

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 6A –  
Variation 1, Arrowtown  
Design Guidelines

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL CLARIFYING APPENDIX 1 TO SECTION 42A REPORT**

**14 October 2016**

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**MAY IT PLEASE THE PANEL**

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) to provide the Hearing Panel (**Panel**) and submitters with an updated Appendix 1 to Nigel Bryce's section 42A report for Variation 1 Arrowtown Design Guidelines. The only changes are to the key, and font colour used within the revised chapter.
2. In addition to notifying new (2016) Arrowtown Design Guidelines, Variation 1 also amends references within relevant text in the PDP, to refer to the 2016 Guidelines rather than the 2006 Guidelines. The purpose of Appendix 1 to Mr Bryce's section 42A report is to show that the Council, through section 42A reports and replies lodged in other hearing streams (principally Chapter 4 (Urban Development, Chapter 7 – Low Density Residential, Chapter 8 – Medium Density Residential, Chapter 10 – Arrowtown Residential Historic Management Zone), has recommended changes to the underlying text related to Variation 1.
3. Those changes are not made through Mr Bryce's section 42A report on the Guidelines 2016, nor has Mr Bryce recommended any further changes to the PDP provision text in Appendix 1 through his s42A report.
4. To ensure that it is clear which changes form part of Variation 1 and consequently this hearing, compared to changes recommended in other hearing streams, the Variation 1 text is now shown in **blue font**. The Council respectfully requests that the updated Appendix 1, attached in Appendix 1 to this memorandum, replace Appendix 1 filed with the section 42A report on 12 October 2016.

**DATED** this 14<sup>th</sup> day of October 2016



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S J Scott / C J McCallum  
Counsel for the Queenstown Lakes District  
Council

## **Appendix 1. Updated Recommended Revised Provisions**

Blue underlined text for additions and ~~blue strikethrough text~~ for deletions to notified PDP, through Variation 1 Arrowtown Design Guidelines.

Black underlined text for additions and ~~black strikethrough text~~ for deletions made through other section 42A reports presented to the Panel through the PDP hearings process, as per the footnotes. These additions/deletions do not form part of Mr Bryce's recommendations in this chapter.

For clarity, no changes were made to these provisions through Nigel Bryce's s42A report, dated 12 October 2016.

## URBAN DEVELOPMENT 4

### Policies

4.2.5.7.2<sup>1</sup> Ensure that development within the Arrowtown Urban Growth Boundary provides:

- an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the *Arrowtown Design Guidelines 2016 2006 (and any adopted updates)*.

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<sup>1</sup> Notified Policy 4.2.5.2 was renumbered Policy 4.2.7.2 under the Revised Chapter 4 (Urban Development) - Council's right of reply version 7-4-16.

# LOW DENSITY RESIDENTIAL 7

## Policies

~~7.2.5.4~~ 7.2.3.1 ~~Require Development to be~~ is of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the Arrowtown Design Guidelines ~~2006~~ 2016.<sup>2</sup>

...

## Rules

<p><b>7.4.10</b></p>	<p><del>Dwelling, Residential Unit, Residential Flat</del></p> <p>7.4.10.1 <del>Two (2) or more per site in Arrowtown.</del></p> <p>7.4.10.2 <del>For all other locations, three (3) or more per site.</del></p> <p><u>7.4.10.1 Development of no greater than one residential unit per 300m<sup>2</sup> net site area, except within the following areas:</u></p> <p>...</p> <p><u>Control Discretion is restricted reserved</u> to all of the following:</p> <p>...</p> <ul style="list-style-type: none"> <li>• In Arrowtown, <del>the extent to which the development responds positively to</del> <u>consistency with</u> Arrowtown's character, utilising the Arrowtown Design Guidelines <del>2006</del> <u>2016</u> as a guide.<sup>3</sup></li> </ul> <p>...</p>	<p>RD</p>
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2 Amended as per Appendix 1, page 7-3 of revised planning provisions attached to Ms Amanda Leith section 42a report on submissions and further submissions Chapter 7 – Low Density Residential 14 September 2016.

3 Amended as per Appendix 1, page 7-5, 6 of revised planning provisions attached to Ms Amanda Leith section 42a report on submissions and further submissions Chapter 7 – Low Density Residential 14 September 2016.

