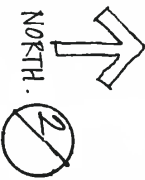
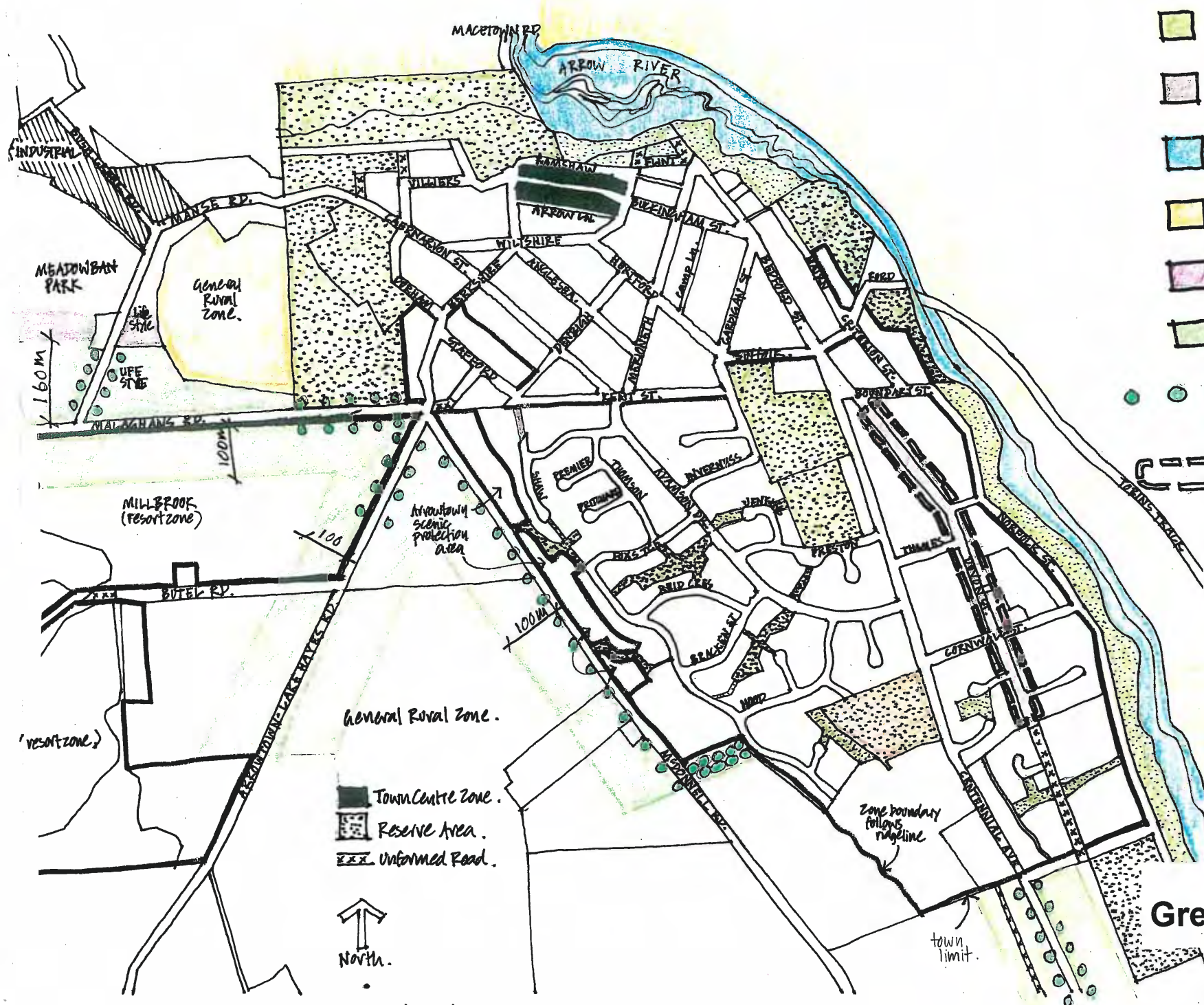


