

BRACKENS RIDGE – DESIGN CONTROLS

PURPOSE

The purpose of these design controls is to ensure that future dwellings are designed and constructed to achieve the design elements important to creating a high level of amenity, while enabling the development of a range of housing typologies and limiting ongoing compliance and design costs to future owners.

DESIGN OUTCOMES

The concept for Brackens Ridge is a comprehensive, master planned development providing a range of densities and house typologies while achieving high suburban amenity values that reflect and build upon the character of Arrowtown. The Arrowtown Design Guidelines will be used to help guide the subdivision and future dwelling designs.

Key design outcomes are:

- A high quality built environment responsive to the natural character of the site and the Arrowtown character.
- A range of densities and lot sizes.
- Buildings that integrate with the existing topography of the land and surrounding area.
- A natural palette of materials with recessive tones to ensure the buildings are subservient to the landscape and surrounding alpine character.
- Buildings that are simple in architectural form.
- A plant palette consistent with the recommendations of the Arrowtown Design Guidelines.

As identified in the Urban Design Report, the character and amenity is largely achieved via the subdivision design, being the location of roads and connections, the provision for open space, lot layout and lot sizes. Landscaping within streets and open space areas will also provide a comprehensive framework that contributes to the neighbourhood character and amenity.

The following controls will be imposed as consent notice conditions, such that each lot would be subject to consent notice conditions that impose a set of design parameters. Section 4.8 of the Arrowtown Design Guidelines will be provided with all sale and purchase agreements.

DESIGN CONTROLS

This resource consent application approves the construction of dwellings within each lot that comply with the following design controls.

Height	Lots 31-34: maximum 5m All other Lots: maximum 7m
Density	There shall be no more than one residential unit and a residential flat (as defined in the PDP) within each lot
Setbacks	Road Boundary: 3m Except Lots 1, 10 – 14, 21 which shall have a minimum setback of 5m from Centennial Avenue Internal setbacks: 2m

	<p>Except: Lots 56-58, 61-66, 75-82, 90-101 which shall have no internal side-yard boundaries, enabling the construction of attached dwellings.</p> <p>Garages shall be set back from the primary street boundary behind the front dwelling façade.</p>
Building coverage	<p>Lot 31-34: maximum 40%</p> <p>All other lots: Maximum 55%</p>
Setback of buildings from water bodies	The minimum setback of any building from the bed of a river, lake or wetland shall be 10m.
Continuous building length	The length of any building facade above the ground floor level shall not exceed 16m
Boundary fencing	<p>Up to a maximum height of 1.5m</p> <p>All fencing on the road boundary shall either be visually permeable or set back from the front façade of the dwelling.</p> <p>The fencing and planting on the Centennial Avenue boundary shall be undertaken at the time of subdivision and shall be maintained in perpetuity by future lot owners</p>
Cladding	All metal cladding, roofing or fences shall be painted or otherwise coated to ensure a Light Reflectivity Value (LRV) of no more than 36%. (this is from Arrowtown South rules)
Roof form	<p>Roof forms shall be simple mono-pitch or gable roofs.</p> <p>There shall be no stacked roofs, hips and valley forms</p>

High Density lots (90-92, 75-82, 56-58, 61-63, 64-66) are subject to the above design controls, and in addition, must be developed as attached townhouses. It is proposed that these lots will be subject to a design review to ensure that they provide high density while maintaining character and amenity.

The following illustrate the design concepts that are proposed for these higher density lots. Key to achieving the anticipated character and amenity is consistency with Section 4.8 of the Arrowtown Design Guidelines. (please see attached at Annex [K])