# MEDIUM DENSITY RESIDENTIAL 8

## 8.1 Zone Purpose

The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by ~~appropriate utility~~ adequate existing or planned infrastructure.

The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District.

While providing for a higher density of development than is possible in the Low Density Residential Zone, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys.

Development will be required to ~~adhere to~~ achieve high standards of urban design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines ~~2006~~ 2016. ~~A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.~~

The zone may also support visitor accommodation where this is best located within a residential environment and does not adversely impact on the supply of permanent (long term) rental accommodation. Visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residential uses.

Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.

Pursuant to Section 86(b)(3) of the RMA, Rule 8.5.13 has immediate legal effect.

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**Policies**

~~8.2.6.4~~ 8.2.5.1 Notwithstanding the higher density of development anticipated in the zone, development is of a form that is sympathetic to the character of Arrowtown, including its building design and form, scale, layout, and materials in accordance with the Arrowtown Design Guidelines ~~2006~~ 2016.<sup>4</sup>

...

**Rules**

<p><b>8.4.11</b></p>	<p><del>Dwelling, Residential Unit, Residential Flat</del></p> <p><u>8.4.11.1</u>      <u>One (1) or more per site within the Arrowtown Historic Management Transition Overlay Area</u></p> <p><del>8.4.11.1</del> <u>8.4.11.2</u>      Two (2) or more per site in Arrowtown</p> <p>...</p> <p>Discretion is restricted to all of the following:</p> <p>...</p> <ul style="list-style-type: none"> <li>• In Arrowtown, <del>the extent to which the development responds positively to</del> <u>consistency with</u> Arrowtown’s character, utilising the Arrowtown Design Guidelines <del>2006</del> <u>2016</u> as a guide.<sup>5</sup></li> </ul> <p>...</p>	<p>RD</p>
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4 Amended as per Appendix 1, page 8-4 of revised planning provisions attached to Ms Amanda Leith section 42a report on submissions and further submissions Chapter 8 – Medium Density Residential 14 September 2016.

5 Amended as per Appendix 1, pages 8-8 and 8-9 of revised planning provisions attached to Ms Amanda Leith section 42a report on submissions and further submissions Chapter 8 – Medium Density Residential 14 September 2016.

# ARROWTOWN RHMZ 10

## Policies

- 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 [2016](#) ~~2006~~.<sup>6</sup>

...

## Rules

<b>10.4.4</b>	<b>The Construction or alteration of any buildings.</b>  ... Discretion is restricted to all of the following:  ... <ul style="list-style-type: none"><li>• Consideration of these matters shall be guided by the Arrowtown Design Guidelines <a href="#">2016</a> <del>2006</del>.</li></ul> ...	RD
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6 Amended as per Appendix 1, page 10-1 of revised planning provisions attached to Ms Rachael Law section 42a report on submissions and further submissions Chapter 10 – Arrowtown Residential Historic Management Zone 14 September 2016.



# ARROWTOWN TOWN CENTRE 14

## Policies

14.2.1.2 Ensure that any additions or alterations to buildings are undertaken in a manner that complements and respects the historic character and is consistent with the outcomes sought by the Arrowtown Design Guidelines [2016 2006](#).

...

## Rules

14.4.2	<p><b>Verandas</b>, in respect of: design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Arrowtown Design Guidelines <a href="#">2016 2006</a>) to avoid, remedy or mitigate adverse effects on:</p> <ul style="list-style-type: none"> <li>• Neighbouring buildings and verandas;</li> <li>• The extent to which the veranda affects the use and enjoyment of the streetscape; and</li> <li>• The appearance of the building.</li> </ul>	C
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14.4.4	<p><b>Buildings (including external alterations to existing buildings)</b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <p>...</p> <ul style="list-style-type: none"> <li>• relationship to heritage values (to be guided by the Arrowtown Design Guidelines <a href="#">2016 2006</a>);</li> </ul> <p>...</p>	RD*
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...

14.5.1	<p><b>Building Coverage:</b></p> <p>Maximum building coverage 90%</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• consistency with the Arrowtown Design Guidelines <a href="#">2016 2006</a>;</li> </ul> <p>...</p>	RD*
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14.5.2	<p><b>Setback from internal boundaries:</b></p> <p>...</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• consistency with the Arrowtown Design Guidelines <a href="#">2016 2006</a>;</li> </ul> <p>...</p>	RD*
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