THE ARROWTOWN PLAN February 2003

Context

within the Arrowtown basin





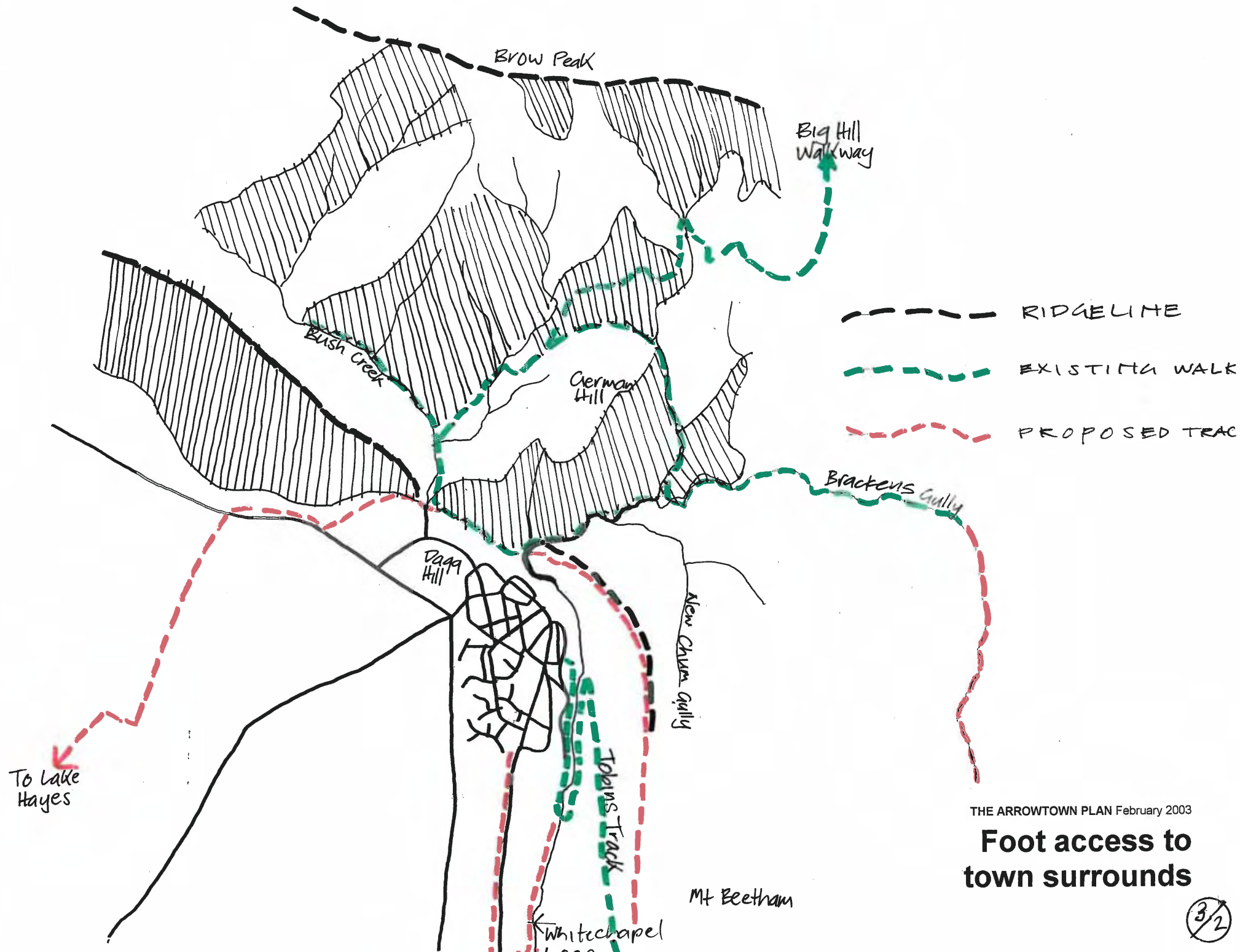
- EXISTING RESERVU
- PROPOSED RESER
- RIVER
- POTENTIAL PUBLIC OWNERSHIP
- DESIGNED URRAH ETC
- PROPOSED GREEN SPACE PLANTED / OPEN
- SPACED TREE PLANTING (20M APART)
- STREETScape REDESIGN

- Town Centre Zone.
- Reserve Area.
- Unformed Road.



