Proposal Description and Assessment of Effects on the Environment

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EXAL Limited & Hidden Island Trust Limited

Villiers Street- corner site with 4 Buckingham Street

Application for

BUILDING ADDITION FOR OFFICE or OFFICE + RESIDENCE USE OFF VILLIERS IN THE RESIDENTIAL ARROWTOWN HISTORIC MANAGEMENT ZONE

Jun 2025

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1 Introduction

1. This is a request by Exal Limited & Hidden Island Trust Limited to add a building addition along the Villiers Street boundary of 4 Buckingham Street Arrowtown. The addition is an extension of an existing building at the eastern end of the site.

2. The Address for Service is to be Exal Limited & Hidden Island Trust Limited c/o Maurice Orr mauriceorr12@gmail.com and Scott Stevens, 4 Buckingham Street arrowtownminingcompany@gmail.com

3. The Site legal description is Lot 1 Deposited Plan 8232 held in Computer Freehold Register OT6B/830,

4. The site area, is 1548 square meters more or less.

5. The site owners are, Exal Limited & Hidden Island Trust Limited Refer Computer Freehold Register. Note QLDC rating records incorrectly refer to Whale Ltd.

6. In the Arrowtown Residential Historic Management Zone the matters over which Council reserves its control for subdivision in this application are the need for financial contributions and/or bonds, refer to clause 6.1.2 SUB - Subdivision - Controlled Activity of this AEE.

2 Site Description

7. The site is adjacent to Villiers Street at 4 Buckingham Street, Arrowtown. The larger site is occupied by the historic Dudley's Cottage and newly completed building's, located to the north west and east of the site. Figure 1 next page identifies the site within its surrounding context. The names of the various buildings used in the AEE are also identified.

8. The Buckingham Street level of the site retains a significant garden area as the primary curtilage to the Historic Cottages. This area is predominantly flat.

9. The site is 1548m2 in area and is legally described as Lot 1 DP 8232, held in Record of Title OT6B/830

10. The certificate of title is contained within Appendix A.

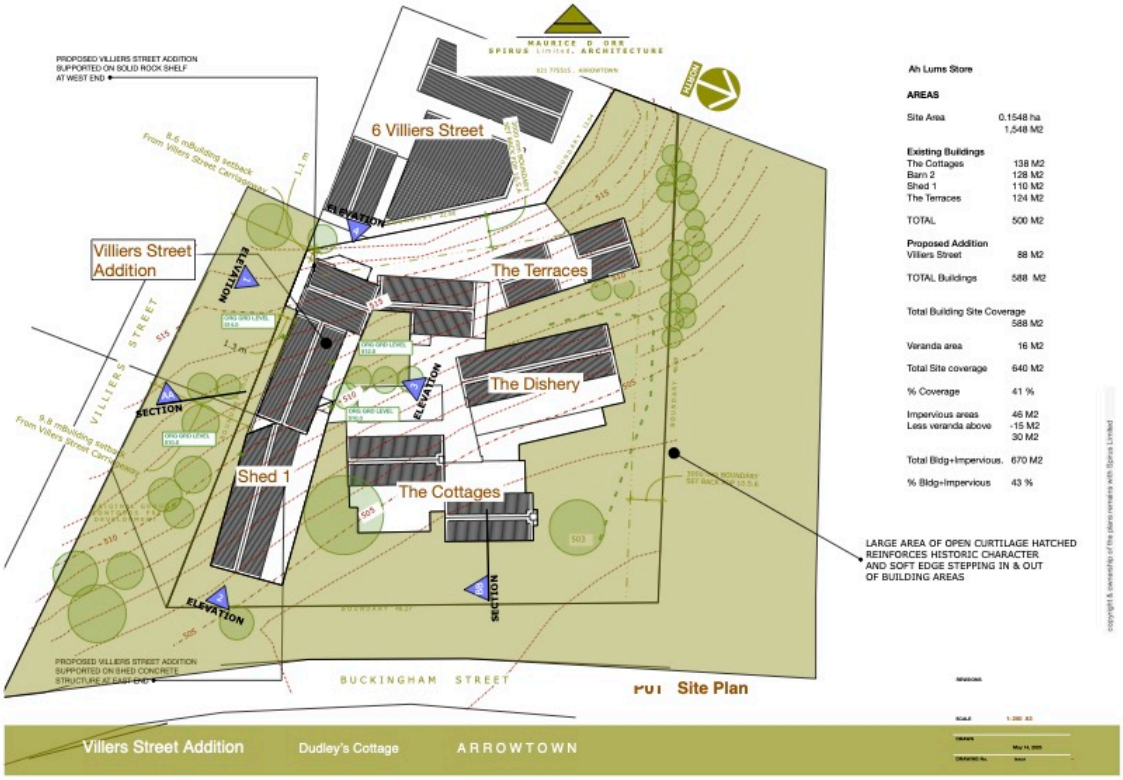


Figure 1 : Plan of the site

11. The site is an irregular six sided shape, located on the corner of Villiers and Buckingham Streets. Topographically, the lower part of the site where the historic cottage is located is relatively flat, with the upper part towards Villiers Street rising steeply to the south west. On the flat part of the site, there is a mixture of established vegetation.

12. The site is large enough to subdivide as of right. But the owners have chosen to create a coordinated development in one very large lot.

13. The resource consent history of the site has approved commercial use of the Dudley's Cottage, and other buildings on the site (discussed further in 2.3 Consent History) which in conjunction with the existing location and overall site amenity presents a site context which would not be characterised as residential, although the site is currently zoned for residential purposes in the District Plan. In each of the consents the APAG and Council concurred that Residential use be discouraged on the site. The site is accepted as commercial use,

3 Heritage Features

14. There are two protected Heritage features on the site.

- #323 - Dudley's House and Butlers House which are Category 2 NZHPT and QLDC listed buildings.
- #267 - Weeping Spruce – this tree is not affected by the proposal.

15. The site is adjacent to heritage item #710 – Chinese Village a Category 2 NZHPT and QLDC listed archaeological site. The earthworks are contained within the site and do not extend across the property boundaries.

16. The heritage features have been protected. The openness of the site has been retained as the primary historic curtilage character of the site. Dudley's House and Butlers House have both had significant maintenance work.

4 Consent History

17. The site has been gradually developed to respect the attributes of the area. A Number of resource consents have been issued as follows. All have been given effect with the last, the Terraces, recently completed.

18. RM110069 approved the use of the subject site and Dudley's cottage for commercial activities including retailing and guided tours on adjoining land. This consent placed limits on the extent of retailing and commercial activities along with hours of operation.

19. RM151047 – approved 'The Shed', a two storey building adjacent to Dudley's Cottage. This building aligns with Villiers Street and the proposed addition is an extension of this building.

20. RM180575 – a variation to condition 1 of RM151047 to enable external changes to the dwelling.

21. RM 180662 approved "The Barn", a two storey building adjacent to the rear of dudley's cottage.The new dishery restaurant operates from the ground floor.

22. RM 200033 A variation to RM 180662 "The Barn". This to add a storage shed behind the Cottages which covered up a retaining wall required to stabilise the bank behind. And for new veranda to one of the primary Cottage forms, carefully detailed to protect the Listed Spruce tree.

23. RM 211245 approved "The Terraces", small buildings adjacent to and above the rear of "the Barn refer Appendix [B]. To be used as offices. The consent had small variations approved in RM230272.

5 Receiving Environment

24. RM110069 provided a comprehensive assessment of the receiving environment that is still considered relevant and is outlined below:

'Land to the north and west of the subject site is also located in the Residential Arrowtown Historic Management Zone. The closest dwelling is on the site immediately to the west being the Evans residence at 6 Villiers Street on Lot 2 DP 8232. The site immediately to the north of the subject site being Lot 4 DP 18410 is designated for "Historic Reserve" purposes in the District Plan being Designation 130. The designated site contains two items listed at the Inventory of Protected Features at Appendix 3 including "Ah Wak's Lavatory, 2 Buckingham Street, Arrowtown" being Structure 312; and "Arrowtown Chinese Settlement" being Archaeological Site 710. In essence land to the north of the subject site on Buckingham Street forms part of the "Arrowtown Chinese Settlement" as confirmed by a Department of Conservation sign that exists at the Buckingham Street frontage, in close proximity to the subject site1.'

25. The Commission in RM110069 also provided the following summary of the context which is still considered to provide an accurate summary of the character of the receiving environment:

'in essence, Dudley's Cottage is isolated from other residential developments and is located in an area where heritage and recreational values predominate. The Commission agrees with Ms Giborees' assessment that the surrounding area is not particularly residential in nature.'

26. RM 180662 established the Barn which the Dishery Restaurant operates from, with revitalised garden Curtilage area. This has enlivened the use of the area and the Cottages have been repaired where necessary.

27. Figure 2 below shows the beginning of the large reserve area to the north and east of the land, at the lower river terrace level of Arrowtown. While figure 3 shows the completed buildings to date with garden curtilage area in the foreground.



figure 2

28. The completed buildings to date with garden curtilage area in the foreground is in figure 3 below. The terraces additions are largely complete, they are all in corrugated iron weathered finish. A new build above the site is under construction this reflects the growth of the residential area above. This is more visible than the building it replaces and has a substantial projecting eave.



figure3

29. New buildings have been completed further up Villers street on the corner that are higher than 5m from Villers street refer to Figure 4 below. Also a substantial subdivision has been added behind more than doubling the number of houses off villiers street.



figure 4

30. Also areas around the town centre, have expanded in density and uses, reflecting the growth within the commercial hub of arrowtown. This site is part of that hub. Buildings immediately above the site on buckingham street have reverted from residences to offices.

6 The Proposal

6.1 Site Stabilisation

31. Site constraints. During the construction of The Terraces and the Dishery Buildings a bench was cut out of the rock above this, as part of the construction access and stabilising of the bank. The shelf area is rock and stable from a geological perspective.

32. Between this solid rock area and the earlier Villers street building the ground is less stable. This resulted in on site remedial work to be required during the construction of the Dishery. The Geotechnical engineers report outlined this issue attached in Appendix D.

33. Without the works the nature of the bank would not have been known. So the remedial works have added stabilisation to the heritage features for the future. But at substantial cost.

34. This work, which included a substantial retaining wall behind the eastern Cottage and bank stabilisation work above the terraces has gone a long way to stabilising the site. The area remaining going up to Villiers street is less stable until solid rock is reached in the upper corner.

35. The Proposal is to construct the building addition supported on this rock terrace at the main floor and the floor below off the rock 3m below this. The building addition structure to span from the rock area to the concrete precast panels of the earlier building, thereby bridging the less stable area of the land between. This would further fully stabilise the bank with the associated other buildings incorporating retaining structures.

36. The proposal has been developed in conjunction with the Geotechnical engineer and Structural engineer. Further retaining walls one on the boundary during construction and at the building line all to be filled to a higher level than the existing land reinforcing the road reserve area.

