

## **10.0 THE PROPOSED PLAN CHANGE PROVISIONS**

# ARROWTOWN SOUTH SPECIAL ZONE

## 12.X Arrowtown South Special Zone

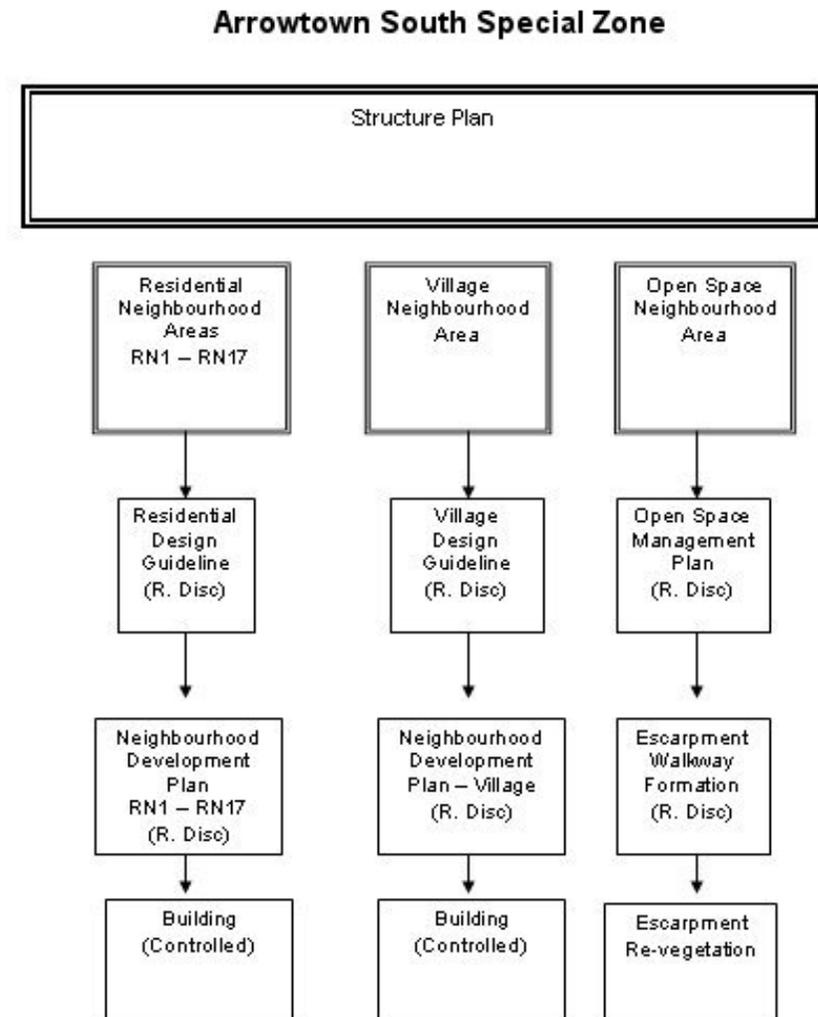
### 12.X.1 Resources and Activities

Arrowtown South is a residential zone that defines the southern entrance of the settlement of Arrowtown. The zone is bound by Centennial Avenue, McDonnell Road and the Arrowtown Golf course. The zone includes 30 hectares of land that adjoins the established southern residential area of Arrowtown. This zone provides a clearly defined urban edge to the township and sufficient land to accommodate the residential growth needs of Arrowtown. The zone is designed to closely follow a detailed structure plan that locates a series of Neighbourhood Areas, and methods (regulatory and non-regulatory) to ensure that the land is developed according to that pattern. Key features of the zone include:

- Close and easy access to the existing residential areas, the school, golf club and local shops;
- Protection and enhancement of key landscape features and provision of public access through the zone and connecting with the existing settlement;
- Contributing to the future housing needs of Arrowtown, through a variety of section sizes and housing densities;
- Providing a community hub or focal point at the southern end of the township.

### 12.X.2 Zone Structure and Consent Processes

Prior to any development occurring within the zone a Design Guideline and Open Space Management Plan needs to be approved by the Council. In order to ensure that the zone develops in the manner intended, and to achieve a high quality addition to the Arrowtown community, all development is required to comply with the Structure Plan (Figure 1).



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The Structure Plan identifies a number of Neighbourhood Areas (Residential, Village, and Open Space). Development within any of these Neighbourhood Areas cannot occur until a Neighbourhood Development Plan is approved for the relevant Neighbourhood Areas.