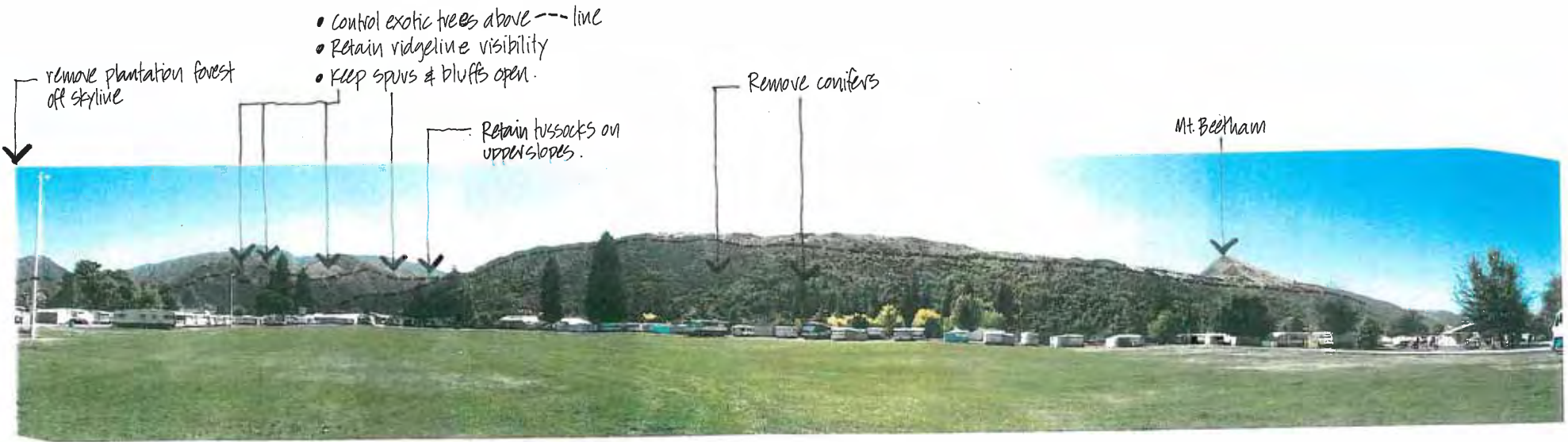
THE ARROWTOWN PLAN February 2003

Green space network



THE ARROWTOWN PLAN February 2003

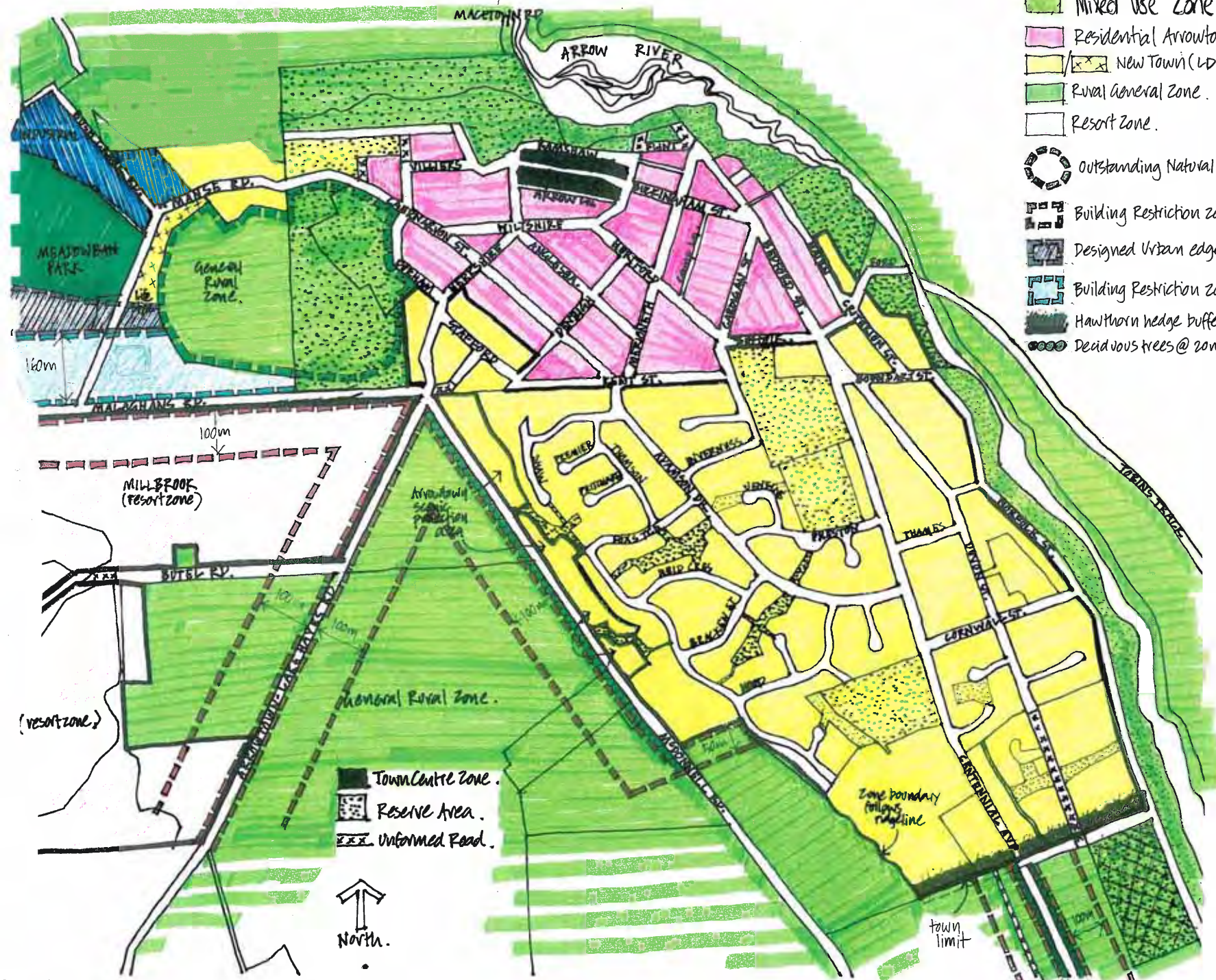
Foot access to town surrounds



- Control exotic trees above --- line
- Retain ridgeline visibility
- Keep spurs & bluffs open.

--- upper limit of deciduous woodland .