37. The area of the site has little topsoil and is unkempt and the works proposed create more topsoil to the boundary edge and behind the retaining wall behind the cottage. This allows for more substantial planting than could otherwise easily be achieved.

6.2 The Building Addition

38. Consent is therefore sought to construct a building addition to the existing Villiers Street building firstly to add a greater level of site Stability and to fill the void in that area of the site. Plans illustrating the proposed design and appearance of the building are contained in Appendix F.

39. The addition will be located to the west end of the Villiers Street boundary following the line of the existing building. This addition, like the existing building is separated from the historic Dudley Cottages.

40. The building will be used as offices, a use that is already established on the site.

41. The building fits within the 5 m height above original ground level and is set into the slope of the site. This follows on from the current building, the buildings effectively becoming the bank. Refer to figure 5 below the grey line depicts the level of Villiers street carriage way, the majority of the building is below the road. But from the road you see more of the building in perspective but also see the historic cottages from above, see figure 6 following.

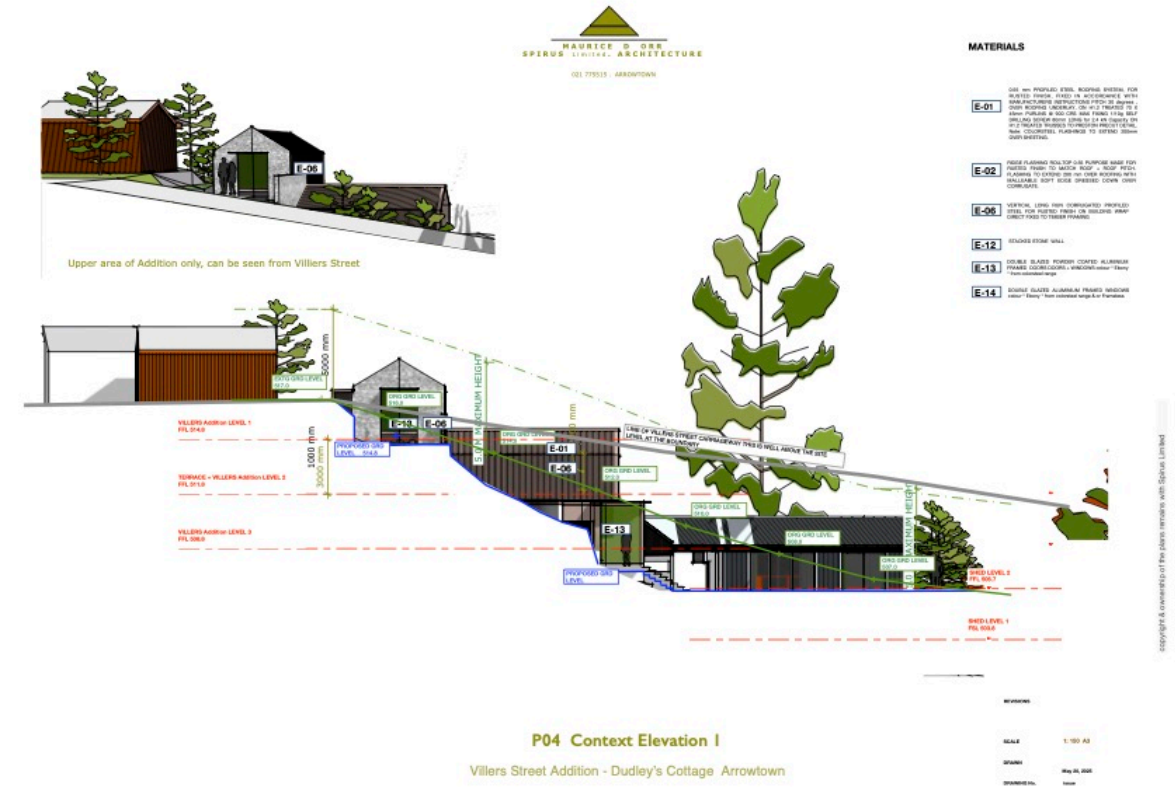


Figure 5

42. But of note, the boundary condition is effectively unique in Arrowtown. This specific section of Villers street is elevated from the site boundary 6m at the east end and 2m at the west end. While the sites to the South of Villiers Street are well above the street. Therefore the addition is low relative to the street level, but does serve to define Villiers street to some extent. Figure 6 below is a computer generated perspective of addition from Villiers street, it indicates the low profile relative to the street carriageway.



Figure 6

43. The building addition has a site coverage area of 88m2. This equates to 41% building site coverage over the whole site, and 43% including impervious areas. While this is over 30% the open areas are predominantly in public open areas giving a very large open space in front of the buildings and affording the Historic Cottages a large open curtilage. The commercial area of Arrowtown that this area flows on from and was arguably originally part of, allows a site coverage of 90%.

44. The material finishes and colour for the buildings are specified on the plans (Appendix F) and will consist of corten corrugated steel cladding for wall and roof cladding, aluminium powder coated black joinery for windows. Figure 7 below is a montage with the new addition added in the corten this reads as a recessive element.



P10 Photo Perspective

Figure 7

45. The computer generated addition inserted in the model figure 4, illustrates how the addition blends into the site and counter balances the new builds above. The addition reduces the prominence of the upper terrace building. Vegetation from the trees to the east and street planting flows up to planting by Ah Lums Cottage then up to the hill beyond. Overall the development creates a pleasant picturesque composition.

46. The Cottages are the focal point of the site centrally located and in White, set in a large garden curtilage. When walking down Buckingham street they are the primary vista creating you. Figure 8 below illustrates this.



Figure 8

47. The openness of the site has been retained; all additions have been built into the site behind the cottages, rather than build in the foreground to the North. Historically the site had buildings to the north refer figure 9 below which is 1 iteration. From the onset it was resolved to keep this area open so the Historic features were more visible from the northern aspect. The photo figure 9 is also relevant to illustrate how the town has grown as the photo is an image in time. Towns grow. This site illustrates the growth appropriately the building fabric of town flowing down to the river terrace while respecting the openness from the cottages. With all additions of a shed like quality .



6.3 Landscaping

48. The overall site is comprehensively landscaped. A landscape plan for the small area around the addition is incorporated in the application. This incorporates the small terrace behind and above the existing storage shed behind the Cottages with medium tree planting .

6.4 Earthworks

49. Minimal Earthworks are proposed to accommodate the new building. A total of under 30m3 of earthworks is proposed around the existing terrace bench. This has stone banks which will be refined to accommodate the proposal. The ground conditions of the site were investigated by a geotechnical engineer and a copy of the report that covers their findings is contained in Appendix D.

6.4 Infrastructure and Servicing

50. It is proposed to connect to existing services where required to provide servicing for the development. Services were installed as part of the previous Barn and allow the potential for additional capacity.

6.5 Natural Hazards & NES

51. The site is located within an area identified Liquefaction – Probably Low on the QLDC Hazard Register. The QLDC hazard map and other records do not suggest any contaminated site issues on the site. Excavation as part of the barn identified the proposed area for the terraces as rock and the terrace landform was prepared to make the land form safe.

6.6 Parking

52. In this case the building is located in close proximity to the CBD of Arrowtown and would provide office floor space for small local professional businesses. This is a conveniently located site for businesses that are owned and staffed by local residents. The staff that will occupy the office would likely reside in Arrowtown, and the convenience of a work-place close to residences encourages alternative means of access, such as walking, cycling or car-sharing.

53. The site is immediately adjacent to main public parking area for Arrowtown commercial area, with easier access to this than the actual CBD being at the same level. This parking area combines 2 smaller areas and has been expanded.

54. For the purpose of this application, the consent seeks approval to not provide any on-site parking at the Buckingham Street level of the site or from Villiers street . Parking on Villiers street is difficult because the road is very narrow and falls steeply away from the site. While Buckingham Street is also narrow, but more importantly any parking there would compromise the heritage value of the site.

55. Also the site should more logically be in the Arrowtown Commercial zone like the similar historic cottages at the other end of Buckingham Street from the town centre. In that case council saw fit to rezone those sites. More recently Wiltshire street adjacent to the commercial centre allows office use now and a recent consent for 14 Wiltshire street accepted that car parking need not be provided using the same rationale as here.

56. The town centre parking facilitates, the ability for users of the building to travel to the site through alternative modes of transport including, walking cycling and public transport. Furthermore, there are a large number of public car parking spaces within easy walking distance of the site, which would reduce the amount of off-site parking around neighbouring sites. Therefore, it is considered that the effects of this parking shortfall upon surrounding owners and or occupiers of identified properties would be less than minor.

6.7 Signage

57. No signage is proposed as part of this application.

7 Purpose and Reasons

58. The site currently presents no building forms to Villiers street. The Addition reinforces the existing urban area by adding a small built form visible from Villiers street at the top of the site. At the same time it allows more people to work close to the town centre, and enjoy what is undoubtedly a fantastic part of the town.

59. To add office space for Arrowtown as there is strong demand. This allows locals the option to walk to work and have one of the best views in Arrowtown.

60. Arrowtown has grown, Villiers street has double the number of houses than when development first began on this site. The site immediately above this site has been developed and is considerably more prominent relative to this site. The proposal seeks to balance this.

8 Consultation

61. The applicant has consulted extensively with potentially affected parties as described below: Also it is worthy to not there have been only positive comments on the development to date.

62. The Arrowtown Planning Advisory Group (APAG) has been engaged in the development of the design for all past new buildings on the site. This process has involved several APAG meetings and discussions on the design for the site and resulted in the refinement of the design in response to their feedback. This proposal has been reduced in bulk and form in response to a preliminary meeting with the APAG.

63. Heritage NZ gave their approval in the previous Barn application. In consultation with the QLDC pre-Application planner it was concluded their approval would not be required for the Terraces Buildings, as the buildings were physically separated and visually screened from the Historic Cottages. The Addition is similar but with a greater level of landscape screening particularly with the trees proposed behind the storage shed in addition to the separation the shed offers.

64. Origin Consultants have been consulted on previous builds on the site. An updated heritage statement is included from Origin Consultants specifically addressing this small addition refer Appendix G .

65. The neighbours directly above and adjacent to the site have been consulted relative to this proposal and had been relative to previous stages. Specifically they have approved the set back from the boundary as the applicant did for their reduced setback.

