

Blue – Mr Miller suggested

Red – WM suggested

Chapter 49 Te Pūtahi Ladies Mile Zone

Objective 49.2.4

The Glenpanel Precinct provides for non-residential activities that complement the role of the Commercial Precinct with development which responds to the character of the area.

Policy 49.2.4.1

Enable small-scale commercial and community activities to serve the day-to-day needs of the local community.

Policy 49.2.4.2

- a) Require development within the Glenpanel Precinct to protect the historic heritage values of the Glenpanel Homestead and its setting **(the setting includes the established homestead grounds)** and manage adverse effects of development on the historic heritage values of Glenpanel Homestead and its setting.
- b) Enabling additional building height provided such intensification is undertaken in accordance with best practice urban design principles and adverse effects on heritage and character attributes of the Glenpanel homestead and gardens are avoided or satisfactorily mitigated.

Policy 49.2.7.3

Acknowledge and celebrate the area's cultural heritage, including incorporating indigenous vegetation and reference to tangata whenua Manawhenua values, in the design of public and private spaces, where appropriate.

RULES

49.4.4

- j) ~~The information requirements for stormwater management specified by Rule 27.7.28.1. The information requirements for the subdivision of land within the Te Pūtahi Ladies Mile Zone specified by Rule 27.7.28.1~~

49.5.16 Residential Density

49.5.16.1 In the Medium Density Residential Precinct, residential development shall achieve

- a) a density of ~~40—48~~ 30-35 residential units per hectare across the gross developable area of the site; or
- b) An average density of at least XX residential units per hectare across the gross developable area of the land in the HDR Precinct in the same ownership or control of the applicant.

49.5.6

Minimum building setbacks

49.5.6.6 In Sub-Area K1 and K2 buildings shall be set back 20 metres from the escarpment edge.

49.5.41 Building Heights

RD - In the Glenpanel Precinct, building height shall not exceed 8m.

D - In the Glenpanel Precinct, building height shall not exceed 17m. OR

Building height shall not exceed the maximum heights shown on the Te Pūtahi Ladies Mile Structure Plan – Building Heights Plan.

(Matters of Discretion)

- a) a. the effects of additional height on the urban form of the Precinct, including the extent to which the building design responds sensitively to the area in terms of use of materials, façade articulation and roof forms;
- b) the amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access and the provision of public space;
- c) the protection of public views of Slope Hill and the Remarkables Range; and
- d) effects on residential amenity, dominance and access to sunlight.
- e) **Heritage values of the Glenpanel Precinct**

49.5.42 Setbacks in the Glenpanel Precinct

- a) Buildings shall be setback at least 3m from a boundary with a residential precinct or a public open space - RD.
- b) **Buildings shall be setback at least 40 metres from the Glenpanel Homestead where buildings higher than 8 -17 metres are proposed - D.**

(Matters of Discretion)

- a) the visual effects of the height, scale, location and appearance of the building, in terms of
 - (i) dominance;
 - (ii) loss of privacy on adjoining sites; and
 - (iii) any resultant shading effects.
- b) **Heritage values of the Glenpanel Precinct**

49.5.18 Recession Plane

(Matters of Discretion)

- c) the effects on the ability to achieve the residential density required.
- d) Any sunlight, shading or privacy effects;
- e) External appearance, location and visual dominance of the building;
- f) Provision of sustainable design responses.
- g) interface between building height requirements outlined in Schedule 49.8 Te Putahi Ladies Mile Structure Plan – Building Heights.
- h) **Heritage values of the Glenpanel Precinct**

49.7 Assessment Matters for Site and Building Design

49.7.1

In considering whether or not to grant consent and/or impose conditions on a resource consent, regard shall be had to the assessment matters set out below. The relevance of the considerations will vary from site to site.

a. Context and character

Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the Te Pūtahi Ladies Mile Zone and relevant significant natural, heritage and cultural features, through consideration of the extent to which the development:

- (i) Includes, where relevant, reference to the patterns of development in and/or anticipated for the Te Pūtahi Ladies Mile Zone such as building dimensions, forms, setbacks and alignments, and secondary materials, design features and vegetation; and
- (ii) Retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, site contours and mature trees and other vegetation.
- (iii) integrates with, protects and enhances the character and heritage values of the Glenpanel Precinct and wider setting. With specific regard given to the homestead grounds, and driveway

b. Relationship to the street and public open spaces

Whether the development engages with and contributes to the amenity, safety, attractiveness and vitality of adjacent streets and any other adjacent public open spaces, through consideration of the extent to which the development:

- (i) Orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;
- (ii) Designs buildings on corner sites to emphasise the prominence of these sites and the opportunity to create landmark buildings
- (iii) Encourages 3-6 storey development fronting collector roads to respond to the larger scale of these streets, and to front open spaces to maximise access to recreation and nature; and
- (iv) Avoids facades fronting streets and open spaces that are blank or dominated by garages.
- (v) Ensure that buildings respond to the interface between adjoining sites, encouraging a soft transition between building height

Chapter 27 Subdivision

27.3 Location-specific objectives and policies

27.7.28.1

(Matters of Discretion)

Heritage and archaeological values, specifically with regard to how the subdivision design integrates with and enhances the character of the Glenpanel Precinct and wider setting.

27.7.28.2 Subdivision that is inconsistent with Structure Plan in 27.13.XX, except as set out in Rule 27.7.28.3 and for the following: NC

- a) The location where Collector Road Types A and B **is indicative. Where it intersects** with State Highway 6 or Lower Shotover Road may be varied ~~by up to 10m~~ where required to achieve integration with these intersections.
- b) b. The location where Collector Road Type C intersects with State Highway 6 may be varied by up to 20m to integrate with this intersection
- c) the location of the Key Crossing shown on the Structure Plan may be varied by up to ~~30~~ 40m.

- f) within Sub-Area A, **K1 and K2** the establishment of the “Landscape Buffer Area” shown on the Structure Plan, and the methods to ensure it is maintained in perpetuity
- x) **within sub-area K1, and K2 a landscape management plan that ensures that future dwellings will integrate with the nearby zones¹.**
 - a. **Location of future buildings and the appropriateness of lot sizes along the escarpment edge**
 - b. **The heritage setting of the Ferry Hotel, and the Old Shotover Bridge and how these sub-areas will be framed**
 - c. **Location of the landscape buffer referred to in (f) above will be located**
 - d. **The location, spacing and type of planting to be located within sub-area K2 to achieve screening and softening of the development when viewed from State Highway 6 looking east.**
 - e. **The staged removal of wilding species and the replacement with suitable non-wilding vegetation that has similar characteristics.**
 - f. **Non trafficked active travel route to be shown that connects Lower Shotover Road and Spence Road**

Chapter 26 Heritage

Objective 26.3.1

The District’s historic heritage is recognised, protected, maintained and enhanced

Policy 26.3.1.2

¹ This is in accordance with 49.1 of the Zone Purpose

To enhance historic heritage through:

- y) increasing the knowledge and understanding of heritage values;
- z) 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

Policy 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.

Policy 26.3.1.4

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

- a) the form, scale and proportion of the development, and the proposed materials, do not detract from the listed heritage feature located within the setting or extent of place;
- b) the location of development does not detract from the relationship that exists between the listed heritage feature and the setting or extent of place, in terms of the values identified for that feature;
- c) existing views of the listed heritage 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.

Policy 26.3.1.7

Protect archaeological and historic heritage values of listed archaeological sites while managing the adverse effects of land use and development, including cumulative effects

Policy 26.3.1.8

Promote the retention of Category 3 heritage features, or where the partial demolition of a Category 3 heritage feature is proposed, reduce adverse effects on its overall heritage values.

Objective 26.3.2

The sustainable use of historic heritage features.

Policy 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:

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

Objective 26.3.3

The diversity of historic heritage features, heritage precincts, heritage overlay areas and values associated with them, are recognised.

Objective 26.3.4

The historic heritage value of heritage features is enhanced where possible.

Notes: Under the Heritage Chapter it is common for these conditions to accompany consent:

- Prior to any construction activities, any Heritage Construction Management Plan (Heritage CMP) associated with the restoration of the Homestead buildings, must be updated to reflect the development approved under this consent.
- Works shall be undertaken in accordance with the conditions of the Archaeological Authority
- Landscaping: All planting and landscaping as shown on the approved landscape plan shall be fully implemented
- Work within the identified Tree Protection Zone (TPZ) of a tree identified for retention shall be conducted under the supervision and or direction of a suitably qualified and experienced Arborist.