Tree limit on backdrop



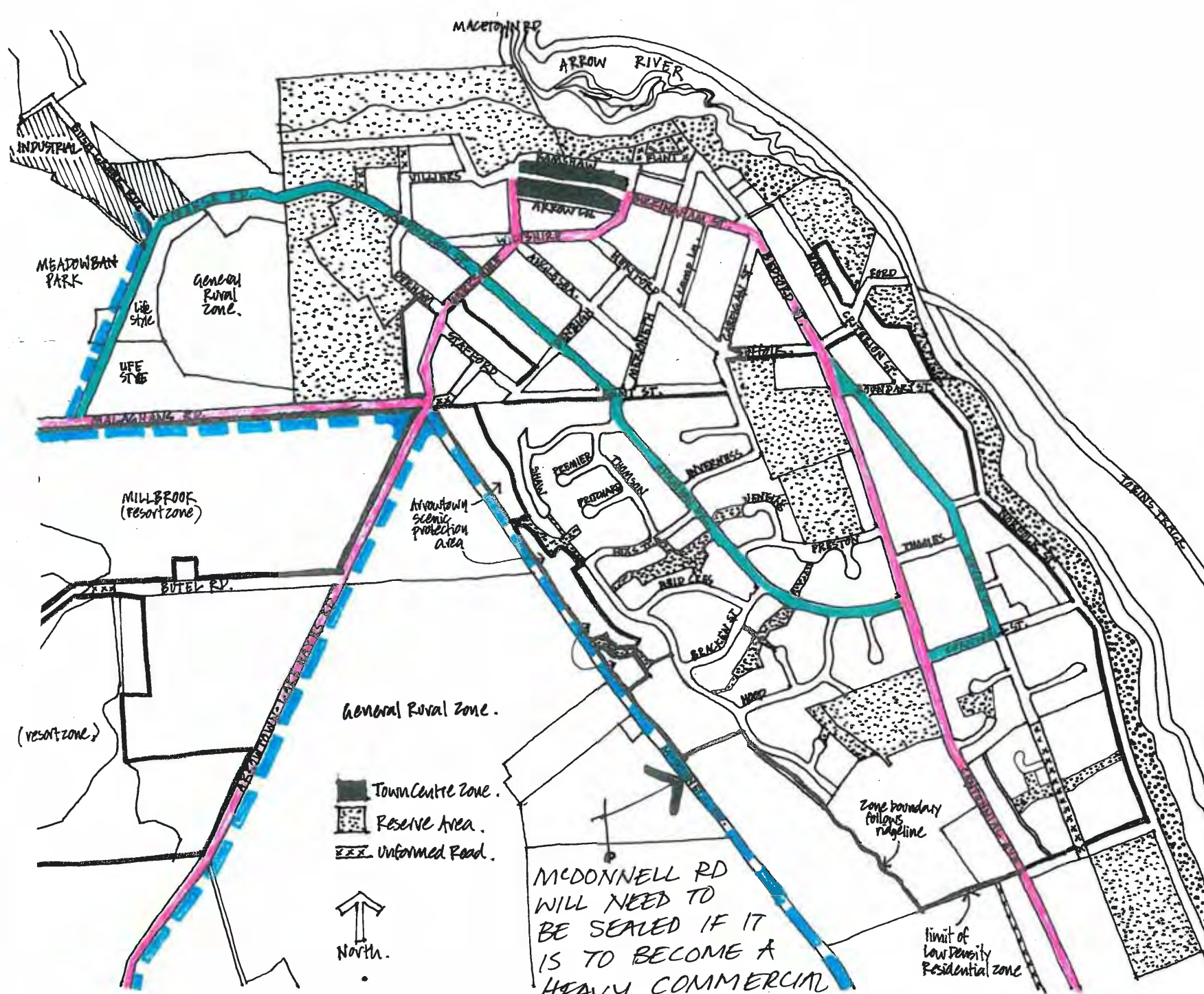
- Mixed Use Zone
- Residential Arrowtown Historic Management zone.
- New Town (LDR)/ Additional area.
- Rural General Zone.
- Resort Zone.
- Outstanding Natural Feature (Feehlys Hill).
- Building Restriction zone.
- Designed Urban edge.
- Building Restriction zone.
- Hawthorn hedge buffer.
- Deciduous trees @ 20m spacings.

- Town Centre Zone.
- Reserve Area.
- Unformed Road.