9 Statutory Assessment

9.1 Operative Queenstown Lakes District Plan

9.1.1 Residential Arrowtown Historic Management Zone Chapter 7

66. The land is zoned Residential Arrowtown Historic Management Zone (RAHMZ) under the Queenstown Lakes District Plan. *The purpose of this zone is to allow for the continued development of the historic area of residential Arrowtown in a way that will enhance and protect those characteristics which make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations, unique character and outstanding individual buildings. In particular the management area seeks to retain the early subdivision pattern and streetscape, ensure future development is at a scale sympathetic to the present character, and to encourage the protection and conservation of the trees and shrubs.*

67. The following sets out relevant rule requirements and highlights where resource consents are sought to authorise the proposed development:

68. A Restricted Discretionary Activity resource consent pursuant to Rule 7.6.3.3ii Buildings with *Council's discretion being limited to external appearance and finish of the buildings.*

9.1.1.1 Site Standards – Non-Residential Activities

69. *A Restricted Discretionary Activity resource consent pursuant to Rule 7.6.3.3v for a breach of site standard 7.6.6.1i(a) and (b) as more than one person who does not reside on the site may be employed in a non-residential activity on the site, and more than 40m2 of the GFA may be used for activities other than residential activities.*

70. Please note this has effectively been approved via several resource consents on the site. Arguably the site is now commercial similarly to the council owned sites beyond the current main commercial area of Arrowtown. Therefore this falls within the permitted base line for the application as per section 10.1 of this AEE.

71. *Setback from Roads pursuant to rule 7.6.5.1 i a. Notes 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.*

This condition is meet. The existing building aligned to Villiers street sets this. The addition being to that building. We note that the road carriageway has a large road reserve area effectively forming a setback from the site. Also there is a large setback from Buckingham street , this being a corner site.

72. *A Restricted Discretionary Activity resource consent pursuant to rule 7.6.5.1 ii The minimum setback from internal boundaries of any building shall be 3m.*

73. The addition breaches this rule at the western boundary with the adjacent neighbour but the neighbour has agreed to this. Also the neighbour has been given consent to do the same with the buildings now under construction on that site. Therefore this is agreed by the affected parties.

9.1.1.2 Zone Standards – Non-Residential Activities

74. *A **Non-Complying** Activity resource consent pursuant to Rule 7.6.3.4(v) in relation to Zone Standard 7.6.6.2 (iii) Building Coverage The total area covered by hard surfacing and buildings on the site exceeds 30% of the net site area.*

75. The total area covered by hard surfacing and buildings on the site is 43% of the net site area. But the new buildings on the site have been clustered into the bank area behind the Heritage buildings, leaving the area to the north east of the site open, in the only flat area. The adjacent site development at 6 Villiers street has been approved at 50% site coverage.

76. *A Non-Complying Activity resource consent pursuant to Rule 7.6.3.4(v) in relation to Zone Standard 7.6.6.2 (iv) Nature and Scale of Activities because no persons engaged in the activity may reside on site, potentially more than three full-time equivalent persons will be employed on the site and more than 60m2 of the gross floor area of building may be used for non-residential activities. All the building's on site are used for non-residential activities, as for the addition.*

77. Please not this has effectively been approved via several resource consents on the site. Arguably the site is now commercial similarly to the council owned sites beyond the current main commercial are of Arrowtown.

9.1.2 Transport Section Chapter 14

78. *A Restricted Discretionary Activity resource consent pursuant to Rule 14.2.2.3(ii) Site Standard 14.2.4.1i(a) Minimum Parking Space Numbers which requires that the parking be 'on- site'. As off-site provision of parking spaces is not provided for under the Operative District Plan, consent is required for this matter.*

79. This has been ratified via other consents on site and is expanded on in section 6.6

9.1.3 Earthworks Chapter 22

80. *The volume of earthworks pursuant to rule 22.3.3 i . Notes The maximum total volume of earthworks (m3) shall not exceed that specified in Table 22.1. That is 100m3 in the Zone. The volume of earthworks will not exceed the 100m3 which is permitted.*

81. Height of cut and fill and slope pursuant to rule 22.3.3 ii b .

I. *The maximum height of any cut shall not exceed 2.4 metres.*

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

ii. 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 0.5 metre in height.

These will all be complied with

9.2 Queenstown Lakes Proposed District Plan

9.2.1 Arrowtown Residential Historic Management Zone Chapter 10

82. 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.

83. The following sets out relevant rule requirements and highlights where resource consents are sought to authorise the proposed development:

9.2.1.1 Rules - Activities

84. *A **restricted discretionary** activity resource consent pursuant to 10.4.6 relating to the construction or external alteration of any building.*
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):
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: 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.

85. *A **Non-Complying** Activity resource consent pursuant to Rule 10.4.10 in relation to Commercial Activities. The existing site is commercial and the additions are for commercial office use.*

86. Please note this has effectively been approved via several resource consents on the site. Arguably the site is now commercial similarly to the council owned sites beyond the current main commercial area of Arrowtown.

9.1.2.1 Rules - Standards for Activities

87. *A **Non-Complying** Activity resource consent pursuant to Rule 10.5.3 in relation to Building Coverage. The total Building Coverage exceeds 30% of the net site area.*

88. The total Building coverage is 41% of the net site area. But the new buildings on the site have been clustered into the bank area behind the Heritage buildings, leaving the area to the north east of the site in the only flat area open. The adjacent site development has been approved at 50% site coverage.

89. *A **Non-Complying** Activity resource consent pursuant to Rule 10.5.4 in relation to Building Coverage and impervious surfaces. The total Building Coverage and impervious surfaces exceeds 35% of the net site area.*

90. The total Building coverage and impervious surfaces is 43% of the net site area. But the new buildings on the site have been clustered into the bank area behind the Heritage buildings, leaving the area to the north east of the site in the only flat area open. The adjacent site development, at 6 Villiers Street, has been approved at 50% site coverage.

91. *Road Boundary Setbacks pursuant to rule 10.5.5. Notes 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.*
The existing building aligned to Villiers street sets this. The addition being to that building.

92. *A **Restricted Discretionary** Activity resource consent pursuant to rule 10.5.6.1 The minimum setback from internal boundaries of any building shall be 3m.*

93. The addition breaches this rule at the western boundary with the adjacent neighbour but the neighbor has agreed to this. Also the neighbour has been given consent to do the same with the buildings now under construction.

9.2.2 Earthworks Chapter 25

94. *The volume of earthworks pursuant to rule 25.5.1. Notes The maximum total volume of earthworks (m3) shall comply with Table 25.2 rule 25.5.1. That is 100m3 in the Zone.*
The volume of earthworks will not exceed the 100m3 which is permitted.

95. Pursuant to rule 25.5.15 The maximum height of any cut shall not exceed 2.4 metres. *This is complied with accept in the top corner of the rock bank and this will be monitored by the geotechnical engineer.*

96. *Pursuant to rule 25.5.16 The maximum height of any fill shall not exceed 2 metres.*
This will be complied with.

97. *Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: outlined in*

25.5.18.1 Earthworks not supported by retaining walls:

a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or

b 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.
This will all be complied with.

9.2.3 Historic Heritage Chapter 26

98. *A **Restricted Discretionary** resource consent pursuant to Rule 26.5.8 for Development within the curtilage or setting of a Category 2 listed building. Council's discretion is discretion is restricted to:*

a. Development within the setting, or within the extent of place where this is defined in the Inventory under Rule 26.8;

b. The extent of the development and the cumulative effects on the heritage feature, and its setting or extent of place;

c. The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6. (under appeal)

9.2.5 Transport Section Chapter 14

99. A **restricted discretionary** activity resource consent for a breach of standard 29.4.8 for non-accessory parking. Parking is not provided on the site of the activity. Discretion is restricted to:

a. Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;

b. Effects on land use efficiency and the quality of urban design;

c. Location, design and external appearance and effects on visual amenity, the quality of the streetscape and pedestrian environment;

d. Effects on safety for its users and the employment of CPTED principles in the design; e. Compatibility with surrounding activities and effects on the amenity of adjoining sites; and

f. The provision of electric vehicle charging points/ parking spaces.

100. This has been ratified via other consents on site and is expanded on in section 6.6.

101. *A **restricted discretionary** activity resource consent for a breach of standard 29.5.2a as the required potential staff parking is not provided.*

102. This has been ratified via other consents on site and is expanded on in section 6.6.

9.3 Overall Activity Status

103. Overall the proposal is a **non-complying** activity under the ODP and PDP.

10 Assessment of Actual and Potential Effects on the Environment

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104. Section 3 of the RMA states that the term 'effect' includes any positive or adverse effect; temporary or permanent effect; past, present, or future effect; and cumulative or potential effect.

105. Section 88 of the RMA requires an assessment of any actual or potential effects on the environment arising from the proposal, and the ways in which any adverse effects may be avoided, remedied, or mitigated.

106. The assessment must be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment. In accordance with the requirements of Section 88 and the Fourth Schedule of the RMA the following actual and potential effects and issues have been considered and managed in relation to this application:

10.1 Permitted Baseline (s95D(b))

107. The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. A number of permitted activities can take place and therefore form part of the permitted baseline for the site including:

Building height up to 5.0m;
Setback for residential buildings 3.0m from internal boundaries …;
Building coverage up to 30% of the net site area which equates to 464.45m2 of the current site;
Earthworks up to 100m3;

10.2 Consented Baseline

108. In this case, the Current Activity on the site is Commercial in nature. The addition is proposed for Commercial use which may be considered a consented baseline. There have been a number of previous consents (refer consent History) in which the applicant was encouraged not to have residential activities and established the commercial use. The rationale for this was that the unique area of this site was not really suited to residential. Therefore the non residential nature of the site may be considered a permitted consented base line.

109. There is no car parking on site. There have been a number of previous consents (refer consent History) that have accepted this to insure the historic character of the site was not compromised. Also the topographical nature of the site and the immediate surroundings make parking inappropriate. The primary access along Buckingham Street was Narrow and has been made one way flowing directly into Arrowtown's primary CarPark.

110. The nature of the area is that of a large public area with a high density of pedestrian traffic. Historically the site was a thriving commercial hub at the entry to the goldfields up the Arrow River so the site has reverted back to its original use. This further reinforces the activities base line.

111. The Arrowtown town centre zone notes Maximum building coverage 90%.

10.2 Affected Party Approvals

112. Affected party approvals have been obtained from the following parties:

The owners of 6 Villiers street have agreed to give their approval.

10.3 Matters to be addressed

113. Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed. In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.

> *(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
>
> *(b) any physical effect on the locality, including any landscape and visual effects:*
> *(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
> *(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
> *(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
> *(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

114. The relevant ODP assessment matters are found in Sections 7.7 and specifically xxix Additional Matters – Arrowtown, Section 14.3.2 iii (Transport).

115. It is noted the PDP heritage rules do not include any assessment matters. There are PDP assessment matters for transport activities.

116. The Arrowtown Design Guidelines 2006 ('Design Guidelines') are also relevant, the site is within Neighbourhood 2 Soldier Hill.

117. The 2016 version of the Arrowtown Design Guidelines, referred to in the Proposed District Plan, is also relevant to the proposal. The guidelines are discussed within the body of the assessment below.

