

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, as with the remainder of the District's residential zones, Residential Flats are provided for as a fundamental part of a standard residential unit to increase the diversity of residential accommodation in the zone as well as recognise the diverse household types and preferences within the District.

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 – Development retains or enhances the historic character and amenity values of the zone, which is characterised by larger sites, low scale and single storey buildings, the presence of trees and vegetation and limited hard paving.

Policies	10.2.1.1	Apply development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.
	10.2.1.2	Encourage buildings to be located and designed in a manner that complements the character of the area guided by the Arrowtown Design Guidelines 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.
	10.2.1.4	Ensure that any commercial and non-residential activities, including restaurants, maintain or enhance the amenity, quality and character of the zone and surrounding area.
	10.2.1.5	Avoid non-residential activities that would undermine the amenity of the zone or the vitality of Arrowtown's commercial zone.

10.2.2 **Objective** - Community activities that are best suited to a location within a residential environment close to residents are provided for.

- Policies
- 10.2.2.1 Enable the establishment of small scale community 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.
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10.2.3 **Objective** - Development efficiently utilises existing infrastructure and otherwise minimises impacts on infrastructure and road networks.

- Policies
- 10.2.3.1 Ensure vehicle access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.
 - 10.2.3.2 Encourage low impact approaches to stormwater management.
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10.2.4 **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
- 10.2.4.1 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.
 - 10.2.4.2 Limit retailing in the Town Centre Transition Overlay to ensure that the Town Centre Zone remains the principal focus for Arrowtown's retail activities.

10.3

Other Provisions and Rules

10.3.1 District Wide Rules

Attention is drawn to the following District Wide chapters.

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes and Rural Character
25	Earthworks	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	Transport	30	Energy and Utilities
31	Signs	32	Protected Trees	33	Indigenous Vegetation
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations		Planning Maps		

10.3.2 Interpreting and Applying the Rules

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, otherwise a resource consent will be required.

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.

10.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.

10.3.2.4 Each residential unit may include a single residential flat and any other accessory buildings.

10.3.2.5 The following abbreviations are used within this Chapter.

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

10.4

Rules - Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity Status
10.4.1	Home occupation	P
10.4.2	Minor Alterations and Additions to a Building	P
10.4.3	Recreational Activity	P
10.4.4	Residential Unit Note: Refer to Rule 10.4.6 for construction of new, and alterations and additions to existing, buildings.	P
10.4.5		
10.4.6	<p>The Construction or external alteration of any buildings</p> <p>This rule does not apply to Minor Alterations and Additions to a Building provided for by Rule 10.4.2.</p> <p>Discretion is restricted to the following with the Arrowtown Design Guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the restrictions of discretion):</p> <ol style="list-style-type: none"> a. how new or altered buildings make a positive contribution to the heritage character of the zone; b. building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch; c. exterior materials and colour; d. landscaping and fencing; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ol style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. <p>The following additional restriction of discretion also applies within the Arrowtown Town Centre Transition Overlay:</p> <ol style="list-style-type: none"> a. retention and enhancement of pedestrian linkages between Buckingham Street and Romans Lane. 	RD
10.4.7		
10.4.8	Community activities	D
10.4.9	Any Activity not listed in Table 1	NC
10.4.10	Commercial activities	NC
10.4.11		
10.4.12	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR

Table 2	Activities within the Arrowtown Town Centre Transition Overlay Additional to or in Place of those in Table 1	Activity Status
10.4.13	Commercial activities (except where specified for retail activities)	P
10.4.14	Community Activities	P
10.4.15	Licensed Premises Premises licensed for the consumption of alcohol on the premises between the hours of 8am and 11pm.	P
10.4.16	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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> a. the scale of the activity; b. car parking and traffic generation; c. effects on amenity values; d. noise; e. hours of operation; f. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area; <ul style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. 	RD
10.4.17	Retail Activities Retailing restricted to goods manufactured on site and ancillary products, and comprising no more than 10% of the gross floor area	D
10.4.18	Any Activity not listed in either Table 1 and Table 2	NC

10.5

Rules - Standards for Activities

Table 3	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance Status
10.5.1	<p>Building Height</p> <p>A maximum height limit of 5 metres.</p>	NC
10.5.2	<p>Density</p> <p>Not more than one Residential Unit per 650 square metres of net site area.</p>	NC
10.5.3	<p>Building Coverage</p> <p>The maximum building coverage shall be 30% of the net site area.</p>	NC
10.5.4	<p>Combined Building Coverage and Impervious Surfaces</p> <p>The total area covered by building coverage and impervious surfaces on any site shall not exceed 35% of the net site area.</p>	NC
10.5.5	<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>RD</p> <p>Discretion is restricted to the following with the Arrowtown Design Guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the matters of discretion):</p> <ol style="list-style-type: none"> streetscape character and amenity values, including the extent to which the building(s) sit compatibly with neighbours to the side and across the street; building dominance on neighbouring properties and the street; landscaping; parking and manoeuvring.

Table 3	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance Status
10.5.6	<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> <ul style="list-style-type: none"> a. accessory buildings for residential activities are permitted within the setback distance, providing they do not exceed 7.5m in length and comply with a recession plane of 2.5m vertical measured at the boundary, and a 35 degree plane inwards; b. gable end roofs may penetrate above the building recession plane by no more than one third of the gable height; c. recession planes do not apply to site boundaries fronting the street or a reserve. <p>Note: Refer to the recession planes interpretive diagram in Chapter 2 Definitions.</p>	<p>RD</p> <p>Discretion is restricted to the following with the Arrowtown Design Guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the matters of discretion):</p> <ul style="list-style-type: none"> a. effects on open space, privacy sunlight access and amenity values of neighbouring properties; b. building dominance.
10.5.7	<p>Glare</p> <ul style="list-style-type: none"> a. all exterior lighting shall be directed downward and away from the adjacent sites and roads; 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. 	NC
10.5.8	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan Maps.</p>	NC
10.5.8		
10.5.9		