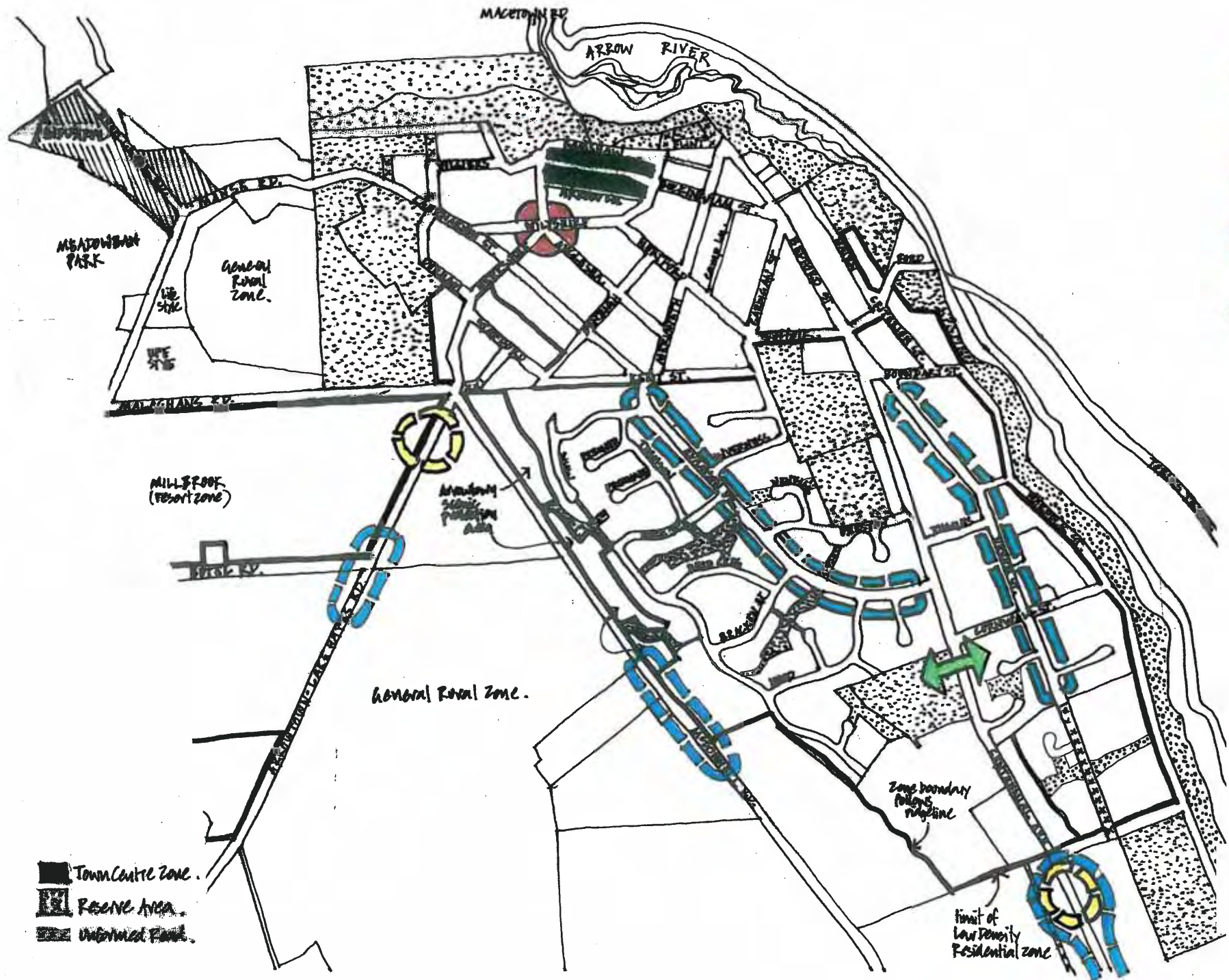
THE ARROWTOWN PLAN February 2003





Land uses






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Traffic movement hierarchy

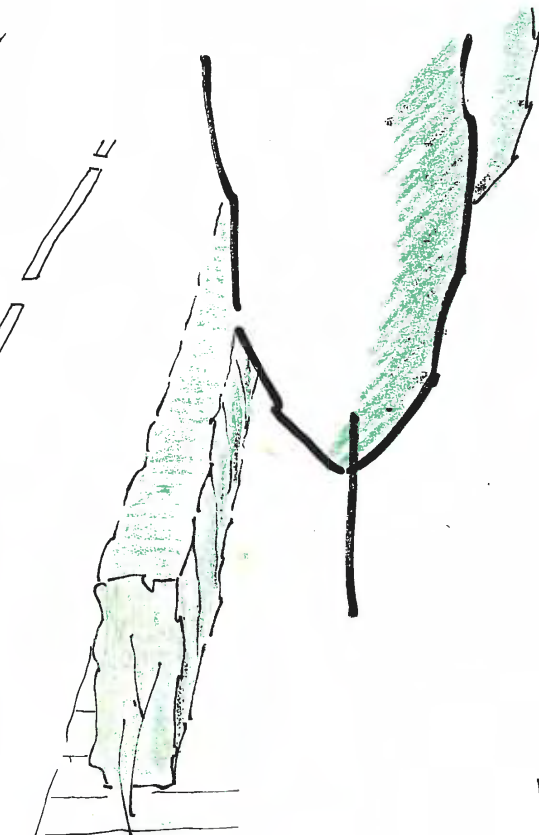
