered by building only)	The total area covered by hard surfacing and buildings on any site shall not exceed 30% of the net site area.
Site density	450m ²	650m ²
Building Height	6m 5m In the Arrowtown Scenic Protection Area	5m
Additional Site Standards for Arrowtown Scenic Protection Area	(a) The angle of the roof of any building shall not exceed 40° from the horizontal. (b) Any external paintwork is to be completed within 2 years of the building being first used for the intended purpose. (c) If an excavation involves a cut of more than 1.5m in vertical height in order to provide a building platform or foundations for any dwelling, then in addition to any other requirements contained in this plan or in any other legislation: (i) the building platform or foundations must be designed by a registered engineer; and (ii) the registered engineer who designed the foundations must certify that the design is suitable for the purpose of supporting the proposed dwelling; and (iii) the plans, specifications and engineers certificate must be	Not applicable

	approved by the Council before any excavation is commenced; and (iv) all works must be carried out under the supervision of a registered engineer who shall, within seven days of the works being completed, lodge with the Council a certificate the works have been carried out in accordance with plans and specifications approved by the Court.	
Assessment Matters	Not applicable	There are listed assessment matters to take into account relating to applications to prune / trim trees; and relating to the design of alterations and new development.

Objectives and Policies – For the Residential Arrowtown Historic Management Zone

Objectives:

1. *Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area.*
2. *Residential development characterised by low density and low height.*
3. *Consolidation of the residential area of the town.*

Policies:

- 1 *To establish a Residential Historic Management Zone around the historic town centre of Arrowtown in which particular controls are applied to conserve the residential heritage and building character.*
- 2 *To control the subdivision of land in such a way that the character resulting from the existing large lot sizes in the residential area is retained.*
- 3 *To control the form and location of buildings in such a way that the character resulting from the existing scale of development is retained or enhanced.*
- 4 *To identify and protect buildings or groups of buildings of particular architectural, historic or cultural value.*
- 5 *To protect and retain the historic roading patterns in such a way that they will continue to serve the changing needs of the community.*
- 6 *To identify and protect those elements contributing to the character of the streetscape.*
- 7 *To control the external appearance of buildings in such a way that the buildings do not detract from the character of the Residential Historic Management Zone.*
- 8 *To limit the expansion of the residential area outside of the identified zone boundaries.*

District Wide Residential Objectives and Policies – Applicable to the Arrowtown Low Density zone

Objective 1 - Availability of Land

Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.

Policies:

- 1.1 *To zone sufficient land to satisfy both anticipated residential and visitor accommodation demand.*
- 1.2 *To enable new residential and visitor accommodation areas in the District.*
- 1.3 *To promote compact residential and visitor accommodation development.*
- 1.4 *To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity.*
- 1.5 *To maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity.*
- 1.6 *To promote, where reasonable, a separation of visitor accommodation development from areas better suited for the preservation, expansion or creation of residential neighborhoods.*

Objective 2 - Residential Form

A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure.

Policies:

2.1 To contain the outward spread of residential areas and to limit peripheral residential or urban expansion.

2.2 To limit the geographical spread and extent of rural living and township areas. Where expansion occurs, it should be managed having regard to the important District-wide objectives.

2.3 To provide for rural living activity in identified localities.

2.4 In new residential areas encourage and provide for development forms which provide for increased residential density and careful use of the topography.

2.5 To encourage and provide for high density development in appropriately located areas close to the urban centres and adjacent to transport routes.

Objective 3 - Residential Amenity

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

Policies:

3.1 To protect and enhance the cohesion of residential activity and the sense of community and well being obtained from residential neighbours.

3.2 To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown residential zones, small townships and Rural Living areas.

3.3 To provide for and encourage high density residential development within the high density residential zones.

3.4 To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.

3.5 To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.

3.6 To ensure a balance between building activity and open space on sites to provide for outdoor living and planting.

3.7 To ensure residential developments are not unduly shaded by structures on surrounding properties.

3.8 To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.

3.9 To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.

3.10 To provide for and encourage new and imaginative residential development forms within the major new residential areas.

3.11 To require acoustic insulation of buildings located within the airport Outer Control Boundary that contains critical listening environments.

3.12 To ensure the single dwelling character and accompanying amenity values of the Low Density Residential Zone are not compromised through subdivision that result in an increase in the density of the zone that is not anticipated.

3.13 To require an urban design review to ensure that new developments satisfy the principles of good design.

3.14 To distinguish areas with low density character where that character should be retained from areas of change located close to urban centres or adjacent to transport routes where higher density development should be encouraged.

Objective 4 - Non-Residential Activities

Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

Policies:

4.1 To enable non-residential activities in residential areas, subject to compatibility with residential amenity.

4.2 To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.

Appendix 4: What is District Plan monitoring?

The RMA requires that two aspects of the District Plan are assessed, with the findings used to inform the process of reviewing the District Plan. With respect to the Plan's objectives, policies and methods, these aspects are:

1. District Plan Effectiveness
2. District Plan Efficiency

District Plan Effectiveness monitoring requires the Council to compare what is actually occurring under the District Plan provisions with the intentions of the Plan (as expressed through its objectives). This involves first identifying what the plan is trying to achieve for the zone, and to then track how well it is achieving these objectives. Once an understanding of how well the objectives are being met, the next consideration is identify to what extent this can be attributed to the District Plan policies and rules and to what extent 'outside' influences may be affecting the ability of the Plan to achieve its objectives.

Plan Efficiency monitoring refers to comparing the costs of administering the Plans provisions incurred by applicants, the Council and other parties compared to the outcomes or benefits achieved. It is noted here that determining what level of costs are acceptable is generally a subjective judgement and, as such, it is difficult to reach definitive conclusions. It is also considered that if development can be undertaken with no resource consent fees then that improves the efficiency of the Plan.