## 12.X.3 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

(i)	Natural Environment	<b>Part 4.1</b>
(ii)	Landscape and Visual Amenity	<b>Part 4.2</b>
(iii)	Open Space and Recreation	<b>Part 4.4</b>
(iv)	Waste Management	<b>Part 4.7</b>
(v)	District Wide Residential	<b>Part 7.1.1</b>
(vi)	Subdivision	<b>Part 15</b>
(vii)	Transport	<b>Part 14</b>

### i **A defined and defensible urban edge creating an attractive entrance to Arrowtown.**

The settlement of Arrowtown is contained and defined by topography and landuse, being surrounded by a mixture of golf courses (Arrowtown, Millbrook, the Hills), the Arrow River, the mountains to the north and east, and by McDonnell Road to the west. The zone provides an opportunity to establish a clear urban edge at the southern entrance to the township that will enhance the arrival experience when approaching the settlement from the south.

### ii **A high quality urban environment that reflects the key characteristics of Arrowtown and protects recognised landscape features.**

Arrowtown is renowned for its concentration of heritage buildings within a relatively small area. The townscape is characterised by relatively large section sizes, narrow formed roads with generous berms, abundant planting both in the public realm and on private properties, informal pedestrian access along road verges, generous building setbacks from boundaries, and single residential unit occupancy.

The McDonnell escarpment extends parallel to the road and is the key defining landscape feature on the southern and western edges of Arrowtown. Residential development has already occurred across the northern end of this escarpment. The protection and enhancement of the southern part of the escarpment will enable both existing houses that are above the escarpment and future houses within the zone to be visually integrated with this feature.

### iii **An integrated and well connected neighbourhood with good pedestrian connections and walk-ability.**

A network of trails is being developed throughout the District that allows for non-motorised transport linkages between communities. The Zone allows for the creation of a public trail system that connects between McDonnell Road and Centennial Avenue, and along the McDonnell escarpment.

The McDonnell escarpment creates a topographical barrier that has inhibited easy connections between McDonnell Road and Centennial Avenue to the north of the Terrace End zone. Both road and pedestrian/cycling connection between these roads is provided in the Structure Plan.

The Zone is in close proximity (walking and riding distance) to the primary school, the golf course and other residences within Arrowtown.

### iv **Enhancement of Ecological Values**

The McDonnell Escarpment and the un-named stream that runs through the Zone are important features that contribute to the amenity and setting.

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Their protection and enhancement will contribute to the well-being of residents, while also providing an opportunity for improved biodiversity.

## v Heritage Values

The Zone includes two listed heritage buildings (Muter Cottage and Doctors House) and a heritage tree (Wellingtonia). These items are already protected by other methods in the Plan. However the close proximity of the Zone to Arrowtown provides an opportunity to recognise and enable a consistent architectural pattern and style to develop, with special recognition of the Village Neighbourhood Area. The development of Design Guideline(s) will encourage the development of such a style, while still allowing individual flexibility.

## 12.X.4 Objectives and Policies

In addition to Part 7.1.2 District Residential Objectives and Policies the following objectives apply to the zone:

### Objective 1:

**To provide for residential activities in a way and at a rate that ensures a comprehensive and sustainable pattern of development is achieved.**

### Policies:

- 1.1 To provide for development within the Arrowtown South Special Zone that
  - creates legible residential neighbourhood areas
  - integrates with the existing character and sense of place in Arrowtown
  - creates a network of open spaces that contribute to the amenity and distinctiveness of neighbourhoods
  - demonstrates high quality urban design

- defines and enhances the urban boundary of Arrowtown and the contribution of the Zone to the arrival and departure experience
- identifies, protects and, where appropriate, adapts and enhances, any items, structures or features of archaeological, historic or cultural significance
- adopts a Structure Plan that identifies a number of different Neighbourhood Areas, enabling a varied residential density across the zone, and to ensure development occurs in accordance with that Plan.

- 1.2 To provide for local residents' day-to-day conveniences and create a legible core within the Zone comprising a cluster of small scale commercial activities complementary to the existing Arrowtown commercial centre.

- 1.3 To ensure infrastructure is available to support the development of land, prior to its release for development, without adversely impacting upon existing levels of service in the Arrowtown area

### Objective 2:

**To manage and enhance the physical features, communal landscapes and amenity values of the Zone.**

### Policies:

- 2.1 To ensure that development within the Arrowtown South Special Zone
  - recognises and responds to the topography of the Zone
  - protects and enhances biodiversity and natural values where appropriate
  - protects the form and shape of the underlying landform

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- promotes sustainable stormwater design to ensure maximum discharge to ground through the use of green roads, swales edges and soak pits

## Implementation Methods

The objectives and associated policies will be implemented through number of methods, including:

### i District Plan

- The inclusion of a Structure Plan in the District Plan specifying Neighbourhood Areas for protection, enhancement and development.
- The adoption of Zone-specific rules relating to the Neighbourhood Areas.
- A range of building heights and densities that respond to location and topography.
- Rules to ensure protection and provision of public access to and along the McDonnell escarpment.

