

Recommended additional objective, policies and rules – Chapter 27 (Subdivision and Development) for land at the southern side of Jopp Street and east of Centennial Avenue, Arrowtown to be zoned Lower Density Suburban Residential and included within the Urban Growth Boundary

Objective

27.3.13 Lower Density Suburban Residential Zone located on the southern side of Jopp Street and east of Centennial Avenue, Arrowtown: Subdivision and development is well integrated with the adjacent settlement and roading pattern, and effectively manages Centennial Avenue's role as a gateway into Arrowtown.

Policies

27.3.13.1 Ensure that roading access arrangements to the zone is well integrated with the existing adjacent urban roading layout, provides for the safe and efficient operation of the intersection between Centennial Avenue and Jopp Street, and avoids any direct vehicular access onto Centennial Avenue.

27.3.13.2 The Building Restriction Area adjoining Centennial Avenue incorporates landscaping consistent with established plantings located along Centennial Avenue.

27.3.13.3 Require the formation of a cycle and pedestrian track within the Building Restriction Area adjoining Centennial Avenue that links with the existing formed trail on the eastern side of Centennial Avenue.

Rules

27.7.10.1 Access and roading design:

- a. The primary access point into the zone is aligned with Devon Street.
- b. Any connections to the roading network are only via Jopp Street.
- c. There is no new vehicular access onto Centennial Avenue.

27.7.10.2 Building Restriction Area:

- a. The Building Restriction Area within the zone shall be contained within a single allotment and held within the ownership of a single entity.
- b. The provision of landscaping within the Building Restriction Area designed to complement existing roadside plantings along Centennial Avenue. A landscape plan

shall be submitted with any future application for subdivision consent and must detail the following:

- i. The design, density and species of landscaping within the Building Restriction Area. Species used shall only comprise the following:
 - A. *Betulus jacquemontii* – Himalayan birch
 - B. *Quercus robur fastigiata* – Fastigiata oak
 - C. *Tilia cordata* – Linden lime
 - D. *Alnus cordata* – Italian alder
 - E. The existing row of Silver Birches located on the boundary of the site with Centennial Avenue may also be retained as part of any landscape design
- ii. A management strategy detailing the ongoing management of landscaping within the Building Restriction Area by the landowning entity or an alternative arrangement as agreed with Council.
- c. Any boundary treatments (i.e. fence type) for allotments adjoining the Building Restriction Area shall not exceed 1.2 metres above ground level, be in the colour range of browns, greens or greys with an LRV not exceeding 35 per cent , and comprise no more than 50 per cent solid or impermeable material.

27.7.10.3 Cycle and pedestrian trail:

- a. The construction of a cycle and pedestrian trail formed to Council standards within the Building Restriction Area required by 27.7.10.2 that provides for linkages with the existing trail along Centennial Avenue.
- b. The creation of an easement or other method as agreed with Council to provide public access over the Building Restriction Area and the cycle and pedestrian trail.

Recommended rule – Table 7.4 Chapter 7 (Lower Density Suburban Residential Zone)

- 7.4.x Trails for cycle and pedestrian access within the Building Restriction Area of the LDSRZ located on the southern side of Jopp Street and east of Centennial Avenue, Arrowtown – Activity Status: Permitted.