

## 14 Arrowtown Town Centre

**Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.**

*This table identifies new provisions sought to be added:*

Appellant Court Number	Provision/s Sought to be Added into <b>Chapter 14</b>
Well Smart Investments Group ENV-2019-CHC-062	A suite of district plan provisions including new or stronger objectives and policies that recognise the benefits of commercial visitor accommodation activities and development, and provide for “visitor accommodation” in all zones, especially in the High Density, Medium Density, and Town Centre Zones.
Well Smart Investments Group ENV-2019-CHC-062	To enable visitor accommodation activities within the High Density Residential, Medium Density Residential, and Town Centre Zones as a controlled activity or a restricted discretionary activity if site and zone standards are breached. In the event that the High Density Residential Zoning differs from that which was notified through Planning Map 37, the submitter seeks to identify a visitor accommodation subzone over the area that was notified as High Density.

### 14.1 Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, and provide a diverse range of visitor accommodation and visitor- related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Arrowtown’s special heritage character attracts those visiting the District, and the Town Centre provides business and retailing for local residents at a boutique scale. The centre will serve a growing resident population and visitor numbers, and will continue to be a focal point for community activities and amenities. Its compact form enables people to access the Town Centre on foot. Links and pathways facilitate the movement of pedestrians, adding interest for visitors exploring the centre, and complementing the town’s character.

### 14.2 Objectives and Policies

**14.2.1 Objective – New development celebrates the town’s historic character and is sympathetic to its environmental setting.**

#### **Policies**

**14.2.1.1** Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and reflects the essential historic character of the Town Centre and its unique environmental setting.

**14.2.1.2** Ensure that any additions or alterations to buildings are undertaken in a manner that complements and respects the historic character guided by the outcomes sought by the Arrowtown Design Guidelines 2016.

- 14.2.1.3 Acknowledge that new buildings do not necessarily need to replicate historic building styles, but must blend in with and contribute to the established character of the Town Centre.
- 14.2.1.4 Encourage building design that integrates with public spaces and facilitates the flow of pedestrians through the Town Centre.
- 14.2.1.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to and complement the overall streetscape, while providing appropriate cover for pedestrians.
- 14.2.2 **Objective – Arrowtown remains a compact, convenient and attractive Town Centre that has a low scale built form, with limited opportunities for expansion.**

## **Policies**

- 14.2.2.1 Provide for the controlled expansion of town centre activities through the Town Centre Transition Overlay, which enables appropriate town centre activities to establish in a discrete area of residential- zoned land adjoining the Town Centre.
- 14.2.2.2 Discourage outward expansion of town centre activities in areas other than the Town Centre Transition Overlay in order to ensure that the Town Centre maintains a compact form.
- 14.2.2.3 Ensure that development generally comprises a low scale to maintain consistency with the scale and character of existing Town Centre buildings.
- 14.2.2.4 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.
- 14.2.2.5 Acknowledge and celebrate our cultural heritage, including incorporating reference to Tangata whenua values, in the design of public spaces, where appropriate.
- 14.2.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit adverse visual effects and to be consistent with the amenity values of the Town Centre.
- 14.2.3 **Objective – Arrowtown Town Centre remains a focus for commercial, cultural, entertainment and visitor activities.**

## **Policies**

- 14.2.3.1 Provide for a diverse range of activities that meet the needs of residents and visitors, and enables the Town Centre to have a broad economic base.
- 14.2.3.2 Enable residential activities and visitor accommodation activities above ground floor level whilst acknowledging that there will be a lower level of residential amenity due to the mix of activities of the Town Centre.
- 14.2.4 **Objective – Appropriate limits are placed on town centre activities to minimise adverse environmental effects within and beyond the Town Centre.**

