

7 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

7.1 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 at 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.

7.2 Other Relevant Provisions

7.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules that may apply in addition to the following Arrowtown Residential Historic Management Zone rules. If District Wide Rules are not met then resource consent will be required in respect of that matter.

7.2.1.1	Heritage Protection	Refer Section XX
7.2.1.2	Vegetation	Refer Section XX
7.2.1.3	Transport	Refer Section XX
7.2.1.4	Subdivision	Refer Section XX
7.2.1.5	Hazardous substances	Refer Section XX
7.2.1.6	Utilities	Refer Section XX
7.2.1.7	Signs	Refer Section XX
7.2.1.8	Relocated Buildings and Temporary Activities	Refer Section XX
7.2.1.9	Earthworks	Refer Section XX

7.3 Objectives and Policies

7.3.1 Objective 1 – Ensure development retains or enhances the character of the zone, which is characterised by larger section sizes, low scale and single storey buildings, the strong presence of trees and vegetation and limited hard paving.

Policies

7.3.1.1 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.

7.3.1.2 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 (and any adopted updates).

7.3.1.3 Control the subdivision of land and density residential activity in such a way that the character resulting from the existing large lot sizes is retained.

7.3.2 Objective 2 - Enable residential flats as a means of providing affordable housing while generating minimal adverse effects on amenity values.

Policies

7.3.2.1 Provide for residential flats of a compact size that do not compromise the integrity of the zone's special character.

7.3.3 Objective 3 – Provide for community activities and services that are generally best located in a residential environment close to residents.

Policies

7.3.3.1 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.

7.3.4 Objective 4 - Ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks.

Policies

7.3.4.1 Ensure access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.

7.3.4.2 Seek low impact approaches to storm water management.

7.3.5 Objective 5 – Ensure the predominant land uses are residential and where appropriate, community and recreational activities.

Policies

- 7.3.5.1 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.
- 7.3.5.2 Ensure that any commercial and non-residential activities, including restaurants or visitor accommodation, maintain or enhance the amenity, quality and character of the zone and surrounding area.
- 7.3.5.3 Avoid non-residential activity that would undermine the amenity of the zone or the vitality of Arrowtown's commercial zone.

7.4 Non-Notification of Applications

- 7.4.1 Except as provided for by the Act, all applications for **Controlled** activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons.

7.5 Activities

- (a) These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

Table 1 - Activities

	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
7.5.1	Any Activity not listed in Tables 1 -2	NC
7.5.2	Dwelling, Residential Unit, Residential Flat	P
7.5.3	Home occupation	P
7.5.4	Recreational Activity	P
7.5.5	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 nights per calendar year Note – Registration as a Holiday Home or Homestay is required.	P

	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
7.5.6	<p>Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 days but less than 180 nights per calendar year.</p> <p>Matters over which control is reserved are:</p> <ul style="list-style-type: none"> (a) The location, nature and scale of activities on site (b) Parking and access: safety, efficiency and impacts to on-street parking and neighbours (c) Noise and methods of mitigation (through design and management controls) (d) Hours of operation (e) Accommodation format and numbers of guests <p>Note – Registration as a Holiday Home or Homestay is required.</p>	C
7.5.7	Licensed premises integrated within Visitor Accommodation development	D
7.5.8	Licensed premises not integrated within Visitor Accommodation development	NC
7.5.9	Community activities	D
7.5.10	Commercial activities	NC
7.5.11	Locating any building within a Building Restriction Area that is identified on the planning maps	NC
7.5.12	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR

7.6 Rules

Table 2 – Standards for Activities: Arrowtown Residential Historic Management Zone

	Standards for Activities	Non-compliance status
7.6.1	<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 the external appearance and finish of the building with an emphasis on protecting and enhancing the Heritage values of the zone. Discretion shall also be reserved to any fencing greater than 1.2m high. This consideration shall be guided by the Arrowtown Design Guidelines 2006 (and any adopted updates).</p>	RD
7.6.2	<p>Building Height</p> <p>A maximum height limit of 5 metres.</p>	NC

	Standards for Activities	Non-compliance status
7.6.3	<p>Density</p> <p>Not more than one Residential Unit per 650 square metres of net site area.</p>	NC
7.6.4	<p>Building Coverage</p> <p>The Maximum ground floor area of any building shall be 30% of the net site area.</p>	NC
7.6.5	<p>Combined Building Coverage and Hard Surfacing</p> <p>The total area covered by hard surfacing and buildings on any site shall not exceed 35% of the net site area.</p>	NC
7.6.6	<p>Road Boundary Setbacks</p> <p>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</p> <p>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.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) 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. (b) 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. (c) 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. (d) The extent to which the location of the proposed building would adversely affect the historic character of Arrowtown. (e) 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. (f) The ability to provide adequate on-site parking and manoeuvring for vehicles. 	RD
7.6.7	<p>Side and Rear Boundary Setbacks</p> <p>Side and rear boundary setbacks: 3.0m</p> <p>Exceptions to side and rear boundary setbacks:</p> <p>Accessory buildings for residential activities are permitted within the setback</p>	RD

	Standards for Activities	Non-compliance status
	<p>distance, providing they do not exceed 7.5m in length and comply with the following recession plane requirements:</p> <p>(i) 2.5m and 35 degrees</p> <p>(ii) Gable end roofs may penetrate the building recession plane by no more than one third of the gable height</p> <p>(ii) Recession planes do not apply to site boundaries fronting the street or a reserve.</p> <p>Note: Refer to interpretive diagram within Appendix A4 for detail of the interpretation of recession planes</p> <p>Discretion is restricted to:</p> <p>(a) Effects on open space, privacy and amenity;</p> <p>(b) The extent to which the building will affect sunlight access to adjoining properties;</p> <p>(c) Whether the building emulates the character and patterns of existing buildings on the site and vicinity;</p> <p>(d) Building dominance;</p> <p>(e) The extent to which the building will be compatible with the appearance, layout and scale of other buildings and sites in the zone.</p>	
7.6.8	<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

Definition.

Minor alterations and additions to a building

Means any of the following:

1. Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the applicable rules and standards for activities.
2. Changing or putting in windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing. .
3. Changing existing materials or cladding with other materials or cladding of the same texture, profile, materials and colour.