10.4 Effects on Locality

118. The assessment matters relating to location are considered less relevant to the particular context and design proposed for this site. The assessment matter is nonetheless achieved with the historic Cottages remaining centrally located on the site, and the new form is furthest from the primary Buckingham Street frontage. However, the location has been carefully considered to ensure visual separation between the proposed addition and the protected heritage buildings. In particular the new building is screened from the Heritage buildings by the 'heritage Cottages' and the Heritage Spruce Tree. It is set well back (18-32m) and elevated from the Buckingham Street boundary. Protecting the primary setting and vista of Dudley's cottages, as well as preserving the primary garden area.

109. The location where the building is close to the Villiers Street boundary, maximises the open feeling to the North. The location enables the built form to reinforce Villiers Street Urban Character.

120. The new building on the site adjacent to the west well above the overall site, is a prominent form. The new addition serves to counterbalance that form.

10.5 Effects on the Urban Form and Amenity Value

121. The development proposed will solidify the urban form from Villiers Street.

122. Urban design principles are reflected in the addition. Character Architecture led design is proposed. The primary forms reflect the historic building forms. Creativity in the overall design while respecting the historic context. Overall a strong sense of Custodianship will be achieved.

10.6 Effects on Architectural Character

123. The proposal is a simple form presenting a recessive back drop from Buckingham street. The Architectural character is enhanced while respecting the Historic cottages architecture and not mimicking those forms.

10.7 Effects on Heritage Values

124. A further Heritage Impact Assessment has been undertaken by Robin Miller, and Lucy King of Origin Consultants. Mr Miller is an expert in heritage matters while Lucy King is an expert heritage planner and has a Masters in Resource and Environmental Planning. Their report is attached as Appendix [G] and includes a series of historic photographs of the site**.** These photos show that the site, being the last property on the road from Arrowtown to Macetown, has been used for a range of purposes and has had a range of different building forms over it's lifetime.

125. At a high level, the whole building and landscape design has been driven by the objective of responding positively to the heritage environment, and this has resulted in the previous Barn design that has achieved affected party approval from the Department of Conservation, Heritage New Zealand and support from APAG, who have considered heritage related effects. This for the much larger form and close to the heritage Cottages.

126. The setting of the existing heritage elements on the site and their context has been instrumental to the design and in particular positioning of the new building on the site. The building has been substantially set back into the embankment and specifically located away from the existing heritage buildings and Historic Chinese Village to retain as much space and context to these buildings as possible. The setback will allow the original residential form of Dudley's Cottage to remain visible and not lost through the additional development.

127. The second key design approach has been the use of a simple 'shed style' building form that is sympathetic to the form of the heritage buildings onsite. The use of long run vertical corrugated iron will ensure the new building reads more as an outbuilding with a 'lighter' cladding than the cottages, and will appear as a new addition therefore not degrading or questioning the historical integrity of the heritage buildings on the site.

128. Landscaping is also proposed as approved in the previous consent and will assist to integrate the development with the site. The landscape plan is attached as Appendix [I], and the original landscape assessment is in Appendix [G] and is considered as relevant . The landscaping draws upon the historic setting and qualities of the site. The use of gravel paths, schist walls and the choice of hedging and tree planting are all in keeping with the historical qualities of the site and surrounding environment and will assist to mitigate any potential adverse effects on the existing heritage and positively contribute to the setting and historical context of the site.

129. The landscape design has also been cognisant of the 'wild' character of the adjoining river environment. It is considered the significant setting of the building back into the slope will minimise the extent the building form will impact on the wider context and 'wild' character whilst the design will present a simple form and landscape treatment in keeping within this low key character and informal environment as promoted by the Arrowtown Design Guidelines 2006 and 2016.

130. With regard to cumulative effects, Mr Robin Miller has commented specifically on this point in his original report. .
Dudley's Cottage was originally built within the 'working' end of the town and, even in its early years, there were other buildings close to it (see Figure 2, for example). In the past there have been buildings on the Green in front of it, including stock yards, and other buildings on the Chinese Village side. In addition,

from at least 1885 until the 1950s (and possibly later), it had a large, long outbuilding adjacent to it on the river side. It is only in the latter part of the 20th century that the area around the cottage has been opened up and really only within the last 10 years or so that it has had a cottage garden around it, such as might be expected in one of the residential streets of the town, like Anglesea Street or Merioneth Street.
Recently, a new building has been built into the bank on the Villiers Street side of the site and the revised proposal will create a similar shed building built in to the bank behind the cottage. It is not considered that the cumulative effects of these new buildings adversely affect the heritage values of the cottage given the environment it has developed within and the extent of previous buildings in and around the site. These buildings are a modern-day reiteration of the cottage's origins in the 'working' end of the town and the revised design for the proposed new building has gone to considerable lengths to make it recessive within the background of the cottage and appropriate in terms of its bulk and form.

131. Mr Miller considers the cumulative effects of these new buildings will not adversely affect the heritage values of the cottage given the environment it has developed within and the extent of previous buildings in and around the site. Mr Millers advice in this regard is accepted and adopted.

132. Overall, any adverse effects of the proposed building on the setting and context of the heritage attributes of the site will be no more than minor.

10.8 Effects on Geology

133. Various geotechnical reports have been prepared by RDA Consulting (Appendix D) to assess any potential natural hazard issues with regards to the site.

134. A desktop study and on-site investigations have determined that the site is not at risk of liquefaction or lateral spread. The Geotechnical Assessment has found that based on the nature of the subsoil materials and depth to groundwater the site is considered to fall in the site subsoil "Class C - Shallow Soil Sites" in accordance with NZS1170.5.2012

135. Minimal Earthworks are proposed to accommodate the new building. A total of under 30m3 of earthworks is proposed around the existing terrace bench refer figure 3. This has stone banks which will be refined to accommodate the proposal. The ground conditions of the site were investigated by a geotechnical engineer and a copy of the report that summarises their findings is contained in Appendix I.

10.9 Effects on Transport

136. The site is now on a primary transport - parking hub. Lower Buckingham Street is now one way and exits via Arrowtown's primary parking area. Combining 3 areas that were previously separated. It is effectively in the middle of car parking precinct. It is within easy walking distance of the bus interchange area. The Addition proposed would have an imperceptible effect on transport or parking.

137 The immediate vicinity of the site is unsuitable for car parking. At the Villiers street level because of the Historic character and the important garden curtilage at the level. While the Villiers street boundary has topographical constraints that and is narrow. But both areas are unique and contribute to the special character of this area of Arrowtown.

138. Overall it is considered that any potential adverse effects in regards to traffic and transport matters will be less than minor.

10.10 Effects on Infrastructure

Stormwater Discharge

139. The site currently incorporates a soak pit taking storm water from the existing buildings which then dissipates into the gravel at this river terrace level. It is proposed to utilise this or run stormwater at the higher Villiers street level into the council system at upper Buckingham street .

Wastewater Discharge

140. The proposal is to link directly into the existing sewer system via the existing pipes on site..

Water Supply

141. There is an existing reticulated water supply network in the street network and this is connected to the site. A new connection may be taken from upper Villiers street.

Telecommunications and Electricity

142. The site is connected to both telecommunications and electricity.

Summary

143. The site is well serviced to supply the new addition.

10.11 Effects on Health of Land NES

144. A review of both the Otago Regional Council's database of contaminated sites, and the Queenstown Lakes District Councils Hazard Register do not show that the piece of land to which this application relates is a Hazardous Activities and Industries List (HAIL) site, and therefore this National Environmental Standard (NES) does not apply.

10.12 Positive Effects

145. Strengthening the urban character of Villiers Street. With a better urban design outcome. Creating diversity and interest to the area.

146. Retaining views from Villiers street over the cottages while screening new areas .

147. The urban intensification reduces pressure on the greater area of Arrowtown to expand. More office space is created reducing the need elsewhere. Allowing residents to work in Arrowtown rather than having to commute to Queenstown.

148. Full stabilisation of the site so the geologically compromised parts of the site are mitigated.

149. Allows new planting of larger trees with appropriate soil depth to be added to the area.

150. Retains the openness of the site and vistas to the Historic features.

151. Provides for urban growth and development in a coordinated and creative way. With Architectural forms that reflect the uniqueness of this area and respect the Historical character.

10.13 Summary of Assessment of Effects

152. It is considered that the proposal provides for a comprehensive and integrated development in a manner that any potential adverse effects will be less than minor and will not compromise the historic character of the site.

153. It is considered that effects will be positive and there is no impediment to the subdivision of the site. Overall it is considered that the site is suitable for commercial office development as has already been established. It can arguably be considered within a permitted baseline.

11 Section 95 Notification

154. A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). In addition, Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons are considered adversely affected.

155. Additionally, the applicant has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

156. Given the foregoing the application should proceed on a non-notified basis.

12 Section 104 (1)(b) Assessment

157. Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement - A plan or proposed plan

12.1 National Environmental Standards / Other Regulations / National Policy Statements

158. No national environmental standards, other regulations or national policy statements are considered relevant to the proposal. The proposal will comply with the NES for contaminated land.

12.2 Partially Operative Regional Policy Statement for Otago

159. The Regional Policy Statement for Otago was made partially operative on 14 January 2019. The PORPS contains relevant objectives and policies relating to urban growth and development, including in relation to heritage matters.

Policy 4.5.1 relates to providing for urban growth and development and states:
Policy 4.5.138 Providing for urban growth and development

Provide for urban growth and development in a strategic and co-ordinated way, including by:
a) .....
f) Having particular regard to:
i. .....

iv. Maintaining important cultural or historic heritage values;
g) Ensuring efficient use of land;
The proposal has been carefully designed so that it does maintain the important cultural or historic heritage values associated with Dudley's Cottage and the adjoining Chinese Village. A range of design features and techniques have been deployed to maintain the heritage values including setting the building into the embankment, well back from the historic cottages, and developing a sensitive design.
Policy 4.5.3 relates to urban design and states:
Design new urban development with regard to:
a).....
f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;
The careful design of the proposed building, will ensure heritage values of the cottages and the Chinese village continue to be recognised and celebrated.
Policy 5.2.3 is key, relating to managing historic heritage;
Protect and enhance places and areas of historic heritage, by all of the following:
b) Applying these provisions immediately upon discovery of such previously unidentified
c) Avoiding adverse effects on those values that contribute to the area or place being of regional or national significance;
d) Minimising significant adverse effects on other values of areas and places of historic heritage;
e) Remedying when adverse effects on other values cannot be avoided;
f) Mitigating when adverse effects on other values cannot be avoided or remedied;
g) Encouraging the integration of historic heritage values into new activities;
h) Enabling adaptive reuse or upgrade of historic heritage places and areas where historic heritage values can be maintained.

160. The proposal is considered to be consistent with this key policy, particularly c), d) and e) where significant effort has been made to avoid remedy and mitigate the adverse effects on the cottages and adjoining Chinese settlement.
Overall the proposal is considered to be consistent with, and not contrary to, the policy direction of the PORPS.