### ii Other Methods

- The adoption of Design Guidelines.
- The adoption of an Open Space Management Plan
- Common design, planting, ownership and maintenance of landscape edges along Centennial Avenue and McDonnell Road.
- The adoption of covenants and design approval processes outside of the resource management consent processes.

## Explanation and Principal Reasons for Adoption

Arrowtown is a historic settlement with a distinctive character. This is in part created by its spectacular natural setting that visually contains the settlement, and the cultural response to that setting. Although design flexibility to meet the needs of residents is important, there is an over-riding requirement for development to respect and respond to the distinguishing character elements of the older parts of Arrowtown (as identified in the Arrowtown Design Guidelines). The opportunity exists to create a living environment with high amenity and contributing to the overall character of the settlement. It is important that development is compatible with the objectives of the Zone and avoids adverse effects on adjoining areas.

The Zone seeks to provide for limited expansion of the Arrowtown settlement, creating a logical and clear edge, defined by the adjoining golf course open spaces and existing roads.

Residential living is enabled, together with opportunities for a small commercial precinct, including essential retail and child care facilities.

To ensure development takes place in an integrated manner it is appropriate to include a Structure Plan. Minor amendments and alterations may be considered by the Council through the resource consent procedure.

The Zone introduces a series of processes and rules to ensure that the layout shown on the Structure Plan can be delivered. The key terms used in this Zone are explained below:

#### Structure Plan:

Identifies the intended layout of the Zone – identifies the location of various Neighbourhood Areas

#### Neighbourhood Area:

Individual neighbourhoods within the Structure Plan; denoted as either Residential, Village or Open Space

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## Design Guideline:

Design document to assist with house design for particular Neighbourhood Areas. One or more Design Guideline(s) are required to be approved by the Council prior to any subdivision or development occurring within the Zone.

## Open Space Management Plan:

The plan/ document that outlines the management policies and plans for the Open Space Neighbourhood Area, to be used as an on-going management tool for this area within the Zone. This plan is to be approved by the Council prior to any subdivision or development occurring within the Zone. This Management Plan has the same effect as a Neighbourhood Development Plan.

## Neighbourhood Development Plan:

The detailed layout of a particular Neighbourhood Area (Residential or Village neighbourhood). There are 17 residential neighbourhoods and one Village neighbourhood in the Zone. Before applying for a Neighbourhood Development Plan there needs to be an approved Design Guideline for that neighbourhood.

## 12.X.5 Environmental Results Anticipated

The following environmental results are anticipated in the Arrowsouth South Special Zone:

- (a) Creation of a defined southern edge to the Arrowsouth settlement that provides a distinctive and visually pleasing entrance to the settlement.
- (b) A development pattern that creates a positive frontage to Centennial Avenue and McDonnell Road.
- (c) Provision of public access connections between Centennial Avenue, McDonnell Road and along the McDonnell escarpment.

- (d) A range of housing densities throughout the Zone.
- (e) A development pattern focused on a village core settlement that contributes to the amenity and cohesive character of the Zone.
- (f) Development occurring in accordance with the Structure Plan.
- (g) Restoration and enhancement of the stream that runs through the Zone.
- (h) Protection and enhancement of the McDonnell escarpment.
- (i) The provision of relatively narrow formed roads within a wide corridor, to encourage street tree planting, swale edge stormwater collection and informal footpaths.
- (j) Consistently planted and maintained landscape strips along both the Centennial Avenue and McDonnell Road frontages.
- (k) A consistently applied set of Design Guidelines.
- (l) A series of interconnected open space areas, including pocket parks, pedestrian connections and village green areas

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## 12.X Arrowtown South Zone Rules

### 12.X.1 Zone Purpose

The purpose of the Zone is to enable a comprehensively planned residential living environment, that:

- o clearly defines the southern edge of the township
- o provides connection between Centennial Ave and McDonnell Road
- o ensures protection of the escarpment and creates a network of walking trails
- o maintains a predominantly low density residential character
- o provides consistent landscape treatment of road frontages

This is achieved by adopting a Structure Plan that defines three different Neighbourhood Areas with a set of rules and standards:

#### Residential Neighbourhood Area (R1 – R17)

Applies to approximately 17 hectares, which is the largest Neighbourhood Area in the Zone. The use of this Area is restricted to residential activity, and ancillary activities such as home occupations, subject to compliance with standards set out in the Zone rules. There are seventeen neighbourhoods. Prior to any subdivision or development it is a requirement of this Zone that a Design Guideline be approved. This Guideline will include specific reference to particular neighbourhoods. Separate resource consent is also required for approval of a Neighbourhood Development Plan prior to any subdivision or development occurring. Each neighbourhood has a specified housing density and a minimum subdivision size. The neighbourhoods provide for single unit

residential households, with a maximum of 214 residential units in the whole zone.