## Policies

- 14.2.4.1 Provide appropriate noise limits for town centre activities to minimise adverse noise effects received within the Town Centre and by nearby properties.
- 14.2.4.2 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre.
- 14.2.4.3 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.
- 14.2.4.4 Avoid the establishment of activities that are not consistent with the amenity values of the Town Centre, cause inappropriate environmental effects, and are more appropriately located in other zones.
- 14.2.5 **Objective – The Town Centre’s transport network and pedestrian linkages recognise Arrowtown’s heritage values, enabling the safe and convenient movement of people and goods.**
- 14.2.5.1 Implement programmes of street and other public open space improvements in a manner that is consistent with the town’s heritage values, to enhance pedestrian amenity and improve the flow of pedestrians through the Town Centre.
- 14.2.5.2 Pedestrian linkages enable people to easily negotiate their way through and around the Town Centre, including linkages with the Arrow River recreation area.
- 14.2.5.3 Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration, public and semi-public spaces, and landscaping.
- 14.2.5.4 Encourage vehicle loading areas to be located in streets other than Buckingham Street to avoid impacting on pedestrian and vehicle movements, and to limit any adverse effects on amenity.
- 14.2.5.5 Encourage the location of off-street parking at appropriate locations on the periphery of the Town Centre so as to limit the impact of vehicles on Town Centre amenity, particularly during peak visitor periods.
- 14.2.5.6 Manage the transport network and traffic so as to reduce its negative impacts on the Town Centre and to increase safety and amenity for pedestrians.

## 14.3 Other Provisions and Rules

### 14.3.1 District Wide

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

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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	District Plan web mapping application	

## 14.3.2 Interpreting and Applying the Rules

14.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables.

14.3.2.2 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.

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

14.3.2.4 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

14.3.2.5 The following abbreviations are used within this Chapter.

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

## 14.4 Rules - Activities

	Activities located in the Arrowtown Town Centre Zone	Activity status
14.4.1	Activities which are not listed in this table and comply with all standards	P
14.4.2	<p>Verandas</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. design, appearance, materials, impact on and relationship to adjoining verandas (to be guided by the Arrowtown Design Guidelines 2016) to avoid, remedy or mitigate adverse effects on: <ol style="list-style-type: none"> <li>i. neighbouring buildings and verandas;</li> <li>ii. the extent to which the veranda affects the use and enjoyment of the streetscape; and</li> <li>iii. the appearance of the building.</li> </ol> </li> </ol>	C

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	Activities located in the Arrowtown Town Centre Zone	Activity status
14.4.3	<p>Visitor Accommodation Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the location, provision, and screening of access and parking, traffic generation, and Travel Demand Management;</li> <li>b. landscaping;</li> <li>c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses;</li> <li>d. the location and screening of bus and car parking from public places to ensure visual amenity is adequately protected; and</li> <li>e. where the site adjoins a Residential Zone: <ul style="list-style-type: none"> <li>i. noise generation and methods of mitigation; and hours of operation, in respect of ancillary activities</li> <li>ii. hours of operation, in respect of ancillary activities.</li> </ul> </li> </ul>	C
14.4.4	<p>Buildings (including external alterations to existing buildings)</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. external appearance;</li> <li>b. materials;</li> <li>c. signage platform;</li> <li>d. lighting;</li> <li>e. impact on the street;</li> <li>f. relationship to heritage values (to be guided by the Arrowtown Design Guidelines 2016);</li> <li>g. compatibility with adjoining buildings;</li> <li>h. the retention of pedestrian linkages between Arrow Lane, Buckingham Street and Ramshaw Lane, having regard to the National Guidelines for Crime Prevention Through Environmental Design (CPTED); and</li> <li>i. where the site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul style="list-style-type: none"> <li>i. the nature and degree of risk the hazard(s) pose to people and property;</li> <li>ii. whether the proposal will alter the risk to any site; and</li> <li>iii. whether such risk can be avoided or sufficiently reduced.</li> </ul> </li> </ul>	RD

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	Activities located in the Arrowtown Town Centre Zone	Activity status
14.4.5	<p>Licensed Premises</p> <p>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:</p> <p>14.4.5.1 to any person who is residing (permanently or temporarily) on the premises;</p> <p>14.4.5.2 to any person who is present on the premises for the purpose of dining up until 12am.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the scale of the activity;</li> <li>b. car parking and traffic generation;</li> <li>c. effects on amenity (including that of adjoining residential zones and public reserves);</li> <li>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances);</li> <li>e. noise issues; and</li> <li>f. hours of operation.</li> </ol>	RD
14.4.6	Industrial Activities not otherwise provided for in this table	NC
14.4.7	Factory Farming	PR
14.4.8	Forestry Activities, except for of Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	PR
14.4.9	Mining Activities	PR
14.4.10	Airport	PR
14.4.11	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
14.4.12	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
14.4.13	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
14.4.14	Cemeteries and Crematoria	PR

