

# URBAN DEVELOPMENT 4

## Policies

- 4.2.5.2 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).
  - opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary.
  - a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown
  - for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource.
  - To recognise the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural General land<sup>1</sup>

# LOW DENSITY RESIDENTIAL 7

## Policies

- 7.2.5.1 Development 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.

## Rules

7.4.10.1	<p><b>Dwelling, Residential Unit, Residential Flat</b></p> <p>4.1.1.1 Two (2) or more per site in Arrowtown.</p> <p>4.1.1.2 For all other locations, three (3) or more per site.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• The location, external appearance, site layout and design of buildings and fences</li> <li>• The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function</li> <li>• In Arrowtown, the extent to which the development responds</li> </ul>	RD
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<sup>1</sup> Please note that Policy 4.2.5.2 is renumbered to Policy 4.2.7.2 in the Section 42a Officer right of reply to Hearing Stream 1B to the Proposed District Plan Review.

	<p>positively to Arrowtown’s character, utilising the Arrowtown Design Guidelines <del>2006</del> <u>2016</u> as a guide</p> <ul style="list-style-type: none"> <li>• The extent to which the development positively addresses the street</li> <li>• The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm</li> <li>• Parking and access: safety, efficiency and impacts to on-street parking and neighbours</li> <li>• The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity.</li> <li>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated<sup>2</sup>.</li> </ul> <p>Note – Additional rates and development contributions may apply for multiple units located on one site.</p>	
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## **MEDIUM DENSITY RESIDENTIAL 8**

### **4.2 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 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

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<sup>2</sup> Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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 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.

## Policies

8.2.6.1 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.

## Rules

<p><b>8.4.11</b></p>	<p><b>Dwelling, Residential Unit, Residential Flat</b></p> <p>4.2.1.1 Two (2) or more per site in Arrowtown</p> <p>4.2.1.2 For all other locations, four (4) or more per site</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• The location, external appearance, site layout and design of buildings and fences</li> <li>• The extent to which the development positively addresses the street</li> <li>• The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function.</li> <li>• In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design</li> </ul>	<p>RD</p>
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	<p>Guidelines <del>2006</del> <u>2016</u> as a guide</p> <ul style="list-style-type: none"> <li>• For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a <b>Traffic Impact Assessment, Landscaping Plan and Maintenance Program</b>, and extent of compliance with Rule 8.5.3</li> <li>• The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm</li> <li>• Parking and access: safety, efficiency and impacts to on-street parking and neighbours</li> <li>• The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity</li> <li>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated<sup>3</sup>.</li> </ul> <p><b>Note</b> – Additional rates and development contributions may apply for multiple units located on one site.</p>	
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## 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~~.

### Rules

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<sup>3</sup> Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

10.4.4	<p><b>The Construction or alteration of any buildings.</b></p> <p>With the exception of Minor Alterations and Additions to a Building.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• The external appearance and finish of the building to ensure a harmonious blend and positive contribution to the heritage character of the residential area.</li> <li>• Building form, including the height to the eaves and ridge and primary elements.</li> <li>• Roof shape and pitch.</li> <li>• Exterior materials and colour.</li> <li>• Any fencing greater than 1.2m high.</li> <li>• Consideration of these matters shall be guided by the Arrowtown Design Guidelines <u>2016</u> <del>2006</del>.</li> </ul> <p>In addition, within the Arrowtown Town Centre Transition Overlay:</p> <ul style="list-style-type: none"> <li>• Opportunities, retention and enhancement of pedestrian linkages between Buckingham Street and Romans Lane, having regard to the National Guidelines for Crime Prevention Through Environmental Design (CPTED).</li> <li>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.</li> </ul>	RD
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## 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 2016 <del>2006</del>) 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> <ul style="list-style-type: none"> <li>• external appearance;</li> <li>• materials;</li> <li>• signage platform;</li> <li>• lighting;</li> <li>• impact on the street;</li> <li>• relationship to heritage values (to be guided by the Arrowtown Design Guidelines <u>2016 2006</u>);</li> <li>• compatibility with adjoining buildings;</li> <li>• 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>• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.<sup>4</sup></li> </ul>	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 <u>2016 2006</u>;</li> <li>• effects on the streetscape; and</li> <li>• ability to meet storage and loading requirements.</li> </ul>	RD*
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14.5.2	<p><b>Setback from internal boundaries:</b></p> <p>There shall be a minimum setback of 3m from any rear boundary</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 <u>2016 2006</u>;</li> <li>• sunlight access to and outlook of neighbouring properties; and</li> <li>• ability to meet storage and loading requirements.</li> </ul>	RD*
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<sup>4</sup> Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.