12.3 Operative District Plan

Part 7 - Residential Areas

Objective 3 - Residential Amenity

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

161. This objective and associated policies sets a framework for residential amenity within the residential areas with more specific objectives and policies following on from this overarching objective. The policies place an emphasis on maintaining residential amenity. As has been discussed through the assessment of effects the site and immediate environment do not present a context that is residential in character and therefore any 'loss' of residential amenity is mitigated by this context. The proposal is therefore aligned with the policies in this respect.
Overall, it is considered the proposal will contribute to this objective and is not considered contrary to it.

Objective 4 - Non-Residential Activities
Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

Policies:
4.1 To enable non-residential activities in residential areas, subject to compatibility with residential amenity.

4.2 To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.

162. Given the unique characteristics of the site and surrounding environment the proposal is considered compatible with the amenity of the area. Therefore, the proposal will not undermine residential amenity and is not contrary to this objective.

Part 7 – Arrowtown Residential Areas

Objectives:

1. ***Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area.***
2. ***.....***
3. ***.....***

163. The proposal achieves Objective 1 as the design will ensure the present character of Dudley's Cottage is retained. Adverse effects on the amenity values of the area have been avoided.

Policies:
1 To establish a Residential Historic Management Zone around the historic town centre of Arrowtown in which particular controls are applied to conserve the residential heritage and building character.

2 To control the subdivision of land in such a way that the character resulting from the existing large lot sizes in the residential area is retained.

3 To control the form and location of buildings in such a way that the character resulting from the existing scale of development is retained or enhanced.

4 To identify and protect buildings or groups of buildings of particular architectural, historic or cultural value.
Refer also Part 13

5 To protect and retain the historic roading patterns in such a way that they will continue to serve the changing needs of the community.

6 To identify and protect those elements contributing to the character of the streetscape. Refer also Part 13

7 To control the external appearance of buildings in such a way that the buildings do not detract from the character of the Residential Historic Management Zone.

8 To limit the expansion of the residential area outside of the identified zone boundaries.

164. With regard to the policies above, only 3, 6 and 7 are considered relevant.

With regard to 3), the form and location of the new building addition has been carefully articulated, with the structure set well into the embankment at the rear of the property, so that the cottages retain primacy on the site. The only flat area to the east and north of the cottages is retained as an integral part of the cottages context. Being a lighter white colour, this draws a viewer to the cottages rather than the recessively designed addition, glass areas read as void.. A recessive back drop to the south west above the historic cottages.

165. With regard to 6), the building is set well back from the streetscape, which is not particularly uniform or distinguishable in this location as the property at 4 Buckingham Street is the only one on this side of the road. In regard to Villiers street the street scape character is enhanced with the modest shed form presenting to the street in the upper corner of the site.

166. With regard to 7), as noted in Heritage statement Appendix [G], the design does not detract from the character of the Residential Historic Management Zone, but rather has been designed to be sympathetic and not overly dominant in the site context.
Throughout the design process the scale and character of the existing buildings on site and characteristics of heritage building forms in Arrowtown have guided the design response. Overall, the design for the building and proposed use will retain and enhance the character of the site. Given the site's context the development will be in keeping with the amenity values of the area. Therefore, proposal is not considered contrary to these objectives and associated policies.

Part 13 – Heritage

The relevant objectives and policies for heritage values and heritage trees are set out below.

Objective 1 - Heritage Values
The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

1.1 To protect and enhance the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings.

167. The proposal is considered to promote this objective through the considered response to the design on the site that will not detract from or degrade the existing heritage values of the site. Screening the rock bank is considered to be beneficial. Providing for additional use of the site will attract more people to the site and therefore have flow on benefits for people visiting and appreciating the heritage aspects of the site and heritage buildings. The proposal is considered to align with this objective and associated policies

Part 14 - Transport

Objective 5 - Parking and Loading - General

Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.
Policies:

5.1 To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements.

5.2 To ensure business uses have provision for suitable areas for loading vehicles onsite.
5.3 To ensure car parking is available, convenient and accessible to users including people with disabilities.
5.4 To require all off-street parking areas to be designed and landscaped in a manner which will mitigate any adverse visual effect on neighbours, including outlook and privacy.
5.5 To require the design of parking areas to ensure the safety of pedestrians as well as vehicles.
5.6 To set areas aside for staff car parking in business and industrial zones.

168. The proposal does not provide any on-site parking or formal loading facilities; the provision of such facilities would have significant impacts on the heritage character of the site and environment. In this case given now combined public car parking areas, and the nature of the environment with the parking located in very close proximity to the site it is considered any adverse effects of not providing on-site parking and loading are mitigated. Therefore although not directly aligned with these objective and policies given effects can be controlled the proposal is not considered contrary to this objective and associated policies.

12.4 Proposed District Plan

Chapter 10 – Arrowtown Residential Historic Management Zone
These are considered to be the key objectives and policies to guide the application.

10.2.1 Objective–Development retains or enhances the historic character and amenity values 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.

169. Development controls have been applied through the PDP provisions. The proposal achieves many of these such as the height requirement. Overall the special character of the area around Dudley's Cottage will be retained and in places enhanced. The historic Cottages have been repaired and maintained for the future. The original use of the site as a staging post for gold miners in to the upper arrow river area, has been effectively reestablished for walkers, runners, cyclists and 4w drivers. Also this is the entry area for Chinese settlement.

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.

170. The building has been designed to complement the character of the area and to be consistent with the ADG 2016. As this site is in a unique location with a strong link to the historic pioneering past. New buildings have a pioneering shed quality rather than residential has enhanced this area.

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.

171. No subdivision is proposed although the site is of a size that could be subdivided. The site has

deliberately been developed in a coordinated way. But of primary importance is that the half of the site with the historic features retains low site coverage and the openness of the site provides full vistas of the features. Historically the site was not as open with various buildings immediately adjacent to the North.A Recent subdivision off Surrey street has a density that if applied to this site would have allowed 4 sites.

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.

172. The proposal includes offices and has been designed to maintain the amenity, quality and character of the zone and surrounding area. From a heritage perspective, the revised design is supported by Mr Robin Miller, an Arrowtown based heritage expert. The unique location of the site (despite being zoned residential) means it can readily accommodate the building and activity without being detrimental to the residential amenity values of nearby properties. In particular the change in elevation from this site to the site above on Villiers Street, assists to mitigate any adverse effects on the environment.
The development has enhanced the area and has become the primary hub at the lower river terrace area o Arrowtown

10.2.1.5
Avoid nonresidential activities that would undermine the amenity of the zone or the vitality of Arrowtown's commercial zone.

173. This proposal will not undermine the amenity of the zone. As explained above, the site is physically separated from other residential properties in the ARHMZ and is its own distinct area, separated from the residential activities on Villiers Street. Site has been established as non residential. APAG discouraged residential. The site historically had commercial use. The site is on Buckingham street connected directly to the Arrowtown main street. It is at the entry to the Macetown road.

The Arrowtown commercial zone is a busy vibrant commercial area with no known commercial vacancies. The additional offices in this location will not detract from the Arrowtown commercial zone. Since this sites adaptive reuse as commercial, the area behind Arrow lane has been rezoned to allow commercial.

10.4.6 – The Construction or external alteration of any buildings (RD)
This rule does not apply to Minor Alterations and Additions to a Building provided for by Rule 10.4.2. (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):
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:
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.

174. The proposal is for the construction of an addition to the existing building along Villiers street.
a. The addition stabilises the site fully geologically protecting the heritage character. The building is separated from the Historic Cottages
c. Materials are appropriate to the area and follow the pallet already established on the site
b. Building form etc respect the Design guidelines and follow on from established forms on site.
e. The site has areas that are geologically compromised. The proposal stabilises these areas to the benefit of the Historic Buildings and the upper Villiers street area.

Listed historic features listed on the site (include comment on how this is included or affected by the proposal)

175. The site has Dudley Cottage. The proposal is separated from this and protects and retains the steep bank at the upper part of the site which is geologically partially compromised

Listed Arrowtown Character Trees on the site (include comment on how this is included or affected by the proposal)

176. The site has a listed Spruce tree, the proposal is separate from this .

10.5.1 Building Height
A maximum height limit of 5 metres.

177. The building height limit of 5 meters has been respected through out the sites development and is respected in this addition. It is noted that the subdivision off Surrey street has allowed buildings above this level on each of the 12 sites. That development has significantly changed and increased the density of this area of Arrowtown.

10.5.2 Density

178. Not more than one Residential Unit per 650 square metres of net site area.
This is not Applicable accept that density in this neighbourhood exceeds this considerably.

10.5.3 Building Coverage

The maximum building coverage shall be 30% of the net site area.

179. The Coverage is beyond this residential maximum. The density in this neighbourhood has changed with the Surrey street Development and the site immediately above this proposal all at or above 45% at total of 13 residences.

The main issue when increasing density is a perceived loss of residential amenity. Providing the sites are carefully considered through the design phase and space is allocated for outdoor living, utilities, car parking and landscaping, amenity values can be enhanced. The application site is commercial in use and has good elevation so views and access to out door areas can be maximised. It has been established that car parking is not established on site reducing the need in that regard for low site coverage.

Furthermore as this site is effectively commercial, the adjacent Main street commercial area having a maximum of 90% coverage suggests an increase is appropriate. While both the residential and commercial areas in the immediate neighbourhood reflect increased coverage this site has further mitigation factors. The increase in coverage is mitigated as open areas have been retained in the most important lower areas of the site which the historic Cottages present to. Also the specific river terrace area is open this being the only developable site in the area. That is, the proposal is in one of the most open areas of Arrowtown.

The increase in density will not decrease residential amenity, rather the elevated and sunny nature of the site enables an efficient use of a scare land resource that has been carefully considered and designed and which is located within close proximity to the town centre.

10.5.4 Combined Building Coverage and Impervious Surfaces

180. The total area covered by building coverage and impervious surfaces on any site shall not exceed 35% of the net site area.

Refer above also pervious areas paths etc have been a primary feature of the sites development to date.

10.5.5 Road Boundary Setbacks

181. This is complied with. But in Addition there is a very large road reserve as road is to the South side of the site. Also the road carriageway is elevated considerably so it is effectively difficult for buildings to dominate the street.

10.5.6 Side and Rear Boundary Setbacks

10.5.6.1 Side and rear boundary setbacks: 3.0m.

182. The Proposal infringes the boundary setback to the Western boundary . The neighbouring property does the same and both owners have agreed to the reduced setbacks being the only affected parties.
As the building is built into the landform in this area there are no detrimental effects.