#### Open Space Neighbourhood Area (OS)

The use of this Neighbourhood Area is limited to open space, landscaping and outdoor recreation. No structures are permitted in this Area, except where ancillary to recreation activities. This Area includes a number of pocket parks, riparian margins and the McDonnell Escarpment. The on-going management of this Area occurs through an approved Open Space Management Plan.

#### Village Neighbourhood Area (V)

This Neighbourhood Area enables development of a pre-school, local convenience retail, and community open space.

The topography of the Zone varies from Centennial Avenue through to the McDonnell terrace and down to McDonnell Road. The upper slopes of the zone share location and aspect similarities with the land further to the north (within the Arrowtown Scenic Protection Area) which has a 5m height limit, while other parts of the zone are able to absorb variable additional height (6m to 7m).

The Zone is primarily concerned with providing residential opportunities, although provision is also made for a small defined area for essential commercial requirements, such as a child care facility, community reserve and playground, convenience store, cafe and similar. This commercial area is controlled by a maximum building footprint.

### 12.X.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- |      |                     |                 |
|------|---------------------|-----------------|
| (i)  | Heritage Protection | - Refer Part 13 |
| (ii) | Transport           | - Refer Part 14 |

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- (iii) Subdivision, Development and Financial Contributions - Refer Part 15
- (iv) Hazardous Substances - Refer Part 16
- (v) Utilities - Refer Part 17
- (vi) Signs - Refer Part 18
- (vii) Relocated Buildings and Temporary Activities - Refer Part 19

The erection or alteration of any buildings within the Village Neighbourhood Area in respect of:

- a. External appearance of buildings
- b. Provision and location of car parking and loading
- c. Landscaping
- d. Earthworks
- e. Access
- f. Heritage values
- g. Relevant Design Guidelines

## 12.X.3 Activities

### 12.X.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

### 12.X.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

#### i Buildings in the Residential Neighbourhood Area where there is already an approved Neighbourhood Development Plan

The erection or alteration of any buildings in the Residential Neighbourhood Area with respect to the consistency with the relevant approved Design Guideline for that Neighbourhood.

#### ii Buildings in the Village Activity Area where there is already an approved Neighbourhood Development Plan

### 12.X.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Prohibited or Non-Complying Activities** and they comply with all the relevant **Zone Standards**:

#### i Buildings that do not comply with the Structure Plan for the zone (refer Figure 1 – Structure Plan)

#### ii Alteration or extension of any building within the Village or Residential Neighbourhood Area that is not in accordance with an approved Neighbourhood Development Plan for that Neighbourhood Area.

#### iii Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

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## 12.X.3.4 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i **Factory Farming**
- ii **Forestry Activities**
- iii **Mining Activities**
- iv **Airports**

Any activity which is not listed as a **Prohibited activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

## 12.X.3.5 Prohibited Activities

The following shall be **Prohibited Activities**:

- i. Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade License under the Health Act 1956.
- ii. It is a prohibited activity to plant the following trees:
  - Pinus radiata
  - Pinus muricata
  - Pinus contorta
  - Pinus ponderosa
  - Pinus sylvstris
  - Pinus nigra
  - Douglas Fir
  - All Eucalyptus varieties

## 12.X.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- i. All applications for **Controlled** Activities.
- ii. Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
  - Access
  - Outdoor Living Space
  - Design Guideline(s)
  - Open Space Management Plan
  - Neighbourhood Development Plan(s)

## 12.X.5 Standards

### 12.X.5.1 Site Standards

#### i **Design Guideline(s)**

Prior to any subdivision, development or consideration of any Neighbourhood Development Plans a Design Guideline or Design Guidelines for particular neighbourhoods shall be submitted with respect to:

- a. building design, including colours, materials
- b. fenestration
- c. building location and setbacks
- d. roof pitch
- e. relationship to and recognition of any adjoining or nearby part of the Open Space Neighbourhood
- f. The identification of view shafts – where relevant

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- g. Within Neighbourhood 13 – the method of ensuring that building design integrates with the landform so as to minimise the extent and scale of earthworks

## ii Open Space Management Plan

Prior to any subdivision, development or consideration of any Neighbourhood Development Plans an Open Space Management Plan shall be submitted with respect to:

- a. Location and design of walkway(s)
- b. Revegetation of the McDonnell escarpment
- c. Provision of playground(s)
- d. Land re-contouring and earthworks
- e. Stormwater collection and treatment
- f. Appropriate boundary treatment with other zones