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## 14.5 Rules - Standards

	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.1	<p>Building Coverage:</p> <p>Maximum building coverage 90%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>consistency with the Arrowtown Design Guidelines 2016;</li> <li>effects on the streetscape; and</li> <li>ability to meet storage and loading requirements.</li> </ol>
14.5.2	<p>Setback from internal boundaries:</p> <p>There shall be a minimum setback of 3m from any rear boundary.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>consistency with the Arrowtown Design Guidelines 2016;</li> <li>sunlight access to and outlook of neighbouring properties; and</li> <li>ability to meet storage and loading requirements</li> </ol>
14.5.3	<p>Storage</p> <p>14.5.3.1 For all buildings with frontage to Buckingham Street storage areas shall be situated within the building or accessed from a service lane at the rear of the property.</p> <p>14.5.3.2 Where a storage area does not form part of a building the storage area shall be screened from view from all public places and adjoining zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the effects on visual amenity;</li> <li>consistency with the character of the locality; and</li> <li>whether pedestrian and vehicle access is compromised.</li> </ol>

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	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.4	<p>Sunlight access and amenity – boundaries adjoining the Residential Arrowtown Historic Management Zone</p> <p>Buildings shall not project beyond a recession line constructed at an angle of 35° inclined towards the site from points 5m above the site boundary, except that gable ends may project beyond the recession line where the maximum height of the gable end is no greater than 2m above the recession line.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the visual effects of the height, scale, location and appearance of the building in terms of dominance and loss of privacy on adjoining properties, and any resultant shading effects.</li> </ol>
14.5.5	<p>Residential Activities</p> <p>All residential activities shall be restricted to first floor level, with the exception of foyer and stairway spaces at ground level to facilitate access to upper levels.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the effects on surrounding buildings and activities; and</li> <li>b. the maintenance of an active street frontage.</li> </ol>
14.5.6	<p>Loading</p> <p>Notwithstanding the requirements in the Transport Chapter concerning the provision of loading spaces, there shall be no vehicle access to any loading or storage space from Buckingham Street, except where there is no practical alternative access available from Ramshaw Lane or Arrow Lane.</p>	D
14.5.7	<p>Building Height</p> <p>The maximum building height shall be 7m.</p>	NC



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	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.8	<p>Noise</p> <p>14.5.8.1 Sound* from activities shall not exceed the following noise limits at any point within any other site in this zone:</p> <ul style="list-style-type: none"> <li>a. Daytime (0800 to 2200hrs) <b>60 dB</b> L<sub>Aeq(15 min)</sub></li> <li>b. Night-time (2200 to 0800hrs) <b>50 dB</b> L<sub>Aeq(15 min)</sub></li> <li>c. Night-time (2200 to 0800hrs) <b>75 dB</b> L<sub>AFmax</sub></li> </ul> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p> <p>Exemptions:</p> <ul style="list-style-type: none"> <li>a. The noise limits in rule 14.5.8.1 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999;</li> <li>b. The noise limits in rule 14.5.8.1 shall not apply to permitted outdoor public events pursuant to Chapter 35 of the District Plan.</li> </ul> <p>Note: Sound from activities which is received in another zone shall comply with the noise limits set out in Chapter 36 for that zone.</p>	NC

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	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.9	<p>Lighting and Glare</p> <p>14.5.9.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky</p> <p>14.5.9.2 No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>14.5.9.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p>RD</p> <p>Discretion is restricted to the effects of lighting and glare on:</p> <ul style="list-style-type: none"> <li>a. amenity values of adjoining sites;</li> <li>b. the safety of the Transport Network; and</li> <li>c. the night sky.</li> </ul>

## 14.6 Rules - Non-Notification of Applications

14.6.1 **Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified.**

14.6.2 **The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:**

14.6.2.1 Buildings (Rule 14.4.4).

14.6.3 **The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:**

14.6.3.1 Sunlight access – sites adjoining the Arrowtown Residential Historic Management Zone.

14.6.3.2 Setbacks from internal boundaries.