10.5.7 Glare

183. This will be respected.

4.1.2.1 Developments should conserve the historic character of the ARHMZ.
a) Conserve and maintain the historic sites, open spaces, buildings, features and elements of the ARHMZ.
b) Protect and enhance the key elements, which contribute to the character of the ARHMZ and their relationship with each other.
c) Conserve the collective contribution of elements and features to site, streetscape vicinity, neighbourhood and area. It is often the collective value, irrespective of individual significance that is of major importance to historic character. For example; a cottage that is not listed in the District Plan may in

association with other cottages and sheds, plantings, fences and the streetscape contribute in a major way to the historic character of the ARHMZ. It may also contribute significantly to the context of other more individually significant cottages.
d) Assess all features for their contribution to historic character irrespective of whether or not they are listed on the District Plan. Importantly, try not to remove any features prior to assessment and design.
e) Respect and enhance the character of the ARHMZ and other Zones, the streetscape, the vicinity, vistas i.e. the setting and context.
f) Encourage Conservation Management Plans to be prepared for historic sites, buildings and features.

184. The development conserves the Historic Character.

a) Firstly the Cottages have been retained , they have been repaired and protected for the future.

All open spaces relative to the Cottages have been retained. The Cottages were set into a step bank with open areas restricted to the street front area and the North. In addition rear areas have been cleared and are accessible .

The site has a protected a large protected Spruce tree, this has been protected with building foundations designed to minimise effect on the trees routes. All with specialist arborist input.

e) The site enhances the character of the main commercial street of Arrowtown as an extension of that area, re-establishing the sites original role as the gateway to the hinterland beyond. Creating a greater experience for locals and tourists.

4.1.2.2 Include some of the heritage character elements from the ARHMZ into the LDSR & MDRZ.
a) The historic character of the ARHMZ should not compromise or be compromised by developments in adjacent areas and vice versa. For example i.e. Developments in the ARHMZ should not compromise other areas e.g. The Town Centre. b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the MDR and LDSR zones.

185. The development enhances both the residential and commercial areas it neighbours. It has become an important element of the Arrowtown experience.

4.2.1.1 Within the ARHMZ development decisions are to accord with best practice heritage conservation principles.

4.2.1.2 Follow the principles in the New Zealand ICOMOS Charter, 2010.
a) Manage change so that the historic relationship between feature/ structure and site is not lost.
b) Conservation requires the least possible intervention with the historic fabric of a site.
c) Processes of preservation, restoration, reconstruction or adaptation may be appropriate in defined circumstances. Heritage conservation is a specialist field, and appropriately qualified experts should be used to provide guidance.
d) Conservation of historic sites, buildings and features should be in accordance with the New Zealand ICOMOS Charter, 2010.
e) New works are to be identifiably of the era of their construction while respecting the guidelines.
f) Try to retain and enhance existing plantings. Understand their role on the site, within the area and the town. New plantings should be appropriate.

186. The Historic buildings and features dominate the site and are in the central location. New buildings on the site are all set back from the Cottages and the Spruce. They are set into the steep bank semi buried and reflect buildings that historically occurred on or near this site. Historically buildings were

in the open areas of the site but the development chose to enhance the open areas and build to the rear of features, also stabilising the bank geologically in the process. The proposed new works are identifiable of this era while respecting the guidelines.

4.5.1.1 Within the ARHMZ developments should reinforce the historic layout within lots.
a) The site layout in terms of buildings and spaces should reflect historic layouts.
b) New buildings should be orientated parallel to boundary lot lines, or similar to that of historic building orientations in the vicinity or neighbourhood.
c) Buildings should be set back from the street a similar distance to those traditional buildings in the vicinity or neighbourhood.
d) Garages should be set back further than the front of the house and preferably to the rear of lots with straight-line access from the street
e) Houses should have a clearly defined primary entrance that is oriented towards the street. Use direct street to door pedestrian access.
f) Consider the use of formality in the layout of the garden and planting in front yards - rectangular garden beds, straight lines.
g) Define property boundaries with traditional type hedges, fences and walls.
h) Retain/create a sense of spaciousness through site layout and building coverage. Consider the relationship with adjacent public open space (and neighbouring sections, to add to the apparent sense of space within the zone

187. The above are all respected where they are applicable.

4.6.1.1 Conserve the existing buildings that contribute to the heritage character of the ARHMZ and other Zones.
a) Protect and preserve all buildings identified in the District Plan as having historic value and ensure their conservation and maintenance.
b) Try not to clear the site as a preliminary exercise to planning a development. Assess all existing buildings (and vegetation) for their contribution to the character of the area. Where they have heritage value, retain and incorporate in the development's design.
c) The untimely removal of fabric important to the area should encourage reinstatement.
d) Refer to the explanation and apply the guidelines for Conserve Heritage Character at section 4.1.1 and guidelines set out at 4.1.2 of this Guidance.

1884. This has been achieved

a. Buildings have been preserved and maintained

4.6.1.2 Adopt the essential characteristics of the ARHMZ's two fundamental building types as the 'model' for new work within the ARHMZ.
a) Apply the characteristics of form, scale, composition, details and materials of the cottage and shed building types to new construction.
b) Buildings should vary, both from lot to lot and within a lot. Differences may be quite subtle, but there should not be mechanical repetition. There should also not be exact replication of ornament from lot to lot.
A fundamental characteristic of traditional buildings is that there is strong thematic unity between buildings and that this is achieved without repetition in design. Summers Orchard, an arrangement of simple, cottage scale forms. Sheds or outbuildings are highly characteristic accompaniments to Arrowtown Cottages

c) Respect in building layout and design the traditional placement of buildings within lots. (Refer the Private Section: Site Planning and Design, set out in ARHMZ-Figure 4 as this relates to the ARHMZ (pg 100 of this guidance).

189. a) New construction is shed type so the Cottage forms are respected and stand out in white plaster. The proposal is in rusted steel finish a very recessive colour.
b) buildings vary within the site in subtle ways. The proposed building is in rusty steel as a varying and recessive form.
Repetition is avoided.

4.6.1.3 New construction should be identifiable as contemporary

190. The proposal reflects the traditional gable form of cottages and shed forms but introduces a subtle contemporary element with the cladding as full glass in some gables reading as a void. To Villiers street a discrete metal canopy above the entry is contemporary.

4.6.1.4 New construction to be in sympathy with its context.
a) New construction should avoid overpowering, (in particular in terms of scale), the cottage and shed building types or dominate its context.

191. New construction in sympathy with its context . The proposed rusted steel is a highly recessive material. Setting the white cottages off the primary forms. Heritage feature tree and proposed new trees screen the buildings as well . The large open areas of the site are not compromised. The Addition harmonise well in the overall context from Bucking street flowing down from the new build above. The existing forms blend well with the Cottages. While strong vegetation with the Spruce as primar element reinforce be large tree across Villiers street. Then street planting flows up the side of the site past AhLums then up into the Hill beyond.

4.6.1.5 Try not to introduce false history
a) Try not to build replicas of Arrowtown cottages or sheds or replicas of historic examples from other places as this undermines the real heritage value of the zone.
b) Try not to make exact copies of the characteristic detail or ornament of historic buildings.

192. False history is not introduced

4.7.2 GUIDELINES: THE COTTAGE AND SHED BUILDING TYPES.

4.7.2.1 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ to reflect the scale of traditional cottages and sheds. Within the MDR and LDSR zones there is greater scope to move away from this, but careful attention is to be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.

193. Construction to date has been very successfully received and scale is accepted as appropriate. Noting the character of this area is separate physically at the river terrace and is far more open in character.

4.7.2.2 New construction within the ARHMZ to comply with the following dimensional parameters for successful heritage character management

194. The proposal follows the current buildings and fit within the intention of this.

4.7.3.2 The primary element/cell should be the basic building block.
a) Two or more primary elements appropriately arranged on a site are likely to be the most acceptable way of increasing floor area.
b) Consider the building as an evolving collection of elements/cells that adapts and grows over time. This process can create interesting outdoor spaces.
c) Primary elements should be simple and visually distinct with individual roofs.
d) Exact duplication of elements within a composition is not acceptable.
e) A total building footprint larger than 180 square metres should be subjected to very careful scrutiny, as it is difficult for a building above this size to appear cottage-like.
f) Refer ARHMZ-Figure 12 and ARHMZ-Figure 13 which illustrates the concept of the multi-celled building
g) Some variation in forms may be acceptable. This is discussed more fully below.
h) Redevelopment of the fire station in Hertford Street may require some variation in scale and form in order to accommodate the operational and functional requirements of a fire station.

195. Multiple primary elements are are arranged to suit this specific site. The building is part of an evolving collection of elements which has grown over time. It has taken it lead from historic examples in the immediate vicinity. All Primary elements have individual roofs.

4.12.1.1 Maintain and enhance pedestrian friendly streets.
a) Protect and enhance the existing scale and character of the streets within the ARHMZ so that they remain places for pedestrians.
b) In all areas try not to allow vehicle requirements to dominate.

196. a) The scale of the street has been retained and it is now one way make it more pedestrian friendly. The development has not allowed parking on the site or outside the Cottages, this has been supported by the APAG and council. It insures pedestrians have great access but also insures the Historic character and vista is not compromised by vehicles

4.12.1.2 Preserve existing laneways and seek new pedestrian links.
a) Protect the pedestrian use of existing lanes e.g. Camp Lane.
b) Seek opportunities for more pedestrian links to the Town Centre and River (where possible by the use of lanes)

197. Not applicable
although a link is provide to Ah Lums cottage through the site.

4.13.1.1 Preserve key views and consider all vistas.
a) Identify all views and view corridors across private and public land and seek to retain these views (with key view corridors identified within the respective neighbourhood plans set out in Section 2).
b) If the values of the ARHMZ and other Zones are to be retained, key views, identified on the neighbourhood maps should be protected. Other views should be retained where possible. Key views are identified within the respective Neighbourhood Plans set out in Section 2 of this Guidance.

198. No view corridors are identified in the neighbourhood plans. The site is very open at the primary Buckingham street and river terrace area all views are retained. Development has intentionally been set into the bank at the rear of the site so the openness of the historic context is retained.

Villiers street carriage way is elevated well above the site with the top of the site the only place built form albeit small could address the street. Views across the river Terrace are retained, beyond this for the majority of the street secondary views to the roofs of the historic cottages are preserved.

All existing views of the site from the river terrace are retained with the Historic features in the foreground.

4.14.1.1 Parking, driveways, and garages should not be prominent in the ARHMZ or dominant in other Zones.

There is no parking on site

4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowtown's character (as set out in Section 5 to these Guidelines).
a) For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete. A less desirable option is chip seal.
b) Try to avoid concrete kerbs for edging.
c) Try to avoid the use of concrete pavers, cobbles, stamped concrete or bitumen.