## iii Neighbourhood Development Plan – Residential Neighbourhood Area

Prior to any subdivision or development of any Residential Neighbourhood Area a Neighbourhood Development Plan shall be submitted, with respect to:

- a. Street layout and connectivity
- b. Indicative subdivision design and lot configuration and allotment sizes
- c. Pedestrian links through the Neighbourhood Area to connect with adjoining pedestrian connections outside of the zone, the Open Space Neighbourhood area, or other Residential Neighbourhoods
- d. Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
- e. The relationship and preservation of public use of, and access to, public open spaces
- f. The maintenance and/ or provision of view shafts
- g. The Design Guidelines approved for the zone that will apply to all buildings erected within the area subject to the Neighbourhood Development Plan

- h. Landscape treatment, including (but not limited to) fencing, planting, paving and retaining walls
- i. The typical site layout, including the placement of buildings and their orientation to solar access, the street, open spaces, and adjoining sites and the placement or position of private open spaces and driveways

## iv Neighbourhood Development Plan – Village Neighbourhood Area

Prior to any subdivision or development of the Village Neighbourhood Area a Neighbourhood Development Plan shall be submitted, with respect to:

- a. Street layout and connectivity
- b. Indicative subdivision design and lot configuration and allotment sizes
- c. Pedestrian links through the Neighbourhood Area to connect with adjoining pedestrian connections outside of the zone, the Open Space Neighbourhood area, or other Residential Neighbourhoods
- d. Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
- e. The relationship and preservation of public use of and access to public open spaces
- f. The maintenance and/ or provision of view shafts
- g. The Design Guidelines approved for the zone that will apply to all buildings erected within the area subject to the Neighbourhood Development Plan
- h. Site layout
- i. Location of parking and loading
- j. Adaptive re-use of existing character buildings
- k. Configuration of buildings and relationship to adjoining spaces
- l. The design of the central plaza
- m. Provision of signage

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- n. Proposed setbacks from roads and internal boundaries (if any)
- o. Provision, location and orientation of open space (private and communal/ public)

## v Structure Plan

The siting of buildings and activities within the Zone must be in conformity with the Neighbourhood Areas of the relevant **Structure Plan** as set out below and in Figure 1 to this Rule

- a. Residential Neighbourhood Area (R) – the use of this area is restricted to Residential Activities and non residential activities that comply with the site standards
- b. Village Neighbourhood Area (V) – the use of this area is restricted to:
  - Visitor Accommodation
  - Cafes
  - Cultural and community facilities and
  - Office and administration activities
  - Small-scale retail/ commercial activities
  - Health activities
  - Education/ childcare activities
- c. Open Space (OS) – the use of this area is restricted to outdoor recreation activities and open space, and structures ancillary to outdoor recreation.

## vi. Setback from Internal Boundaries – Residential Neighbourhood Areas

- a. Unless otherwise approved through an earlier approval for a Neighbourhood Development Plan, and except as

provided for below, the minimum setback from internal boundaries for any building shall be:

### Front Site

one setback of 4.5m and all other setbacks 2m.

### Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

- b. Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- c. Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
  - (i) eaves up to 0.6m into the setback; and
  - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
  - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
  - (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only

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- one chimney is permitted on each setback of each building; and
- (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
- d. No setback is required from an internal boundary where buildings share a common wall on that boundary.

## vii Outdoor Living Space – Residential Neighbourhoods

The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site shall be:

36m<sup>2</sup> contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m<sup>2</sup> contained in one area with a minimum dimension of 2m at any above ground floor level.

The outdoor living space shall be readily accessible from a living area.

No outdoor living space shall be occupied by any building, other than an outdoor swimming pool, accessory building of less than 8m<sup>2</sup> gross floor area, driveway or parking space.

## viii Continuous Building Length – Residential Neighbourhoods

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16 m; either:

- a. The entire building(s) shall be set back an additional 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary;

or

- b. That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

*Refer Appendix 4*

## ix External Appearance of Buildings

All metal cladding, roofing or fences shall be painted or otherwise coated with a non-reflective finish. Reflectivity values of all finished surfaces shall be no more than 36%.

## x Sites that adjoin Centennial Avenue and McDonnell Road – Residential Neighbourhood Areas

- a. On any site that has frontage to McDonnell Road, there shall be no garages, carports or accessory buildings located between the road boundary and the dwelling. There shall be at least one area of glazing from a living room of at least 2 m<sup>2</sup> facing the street.
- b. On any site that has frontage to Centennial Avenue, there shall be no garages, carports or accessory buildings located between the road and the dwelling. There shall be at least one area of glazing from a living room of at least 2 m<sup>2</sup> facing the street.