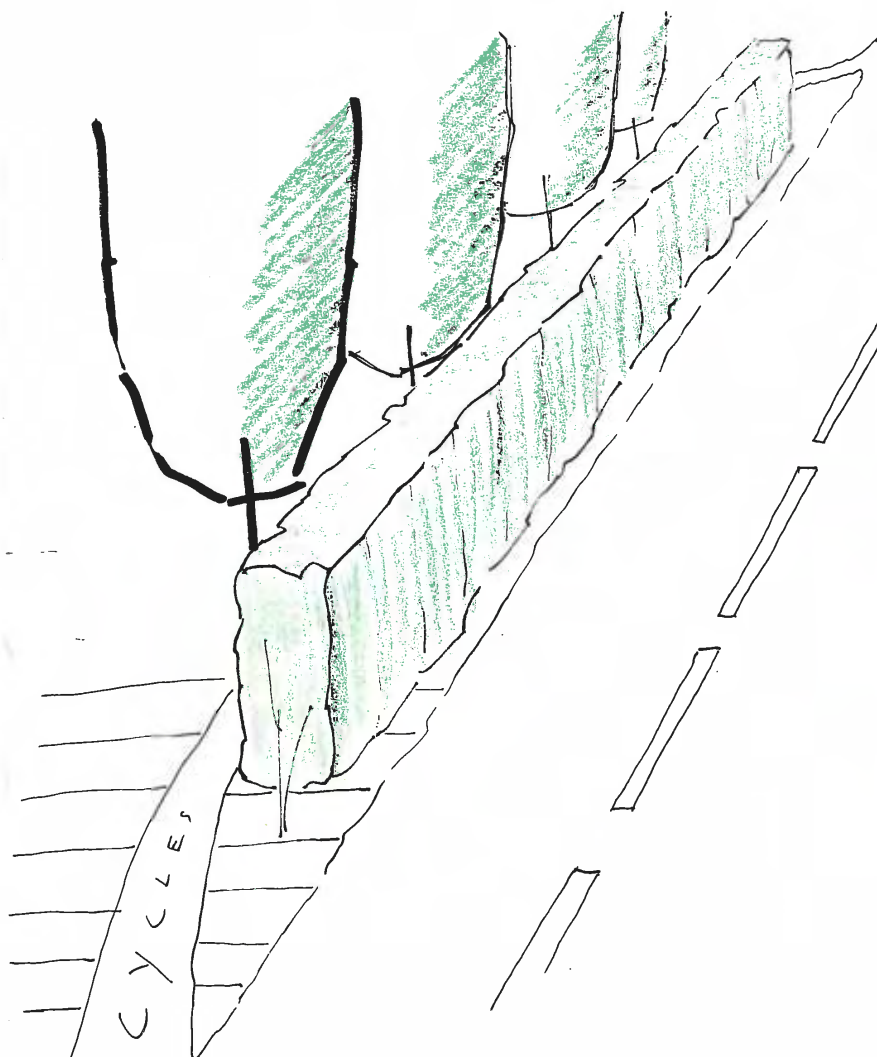


-  INTERSECTION IMPROVEMENT
-  ENTRANCE TREATMENT
-  TRAFFIC CALMING MEASURES
-  NEW SCHOOL CROSSING

-  Town Centre Zone.
-  Reserve Area.
-  Unimproved Park.