199. This is respected.

4.26.1.1 The approach to the placement and proportions of windows and doors within the ARHMZ should be based on the traditions of the zone.
This advice should also be considered for new buildings in the MDR and LDSR zones.
a) For the cottage primary elements the traditional double hung window and 4 panel frame and panel door are encouraged.
b) For the cottage and shed secondary elements the traditional small windows, (hopper or horizontally pivoting), are encouraged along with ledged and braced tongue and groove doors.
c) Doors and windows should be symmetrically arranged in the street facade of the cottage primary element.
d) As a general rule solid walls should dominate over openings in side and back walls, however, more flexibility may be able to be accommodated further back from the street.
e) All doors and windows should have timber sash with frames and be painted. Frames in other materials, eg. aluminium or steel, are not appropriate and detract from the heritage character of the zone.
f) Roof glazing is encouraged as a way of achieving more natural light inside the building while keeping the dominance of solid over opening in the walls. Roof glazing should be part of the roof plane and not projecting.
g) The contrast between the formal street 'face' and the more pragmatic back of house is a characteristic of the cottage. Reserve the use of larger openings, such as French doors, for walls away from the street.
h) The width of openings should be no more than 1.5m in stone walls.

200. The buildings follow patterns in this regard already established on site. At Villiers street the Door is symmetrical in the street facade. Solid walls dominate over openings. Further into the site more glass is introduced where flexibility is allowed. This also gives a void character to that area, which opens to a small inner courtyard. The opening in the stone wall to Villiers street is 1.5 m

4.27.1.1 Within the ARHMZ new buildings should be designed so that each primary element is independent structurally and in terms of construction.
Buildings within the MDR and LDSR zones should also have the appearance that this is the case, especially where these zones immediately adjoin or adjacent to the ARHMZ.

a) A complex of buildings should be designed to be built as a number of small independent structures, not as a single complicated object 'dressed' with a variety of claddings..

201. The development is a number of small independent structures. Claddings are limited with all non historic build in corrugated metal. The proposal uses rusty steel finish adding further variety and as promoted by the APAG.

4.27.1.2 Materials should be put together using similar construction techniques to those used traditionally within the area.
a) Design a new building to maximise hand technology and minimise heavy construction.
b) The palette of materials should be restricted to those used traditionally in the ARHMZ. It may be acceptable to use other materials which meet the criteria of local materials and minimal processing.
c) Some variety in the palette of materials on a building is acceptable (too much can be overpowering). Early buildings were normally clad in a variety of materials, e.g. primary element in stone; secondary elements in timber weatherboard; shed in corrugated iron. Often more than one profile of weatherboard was used. This made the parts of the building more distinct and the evolution of the building over-time more evident.

202. This is respected.

4.27.1.3 Mortared Stone.
a) A local stonework style has developed over the years, using the local schist rock with earth/lime mortar. This style should be used for all stone external walls of buildings. Often these walls were whitewashed.
b) Stone should not be used for secondary additions unless the primary element is also in stone.
c) Stone should not be overused: more than half the primary forms in the Precinct have always been of light timber framed construction.
d) Ideally stone walls should be structural. Veneers are only acceptable where the veneer is at least 200mm thick.

203. This is respected.

4.27.1.4 Corrugated Iron - Roofs And Wall Cladding
a) Corrugated iron is the traditional roofing material for roofs with greater than 8° pitch.
b) Most roofs have traditionally remained unpainted. The old formula for galvanized iron weathers to a beautiful matte patina, but is unfortunately no longer available.
c) Colorsteel is rather too shiny and should not be used. Low gloss paint finish is acceptable.
d) Zincalume and the modern galvanised steel are too bright and intrusive, and should not be used.
e) 'Oil-only' steel is very bright at first, but appears to dull off to an acceptable extent after five or more years.
f) Corrugated iron can also be used as a wall cladding. Painted timber trim similar to that used with weatherboards should be used with corrugated iron wall claddings.

a)
corrugated roofing used
b)
Corrugated natural finish
c)
no colour steel proposed
d)
Not used
f)
Corrugated used as wall finish.

204. In this proposal rusted steel is proposed that meets the intention outlined.

4.28.1.1 Within the ARHMZ paint colours should be selected from Resene or Aalto Heritage Colour Charts or colours closely compatible with these. Colours brighter in hue to those in the charts should be avoided. Similar paint colours should be applied to buildings within the MDR and LDSR Zones and especially where these zones are adjacent to or adjoin the ARHMZ.

205. The colours are the natural materials apart from the Cottages.

4.29.1.1 Some new variation may be acceptable within the ARHMZ (for instance in forms or materials), provided that the character of the zone is not contradicted.

c) One primary element per lot may possibly be two-storey, provided it is within the cell size volume limit and is attic-like (i.e. floor to ceiling height is less than 1.6m at the wall/roof intersection, and wall height maximum is 3.5m above original and finished ground).
It may be appropriate for floor levels to extend bellow original and finished ground as part of this variation. This guideline does not imply that a two-storey element will be acceptable on any and every lot. The zone should continue to be dominated by low single-storey cottages.

206. The ADG address sites almost exclusively as flat. This site has established buildings built within the bank behind the Heritage features. While having 2 floors they do not read as a 2 storey dominant forms on a flat site. They meld into the site. The new build on the flat site above this site reads as a strong element as it is set against the sky in some vistas rather than in the landscape. The proposal respects the intent of this relative to the unique context of this site. That is topographically and historically and a separate river terrace level.

d) Glazing may possibly be treated as a roof or wall cladding in its own right, rather than as an opening in another cladding. (A conservatory might be an example of this.) It may possibly be appropriate to involve aluminium or steel glazing bars in such a treatment, provided it is not visible from the street. Only clear glass should be used.

207. Glazing is proposed to the gable end of the primary form where it sits over the existing building. This then reads as a void form and contemporary element. This fitrs within the intent of d).

ARHMZ Check list.

1	**Views and vistas**	**Yes / No - Applicant**	
	All views in and out of the site are identified.	Yes	
	Views will not be impinged on.	Yes	
2	**Historic features / character generators**		
	All the ARHMZ character generators and historic features and elements for the site and adjacent area have been identified.	Yes	
	The historic features and elements / characters will be protected and enhanced.	Yes	
3	**Collective contribution of features**		
	The collective heritage value of features has been identified and has been properly assessed.	Yes	
	The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or ARHMZ.	Yes	
4	**Proposal in context**		
	The proposal is shown in relation to the context of the site, adjacent properties, the vicinity, the neighbourhood and the ARHMZ and its effects have been properly evaluated.	Yes	
	The proposal will fit within its context and protect the values of the ARHMZ	Yes	
	The site features contribute heritage character to the Town Centre.	Yes	
	The Town Centre will not loose heritage value as a result of the proposal.	Yes	
	The proposal will not affect other adjacent areas.	Yes	
	The development protects/enhances the adjacent properties historic character, sun and views.	Not applicable	
5	**Site planning**		
	The site layout reflects the traditional layout and building orientation of the vicinity.	Yes	
	New construction is set back from the street within the traditional set back range.	Yes	
	Garages and parking are located to the rear of lots.	Not applicable	
	Driveways are single width, and the surfaces meet the guidelines and appropriate to the ARHMZ.	Not applicable	
	The layout reinforces the low-density spaciousness of the ARHMZ.	Yes	
6	**Buildings**		
	Existing buildings that contribute to heritage character, (listed in the District Plan or not), or have identified architectural merit are to be retained.	Yes	
	Where modification of an existing building is proposed: • A conservation management plan had been prepared for structures of heritage value. • The conservation management plan applies to the whole site. • A conservation architect and landscape architect have evaluated the proposed development in relation to the conservation management plan.	N/A	

1	**Views and vistas**	**Yes / No - Applicant**	
	All views in and out of the site are identified.	Yes	
	New construction: • The proposed new construction meets the District Plan objectives, policies and assessment matters and the guidelines in this document.	Yes	
7	**Vegetation**		
	All existing vegetation has been identified and its contribution to historic character properly assessed	Not applicable	
	The vegetation has significance beyond the ARHMZ.	Not applicable	
	Trees, hedges and other vegetation contributing to the heritage character of the site, or ARHMZ will remain.	Yes	
	New plantings will enhance the character of the ARHMZ and are appropriate species. Refer Plant Lists, Section 5.	Yes	
	Vegetation will dominate the proposed and existing built form.	Not applicable	
	There is an assessment of the existing and proposed vegetation by a landscape architect.	Not applicable	
8	**Fences and other boundaries**		
	Existing fences with heritage value will remain.	Not applicable	
	A hedge is to be planted and species are appropriate. Refer Plant Lists, Section 5.	Not applicable	
	The fence/wall proposed is appropriate to the ARHMZ. Refer Fence/Wall List, Section 5.	Not applicable	
9	**Paving and other details**		
	Paving surfaces are appropriate. Surfaces List, Section 5.	Yes	

1	**Views and vistas**	**Yes / No - Applicant**	
	All views in and out of the site are identified.	Yes	
	Views will not be impinged on.	Yes	
2	**Historic features / character generators**		
	All the ARHMZ character generators and historic features and elements for the site and adjacent area have been identified.	Yes	
	The historic features and elements / characters will be protected and enhanced.	Yes	
3	**Collective contribution of features**		
	The collective heritage value of features has been identified and has been properly assessed.	Yes	
	The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or ARHMZ.	Yes	
4	**Proposal in context**		
	The proposal is shown in relation to the context of the site, adjacent properties, the vicinity, the neighbourhood and the ARHMZ and its effects have been properly evaluated.	Yes	
	The proposal will fit within its context and protect the values of the ARHMZ	Yes	

	The site features contribute heritage character to the Town Centre.	Yes	
	The Town Centre will not loose heritage value as a result of the proposal.	Yes	
	The proposal will not affect other adjacent areas.	Yes	
	The development protects/enhances the adjacent properties historic character, sun and views.	Not applicable	
5	**Site planning**		
	The site layout reflects the traditional layout and building orientation of the vicinity.	Yes	
	New construction is set back from the street within the traditional set back range.	Yes	
	Garages and parking are located to the rear of lots.	Not applicable	
	Driveways are single width, and the surfaces meet the guidelines and appropriate to the ARHMZ.	Not applicable	
	The layout reinforces the low-density spaciousness of the ARHMZ.	Yes	
6	**Buildings**		
	Existing buildings that contribute to heritage character, (listed in the District Plan or not), or have identified architectural merit are to be retained.	Yes	
	Where modification of an existing building is proposed: • A conservation management plan had been prepared for structures of heritage value. • The conservation management plan applies to the whole site. • A conservation architect and landscape architect have evaluated the proposed development in relation to the conservation management plan.	Not applicable	
	New construction: • The proposed new construction meets the District Plan objectives, policies and assessment matters and the guidelines in this document.	Yes	
7	**Vegetation**		
	All existing vegetation has been identified and its contribution to historic character properly assessed	Not applicable	
	The vegetation has significance beyond the ARHMZ.	Not applicable	
	Trees, hedges and other vegetation contributing to the heritage character of the site, or ARHMZ will remain.	Yes	
	New plantings will enhance the character of the ARHMZ and are appropriate species. Refer Plant Lists, Section 5.	Yes	
	Vegetation will dominate the proposed and existing built form.	Not applicable	
	There is an assessment of the existing and proposed vegetation by a landscape architect.	Not applicable	
8	**Fences and other boundaries**		
	Existing fences with heritage value will remain.	Not applicable	
	A hedge is to be planted and species are appropriate. Refer Plant Lists, Section 5.	Not applicable	
	The fence/wall proposed is appropriate to the ARHMZ. Refer Fence/Wall List, Section 5.	Not applicable	
9	**Paving and other details**		
	Paving surfaces are appropriate. Surfaces List, Section 5.	Yes	

Chapter 26 – Historic Heritage

26.3.1 Objective - The District's historic heritage is recognised, protected, maintained and enhanced.

Policies

26.3.1.1 Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Protected Features in Section 26.8.