## xi Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

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## 1. Earthworks

- a. The total volume of earthworks does not exceed **100m<sup>3</sup>** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- b. The maximum area of bare soil exposed from any earthworks where the average cut depth is greater than 0.5m shall not exceed **200m<sup>2</sup>** in area within that site (within a 12 month period).
- c. Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m<sup>3</sup>** (notwithstanding provision 17.2.2).
- d. No earthworks shall:
  - (i) expose any groundwater aquifer;
  - (ii) cause artificial drainage of any groundwater aquifer;
  - (iii) cause temporary ponding of any surface water.

## 2. Height of Cut and Fill and Slope

- a. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- b. The maximum height of any cut shall not exceed 2.4 metres.

- c. The maximum height of any fill shall not exceed 2 metres.

## 3. Environmental Protection Measures

- a. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- b. Any person carrying out earthworks shall:
  - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
  - (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
- c. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

## 4. Protection of Archaeological Sites and Sites of Cultural Heritage

- a. The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological

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sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- b. The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

## xii Nature and Scale of Activities – Residential Neighbourhood Areas

- a. No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity on the site.
- b. No more than 40m<sup>2</sup> of the gross floor area of the buildings on a site shall be used for non-residential activities.

## xiii Hours of Operation

- a. Within any Residential Neighbourhood Area the hours of operation of any non-residential activity shall be limited to 0900 – 1800.
- b. Within the Village Neighbourhood Area the hours of operation shall be limited to 0730 – 2000, except for visitor accommodation.

## 12.X.5.2 Zone Standards

### i Design Guidelines and Open Space Management Plan

Prior to any subdivision or development of the land within the zone the following documents shall be prepared, submitted to and

approved by the Council:

- A Design Guideline (or Guidelines) for the Zone with particular reference to the different Neighbourhood Areas within the Zone.
- An Open Space Management Plan for the Open Space Neighbourhood area.

### ii McDonnell Escarpment – Walkway Formation

A walkway connection shall be formed and completed, in accordance with the Open Space Management Plan as indicated in the Structure Plan prior to the construction of the 50th house within the Zone.

### iii McDonnell Escarpment – Re-vegetation

Revegetation of the McDonnell escarpment shall be completed prior to the construction of the 150th house within the Zone. The extent of revegetation shall be in accordance with the approved Open Space Management Plan.

### iv Neighbourhood Development Plan

No subdivision or development shall take place within an individual Residential (R) Neighbourhood Area shown on the Arrowsouth Structure Plan unless a Neighbourhood Development Plan has been lodged with and approved by the Council pursuant to Rule 12.X.3.3 (i) or 12.X.3.3 (ii) with respect to that particular Neighbourhood area.

No subdivision or development shall take place within any Residential (R) Neighbourhood Area which does not comply with a Neighbourhood Development Plan in respect of that area approved by the Council pursuant to the preceding rule.

No subdivision or development shall take place within the Village (V) Neighbourhood Area shown on the Arrowsouth Structure

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Plan unless a Neighbourhood Development Plan has been lodged with and approved by the Council pursuant to Rule 12.X.3.3 (iii) with respect of all of that (V) area.

No subdivision or development shall take place within the Village (V) Neighbourhood Area which does not comply with a Neighbourhood Development Plan in respect of that area approved by the Council pursuant to the preceding rule.

## v Commercial Activity

The net floor area of any commercial or retail activity within the Village Neighbourhood Area shall not exceed 200m<sup>2</sup>, except for visitor accommodation.

## vi Fencing

No fences, walls or similar features that have the effect of a fence shall be erected within 10m of either McDonnell Road or Centennial Road.

## vii Setback from Roads – Residential Neighbourhood Areas

- The Minimum setback from roads shall be:
- Centennial Avenue: 10m
- McDonnell Road: 10m
- All other roads: 4.5m

Where any site has dual frontage to McDonnell Road/ Centennial Avenue and an internal road within the zone, the setback from the internal road may be reduced to 2.0m

## viii Building Height

Building height within particular neighbourhoods shall be in accordance with the following table

Neighbourhood	Building Height (m)
R1	6
R2	6
R3	6
R4	7
R5	6
R6	7
R7	7
R8	6
R9	7
R10	7
R11	6
R12	7
R13	4.5 and single level
R14	6
R15	7
R16	6
R17	7
Village	7

## ix Building Coverage

The maximum building coverage for all activities on any site shall be:

- 35% in the Residential Neighbourhood Areas;
- 45% in the Village Neighbourhood Area

## x Landscaping

Sites with frontage to McDonnell Road or Centennial Avenue shall be landscaped, irrigated (where necessary) and such landscaping maintained in accordance with the approved Neighbourhood Development Plan for that particular Neighbourhood area

## xi Density

# ARROWTOWN SOUTH SPECIAL ZONE

There shall be no more than one residential unit per site, and within the particular neighbourhoods the number of residential units shall be defined by the following table.

