

ARROWTOWN DESIGN GUIDELINES 2016 - FACT SHEET

This fact sheet gives a snapshot of the Arrowtown Design Guidelines 2016, which QLDC is proposing to incorporate into the Proposed District Plan, to replace the current Arrowtown Design Guidelines 2006.

Now is your chance to tell us whether you think the Arrowtown Design Guidelines 2016 should be incorporated into the Proposed District Plan, and whether the content of the Guidelines is appropriate to guide resource consent applications for future development.

If you'd like more detail, or wish to read the Arrowtown Design Guidelines 2016 in full, you'll find everything you need on the QLDC website www.qldc.govt.nz

COME ALONG TO A PUBLIC MEETING

26 July, 7pm-9pm, St Johns Church
Community Hall, cnr Durham and Berkshire
Streets, Arrowtown

Get the facts about the new Arrowtown
Design Guidelines 2016 and how they will be
incorporated into the Proposed District Plan.

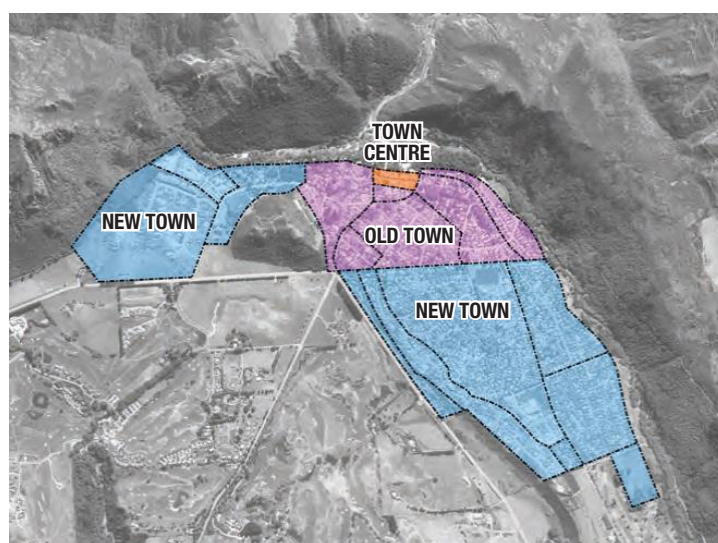
All welcome



WHAT ARE THE ARROWTOWN DESIGN GUIDELINES 2016?

The Arrowtown Design Guidelines 2016 (ADG) provide assistance to the community, landowners, developers, designers, planners, Council and decision makers where restoration, alteration, development or redevelopment is proposed within Arrowtown.

The current Arrowtown Design Guidelines 2006 are now ten years old. We have updated them to reflect changes that have occurred in Arrowtown over the past ten years and to provide new guidance for future development in proposed zones set out in the Proposed District Plan.



The current situation:

The Operative District Plan references the ADG 2006 in the 'District Wide' chapter, meaning they can be considered as part of any resource consent application. But historically the focus has been on applications made within the Town Centre and Residential Historic Management Zones, rather than the newer residential parts of Arrowtown.

The proposed situation:

The Proposed District Plan applies the ADG to the newer residential parts of Arrowtown, in addition to the Town Centre and Residential Historic Management zones. Under the Proposed District plan you will need a resource consent to:

- >> Construct buildings or alter existing buildings¹ within the Arrowtown Residential Historic Management (Old Town) or Arrowtown Town Centre Zone;
- >> Build two or more dwellings on a site in the proposed Medium Density Residential Zone and Low Density Residential Zone (New Town, where this relates to Arrowtown).

Where a resource consent is required, consideration will be given the extent to which the development responds positively to Arrowtown's character, utilising the ADG as a guide. Applications for resource consent under the Proposed District Plan will therefore need to show how the ADG has been considered and incorporated into the design.

¹ An exemption is in the Proposed District Plan for building maintenance and Minor Alterations and Additions.

WHAT'S STAYED THE SAME?

The ADG are strongly based on the older 2006 version. In particular they:

>> Retain reference to the three main 'character areas' in Arrowtown:

- > Town Centre Zone
- > Residential Old Town (Arrowtown Residential Historic Management Zone)
- > New Town (Medium and Low Density Residential Zones.)

- >> Retain the Neighbourhood Areas and associated guidelines relating to the above character areas.
- >> Retain and update the Arrowtown Town Centre Guidance to reflect the level of new development that has occurred within the Town Centre over the last 10 years.
- >> Retain the Appendix section, however amends the Approved Lists of trees and materials to link back to the Arrowtown Town Centre, ARHMZ and New Town character areas. Wilding species identified under the PDP have been removed.

WHAT HAS CHANGED?

Key changes made to the ADG include:

- >> Combines the Old and New Town Sections into one and provides more guidance for new developments in the proposed Medium Density Residential and Low Density Residential zones that trigger the need for resource consent.
- >> Provides guidelines to encourage good design and well thought out applications, ensuring:
 - > New developments in the proposed Medium Density Zone and Low Density Zone incorporate elements which contribute to the character of the Arrowtown Residential Historic Management Zone.
 - > New developments within the proposed Medium Density Residential and Low Density Residential zones reflect the

sense of spaciousness and simplicity seen within the Arrowtown Residential Historic Management Zone.

- > Subdivision and lot layout within the proposed Medium Density Residential Zone and Low Density Residential Zone reflect the character of the Arrowtown Residential Historic Management Zone.
- > New buildings within the proposed Medium Density Residential Zone, whether at the front or rear of a site, are orientated parallel to boundary lot lines, or similar to that of historic building orientations in the vicinity of the Arrowtown Residential Historic Management Zone.
- >> Comprehensively update photos and supporting diagrams to reflect changes within the three main character areas over the last 10 years and as a consequence of the proposed Medium Density Residential Zone.
- >> The ADG also applies to the Bush Creek Industrial A Zone, Meadow Park Special Zone and part of the Arrowtown South Special Zone. These areas are programmed for Stage 2 of the District Plan Review. Any reference to the ADG within these chapters will be made at that time.

HOW TO USE THE ARROWTOWN DESIGN GUIDELINES

There are five steps that users should follow when considering any new development activities that may trigger the need for resource consent:

Step 1 - Identify what character area your property is located within (Town Centre, Old Town Residential, or New Town);

Step 2 - Identify the relevant Neighbourhood Area that your property falls within and any identified constraints or heritage features of relevance;

Step 3 – Identify the zoning of your property under the Proposed District Plan and whether there are any resource consent requirements for proposed development;

Step 4 – With reference to Steps 1-3 above, assess the proposed development against either Section 3 (Town Centre) or Section 4 (Old Town/New Town Areas) of the ADG and consider how the proposal responds to the identified historic character and values of Arrowtown.

Step 5 - Determine whether any changes are required to the proposal in light of Steps 1 to 4 above.

GET INVOLVED AND HAVE YOUR SAY

Anyone can make a submission on this proposal. Here's how:

- >> **Online:** www.qldc.govt.nz – there's a link to an online submission form on the home page, under Consulting On.
- >> **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Arrowtown Design Guidelines Submission
- >> **Email:** services@qldc.govt.nz (subject line: Arrowtown Design Guidelines Submission)

**SUBMISSIONS CLOSE
WEDNESDAY 17 AUGUST 2016.**