Jacks Point – example of townhouses

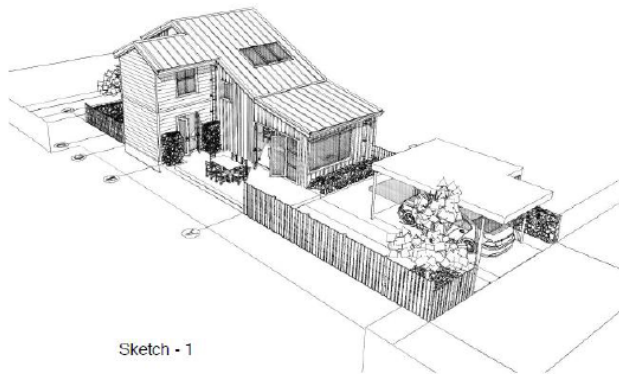


Northlake- example of attached townhouses



Arrowtown Retirement Village

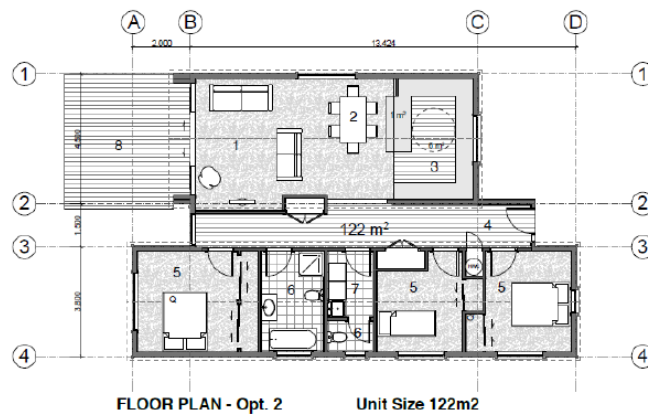
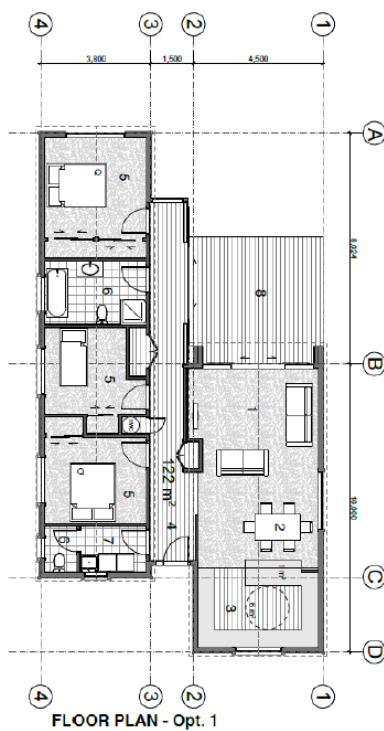
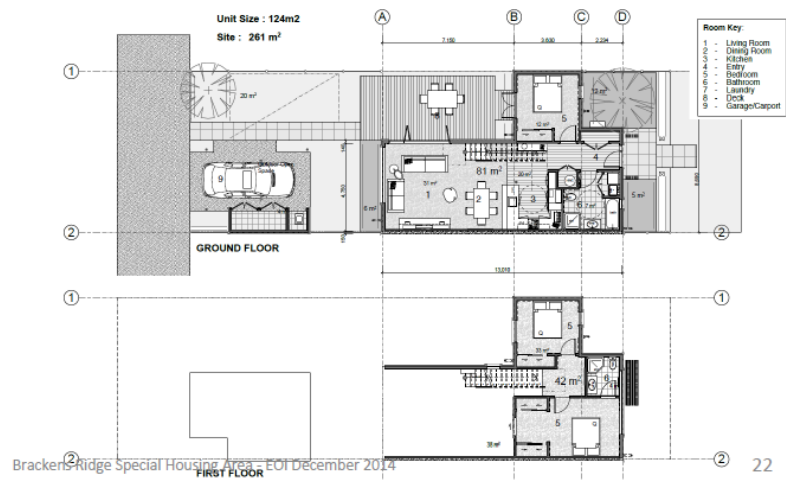
The following provides examples of proposed lower density designs. Note their consistency with the Arrowtown character and the Arrowtown design guidelines.



Sketch - 1



Sketch - 2



Sketch - 1

- Room Key:
- 1 - Living Room
 - 2 - Dining Room
 - 3 - Kitchen
 - 4 - Entry
 - 5 - Bedroom
 - 6 - Bathroom
 - 7 - Laundry
 - 8 - Deck
 - 9 - Garage/Carport