Neighbourhood Area	Number of Residential Units
1	13
2	8
3	<del>48</del> 20
4	<del>42</del> 10
5	<del>7</del> 12
6	<del>48</del> 24
7	13
8	<del>48</del> 7
9	<del>5</del> 11
10	<del>44</del> 10
11	<del>24</del> 10
12	<del>42</del> 9
13	<del>44</del> 12
14	<del>44</del> 28
15	<del>42</del> 4
16	<del>4</del> 8
17	17
18	<del>10</del>

(note: this table includes residential units existing at September 2009)

## xii Noise

- a. Non-residential activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this Zone:
- |            |                   |                          |
|------------|-------------------|--------------------------|
| Daytime    | 0800 - 2000 hours | 50dBA L10                |
| Night time | 2000 - 0800 hours | 40dBA L10 and Lmax 70dBA |

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

- b. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.

## xiii Glare

- a. All fixed exterior lighting shall be directed away from the adjacent sites and roads; and
- b. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.

## xiv Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. This standard applies to residential and non-residential activities cumulatively and only one heavy vehicle in total shall be stored or parked overnight on any site.

## xv. Access

- a. Each residential unit shall have legal access to a formed road.
- b. There shall be no access directly on to Centennial Avenue (ie. access shall be from an internal road), except for those sites that contain dwellings at the dated of notification of this plan change
- c. There shall be no access directly on to McDonnell Road (ie. access shall be from an internal road), except for a maximum of 5 crossing points in Neighbourhood 5, and 4 crossing points in Neighbourhood 8

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## 12.X.6 Assessment Matters

### 12.X.6.1 General

- (i) The following Assessment Matters are methods included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfill its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 12.X.6.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

### 12.X.6.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

#### i Controlled Activity – Buildings in the Village Neighbourhood Area

- (a) The extent to which an historic building design theme is to be followed, in keeping with buildings already established within the Village.
- (b) The extent to which external above ground building cladding and roofing materials are predominantly local stone, plaster rendered for a stone-like appearance, timber weatherboards, and slate or corrugated iron roofs.
- (c) The extent to which predominant colours are to be creams, greys and earth tones and a variety of trim colours may be considered.
- (d) Consistency with the relevant Design Guideline
- (e) Design awareness that the Village will be often viewed from the hillside above, so that roof design forms an important element.

#### ii Controlled Activity – Buildings in the Residential Neighbourhood Area

- (a) A traditional peak roof form of slate, shingles or coloursteel.
- (b) Predominant colours of grey and earth tones.
- (c) External above ground cladding is predominantly dry stack stone, plaster, natural timber, and/or weatherboards.
- (d) Consistency with the relevant Design Guidelines



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## iii **Restricted Discretionary Activity - Neighbourhood Development Plan**

- (a) The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.
- (b) The ability to provide adequate opportunities for garden and tree planting around buildings.
- (c) Pedestrian safety.
- (d) The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within each Residential (R) Neighbourhood Area.
- (e) The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open Space (OS) Neighbourhood Areas.
- (f) The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.
- (g) The extent to which 'green engineering' solutions can be applied to stormwater runoff.
- (h) The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.
- (i) The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.
- (j) The extent to which the subdivision and development design is consistent with the topography of the particular Residential (R) Activity Area.
- (k) The methods used to manage the boundary between the Neighbourhood Area and the surrounding Open Space (OS) Neighbourhood.
- (l) The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.

- (m) The extent to which the subdivision layout provides for areas of open space for use by the local community, particularly families and children.
- (n) The extent to which the Design Guidelines proposed to apply to buildings will achieve the policies of the Zone.
- (o) The extent to which the Design Guidelines proposed to apply to buildings will achieve an integrated character and/or design theme for the area subject to the Outline Development Plan.

## iv **Restricted Discretionary Activity – Open Space Management Plan**

- (a) A mixture of deciduous and evergreen planting to achieve a corresponding mixture of different areas within the Open Space Neighbourhood area
- (b) The steep nature of part of the Open Space area, so that on-going management and maintenance can be realistically achieved
- (c) Provision of a walkway, capable of being used for mountain biking and pedestrian use.
- (d) Ensuring the walkway is designed and located so that it does not result in a scar along the escarpment, while also taking into account the mitigation that can occur through planting, while also ensuring that there is a balance between protecting the privacy of landowners above the walkway while still achieving high quality panoramic views
- (e) The provision of playground spaces on reasonably flat grassed areas, consistent with Council standards
- (f) The extent to which the plan is consistent with the repainting recommendations within the ecological report accompanying the plan change