208. The two cottages have been recognised as warranting protection in Section 26.8. The two cottages will remain in place as a key feature and attraction of the site. The Spruce tree remains on site and screens the upper area of the site and counter balances built form.

26.3.1.2 To enhance historic heritage through:

> *(a) increasing the knowledge and understanding of heritage values;*
> *(b) providing for the enhancement of heritage values through works which increase the resilience of heritage features by way of repairs and upgrades to meet building and safety standards, subject to these works being undertaken in a manner which respects heritage values and where possible retains original heritage fabric or utilises the same or similar materials.*

209. The works to date have established this.

26.3.1.3 Protect historic heritage values while managing the adverse effects of land use, subdivision and development, including cumulative effects, taking into account the significance of the heritage feature, area or precinct.

210. Cumulative effects have been carefully considered by Mr Robin Miller and found to be satisfactory. The design of the building mitigates it cumulative effects and retains the primacy of the two historic cottages at the front of the site.

26.3.1.4 Where activities are proposed within the setting or extent of place of a heritage feature, to protect the heritage significance of that feature by ensuring that:

- *the form, scale and proportion of the development, and the proposed materials, do not detract from the protected feature located within the setting or extent of place;*
- *the location of development does not detract from the relationship that exists between the protected feature and the setting or extent of place, in terms of the values identified for that feature;*
- *existing views of the protected feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained as far as is practicable;*
- *hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible.*

211. The development has been carefully considered and designed to respond positively to the heritage context of the site. The form, scale and proportion of the development, and the proposed materials, do not detract from the historic cottages but rather seek to maintain the prominence of the white cottages at the front of the site and appear more as out buildings. The addition is proposed in corten rusted steel a dark recessive colour as suggested by the APAG at meeting with them increasing the prominence relative to the white cottages. Therefore the historic heritage features of the site will be

protected and any adverse effects will be mitigated. The proposal is considered to promote the relevant policies and therefore align with this objective.

26.3.2 Objective – The sustainable use of historic heritage features.
Policies
26.3.2.1 Encourage the ongoing economic use of heritage features, sites and areas by allowing adaptations and uses that are in accordance with best practice, and:

- *enhance heritage values in accordance with Policy 26.3.1.2;*
- *do not result in adverse cumulative effects through successive alterations over time;*
- *provide an economically viable use for the protected heritage feature, subject to any works being undertaken in a manner which respects its heritage values;*
- *recognise the need for modification through works which increase the resilience of heritage buildings by way of repairs and upgrades to meet building and safety standards, subject to these works being undertaken in a manner which respects heritage values.*

26.3.2.2 Encourage the maintenance of historic heritage features by allowing minor repairs and maintenance.

212. The development on the site will assist in contributing to the ongoing economic use of the site and adjoining heritage buildings by providing a more sustainable base for the continued commercial viability of the existing businesses operating from the heritage buildings.
Therefore the proposal will support Policy 26.3.2.1 and provide for the sustainable use of the historic heritage features. Accordingly, the proposal will promote this objective and associated policies.

26.3.4 Objective - The historic heritage value of heritage features is enhanced where possible.
Policies

26.3.4.1 Encourage opportunities to enhance the understanding of historic heritage features, including through the need for interpretation.
26.3.4.2 Provide incentives for improved outcomes for heritage values through the relaxation of rules elsewhere in the District Plan where appropriate, on a case-by-case basis.
26.3.4.3 Recognise the value of long term commitments to the preservation of heritage values in the form of covenants and consent notices.
26.3.4.4 Enable ongoing improvements to heritage features including earthquake strengthening and other safety measures, in recognition that this will provide for their ongoing use and longevity.

213. The proposal is considered to contribute to the enhancement of the existing historic heritage features by encouraging more interaction with them given the interrelationship between the proposed commercial building and the existing heritage buildings and their current use.
With regard to 26.3.4.2, the proposal includes no on-site parking. This is considered to fall into the category of an improved outcome for heritage values through the relaxation of rules elsewhere in the District Plan.

Chapter 29 – Transport
The key transport policies relate to the proposal not to provide parking on site.

29.2.2.6 Provide for non-accessory parking, excluding off-site parking, only where:

a. the amount, location, design, and type of parking will consolidate and rationalise the provision of parking for a particular locality and result in more efficient land-use or better enable the planned growth and intensification enabled by the zone; and
b. there is an existing or projected undersupply of parking to service the locality and providing additional parking and the pricing of that parking will not undermine the success of public transport systems or discourage people from walking or cycling
The proposal achieves part (a) of the policy above. The proposal will rationalise the three existing parking areas within the easy access of the site.
29.2.2.7 Discourage non-accessory parking and off-site and non-accessory coach parking in the Queenstown, Arrowtown, and Wanaka Town Centre zones other than on sites at the edge of the zone.

214. The site is not zoned Arrowtown Town Centre, but it is located on the edge of the Arrowtown town centre, which is contemplated as being the type of circumstance when off-site parking might be acceptable. The proposal is therefore consistent with the relevant transport policies for off-site parking.

12.5 Arrowtown Design Guidelines

Section 104(1)(c) relates to any other matter considered reasonably necessary to determine the application.

The Arrowtown Design Guidelines 2016 fall into this category, and these have been referred to in places through this report.
The site is located in the Neighbourhood 2 ‘Soldiers Hill’ in the ‘Old Town’ part of the Guidelines.

2.5.3.1 Note no key views in Villiers street identified.

The ‘threats’ to this area have been identified as:

2.5.2.3 Threats;

a. The relative seclusion and sense of ‘discovery’ experienced is very vulnerable.
b. Greater Traffic flow
c. Loss of Wild Vegetation.
d. Owners not looking after heritage buildings
e. Loss of heritage buildings.
f. Proposed Surrey street Road closure.

215. The proposal does not constitute one of these threats. a.The site is not secluded, being adjacent to a public car park and the Chinese Village entrance. b.The proposal is unlikely to result in a greater traffic flow, rather it will cater for visitors already in Arrowtown and visiting the Chinese village. c. a small area vegetation will be lost but the road reserve embankment will largely remain covered in wild vegetation. Also the proposal enables larger tree species to be added by establishing a depth of soil for this within the site. e.There is no loss of heritage buildings. With regard to (d), the applicant has already shown their commitment to looking after the heritage buildings on the site.

Section 4.5.1 of the ADG 2016 sets out the Guidelines for site planning and design for within the ARHMZ:

4.5.1 Guidelines: site planing and design
4.5.1.1 Within the ARHMZ developments should reinforce the historic layouts within lots.

a. The site layout in terms of buildings and space should reflect historic layouts.
b. New buildings should be oriented parallel to boundary lot lines, or similar to that of historic building orientations in the vicinity or neighbourhood
c. Building should be setback from the street a similar distance to those traditional buildings in the vicinity or Neighborhood
d. Garages should be set back from the street a similar distance to those traditional buildings in the vicinity or Neighborhood
e. Houses should have a clearly defined primary entrance that is orientated towards the street . Use direct Street to door pedestrian access.
f. Consider the use of formality in the layout of the garden and planting in front yards - rectangular garden beds, straight lines.
g. Define property boundaries with traditional type Hedges, fences and walls.
h. Retain /create a sense of spaciousness through site layout and building coverage. consider the relationship with adjacent public open space and neighbouring sections, to add to the apparent sense of space within the zone.

216. With regard to (a), as the historic aerial photographs included by Mr Miller demonstrate, the site has had a range of different shaped buildings in this location. The proposed layout endeavours to address Villiers Street. To that effect the new build has a small Gable form addressing the street with a lower shed form oriented to the street. These forms reflect historic layouts in this area. With regard to (b) and (c), the building is set back from the street carriageway and orientated along the Boundary. The addition is setback the same amount as the earlier building it connects to. It also aligns with the new buildings at 6 Villiers Street.

217. With regard to (e) the gable form forms the clearly defined entrance to the modest addition at Villiers Street.

218. With regard to (h), The Addition Is very small relative to Villiers Street, because of the topography in that area. The majority of the building addition does not present to the street due to the elevated level of the street carriageway. In regard to the Buckingham level of the site the relationship with adjacent public open space and neighbouring sections, is an exemplar adding to the apparent sense of space within the zone. The proposal is set into the upper corner of the site leaving the street front areas and the neighbouring reserved area open. In addition to the reserve overall setting there is a great sense of space.

Because of this the proposal from a heritage perspective, retains its character and open setting. The open space adjacent to the historic cottages links to the adjoining Department of Conservation reserve and is opposite Butler’s Green. New tree planting behind the cottage softens the addition in views from outside the site. Overall the apparent sense of open space because of the design philosophy, limiting buildings to the rear bank area, and as importantly the vast reserved river terrace setting surpasses most areas of Arrowtown. Effectively this explains the success of the development.

13 Determination

Section 104D has two gateway tests. The assessment undertaken above has confirmed the proposal will not give rise to any actual or potential adverse effects which are more than minor. In addition, this assessment has identified the proposal is not diametrically opposed and therefore contrary to the relevant objectives and policies of the District Plan or Proposed District Plan.

14 Part 2 of the RMA

219. The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources. It will enable the applicant to provide for their social and economic wellbeing whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6(f) states that all persons exercising functions and powers under the RMA shall recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. The proposed development has been sensitively designed to respond to its heritage setting and cannot be considered to be an ‘inappropriate’ development.

15 Conclusion

220. Exal Limited & Hidden Island Trust Limited are applying for a Building addition on the existing property.. This will provide for intensification within the Arrowtown urban area to provide for offices.

221. The site has respected the historic character of the area and the Cottages introducing some of the past historic shed context overall creating a vibrant little precinct. It adds variety of a pioneering quality to arrowtown. The openness of the site surpasses most in Arrowtown retaining all views of the primary Historic features on the site.

222. The assessment of actual and potential effects has found that there will be less than minor effects and that there is no impediment to the proposal.

223. The proposed development is consistent with the relevant objectives and policies of the District Plan, and meets the purpose and principles of the Resource Management Act 1991. The proposal is a non-complying Activity under the District Plan, but the activity has already been established on the site and is deemed appropriate in this unique location.

224. Overall, and in accordance with the assessment contained in this report, it is requested that the proposed development is granted as proposed.