## v **Restricted Discretionary Activity – Design Guidelines**

- (a) The provision of predominantly peak roof building form

# ARROWTOWN SOUTH SPECIAL ZONE



- (b) Colours of buildings limited to a range of predominantly earth tones – such as greens, greys and browns
- (c) The use of detailed design elements that have an historical association
- (d) Building styles that are evocative of a mountain region, with a particular acknowledgement of the local context
- (e) Building forms and the arrangement of buildings on sites that indicate an awareness and acknowledgement that this land forms part of a village structure

## vi Discretionary Activity – Structure Plan

- (a) The extent to which the siting of the building is inconsistent with the Structure Plan and the impact it would have on the open and rural character.
- (b) The effect the siting of the building would have on the consistent design theme and visual amenity of the Zone both from within and outside the Zone boundaries.

## vii Zone Standard – Access

- (a) The extent to which alternative formed access can be assured to the activity in the long-term.
- (b) The extent to which the level and nature of the use will make it unlikely that access by way of a formed road will ever be necessary.

## viii Site Standard - Setback from Internal Boundaries

- (a) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical use of the remainder of the site.
- (b) Any adverse effects of the proximity of the building, in terms of visual dominance by buildings of the outlook from

adjoining sites and buildings, which is out of character with the local environment.

- (c) Any adverse effects on adjoining sites of the proximity of building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to and extent which is inconsistent with the suburban living environment.
- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping around buildings.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of the buildings housing animals in terms of noise, smell, or vermin on adjoining sites.
- (h) The ability to mitigate adverse effects of the proposal on adjoining sites.

## ix Site Standard – Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.



# ARROWTOWN SOUTH SPECIAL ZONE

- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- (d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site.

## x Site standard – Continuous Building Length

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.
- (b) The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site.
- (c) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

## xi Site Standard – Sites that adjoin Centennial Avenue and McDonnell Road

- a. The extent to which the design of the dwelling relates to the adjoining road (Centennial Avenue or McDonnell Road).
- b. Whether and the extent to which the alternative design still achieves a consistent streetscape.
- c. The layout of the remainder of the site and in particular the location of any garages or accessory buildings.

- d. The scale and dimensions of the primary open space for the site, and whether that open space is located within the road yard area.

## xii Site Standard – Earthworks

### 1. Environmental Protection Measures

- (a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

### 2. Effects on landscape and visual amenity values

- (a) Whether the scale and location of any cut and fill will adversely affect:
  - the visual quality and amenity values of the landscape;

# ARROWTOWN SOUTH SPECIAL ZONE



- the natural landform of any ridgeline or visually prominent areas;
  - the visual amenity values of surrounding sites
  - (b) Whether the earthworks will take into account the sensitivity of the landscape.
  - (c) The potential for cumulative effects on the natural form of existing landscapes.
  - (d) The proposed rehabilitation of the site.
3. Effects on adjacent sites
- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
  - (b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
  - (c) Whether cut, fill and retaining are done in accordance with engineering standards.
4. General amenity values
- (a) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
  - (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
  - (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value
- (a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
  - (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

## xiii Site Standard - Nature and Scale of Activities

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.



# ARROWTOWN SOUTH SPECIAL ZONE

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- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

# ARROWTOWN SOUTH SPECIAL ZONE

Add a new section to the Lot Size table under rule 15.2.6.3i(a) in the Subdivision Chapter of the Plan as follows:

Zone	Minimum Lot Area
Arrowtown South Special Zone	Neighbourhood R1, 750m <sup>2</sup>
	Neighbourhood R2, 850m <sup>2</sup>
	Neighbourhood R3, 750m <sup>2</sup>
	Neighbourhood R4, 450m <sup>2</sup>
	Neighbourhood R5, 950m <sup>2</sup>
	Neighbourhood R6, 450m <sup>2</sup>
	Neighbourhood R7 450m <sup>2</sup>
	Neighbourhood R8, 920m <sup>2</sup>
	Neighbourhood R9, 450m <sup>2</sup>
	Neighbourhood R10, 450m <sup>2</sup>
	Neighbourhood R11, 950m <sup>2</sup>
	Neighbourhood R12, 450m <sup>2</sup>
	Neighbourhood R13, <del>850m<sup>2</sup></del> 1000m <sup>2</sup>
	Neighbourhood R14, 675m <sup>2</sup>
	Neighbourhood R15, 450m <sup>2</sup>
	Neighbourhood R16, 600m <sup>2</sup>
	Neighbourhood R17, 450m <sup>2</sup>
	Neighbourhood R18, 1700m <sup>2</sup>
	Neighbourhood Village, No minimum