THE ARROWTOWN PLAN February 2003

Traffic issues

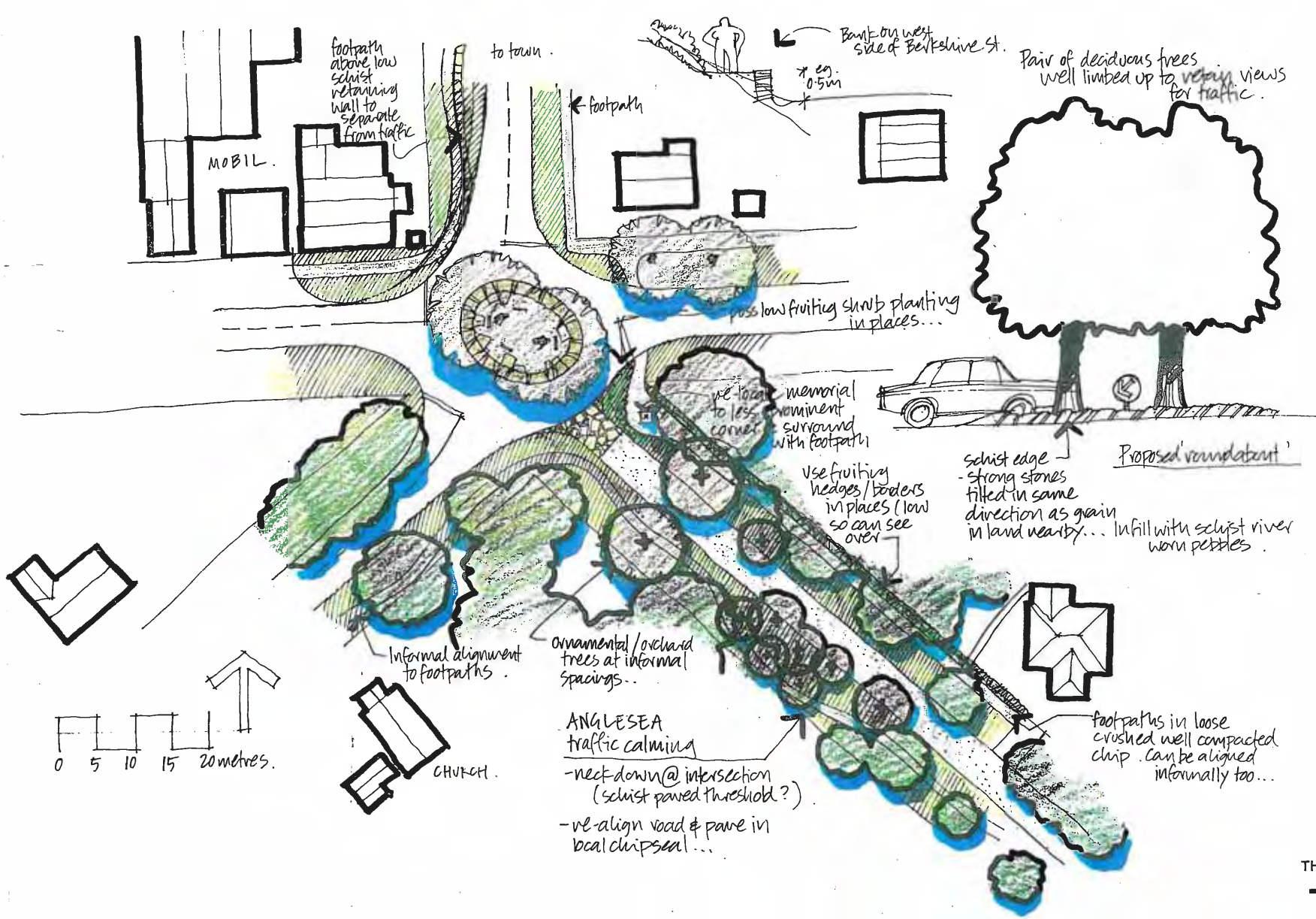


SLOWING TRAFFIC AT
LAKE HAYES ROAD TOWN ENTRANCE
INDICATIVE LAYOUT AND SKETCH

THIS TECHNIQUE CAN BE APPLIED IN SIMILAR
WAY AT ARROW JUNCTION ROAD TOWN ENTRANCE

- USE HEDGES TO VISUALLY NARROW ROAD
- CONSISTENT WITH URBAN THEME AND CHARACTER
- SEPARATE CYCLES FROM CARRIAGE WAY





Traffic calming

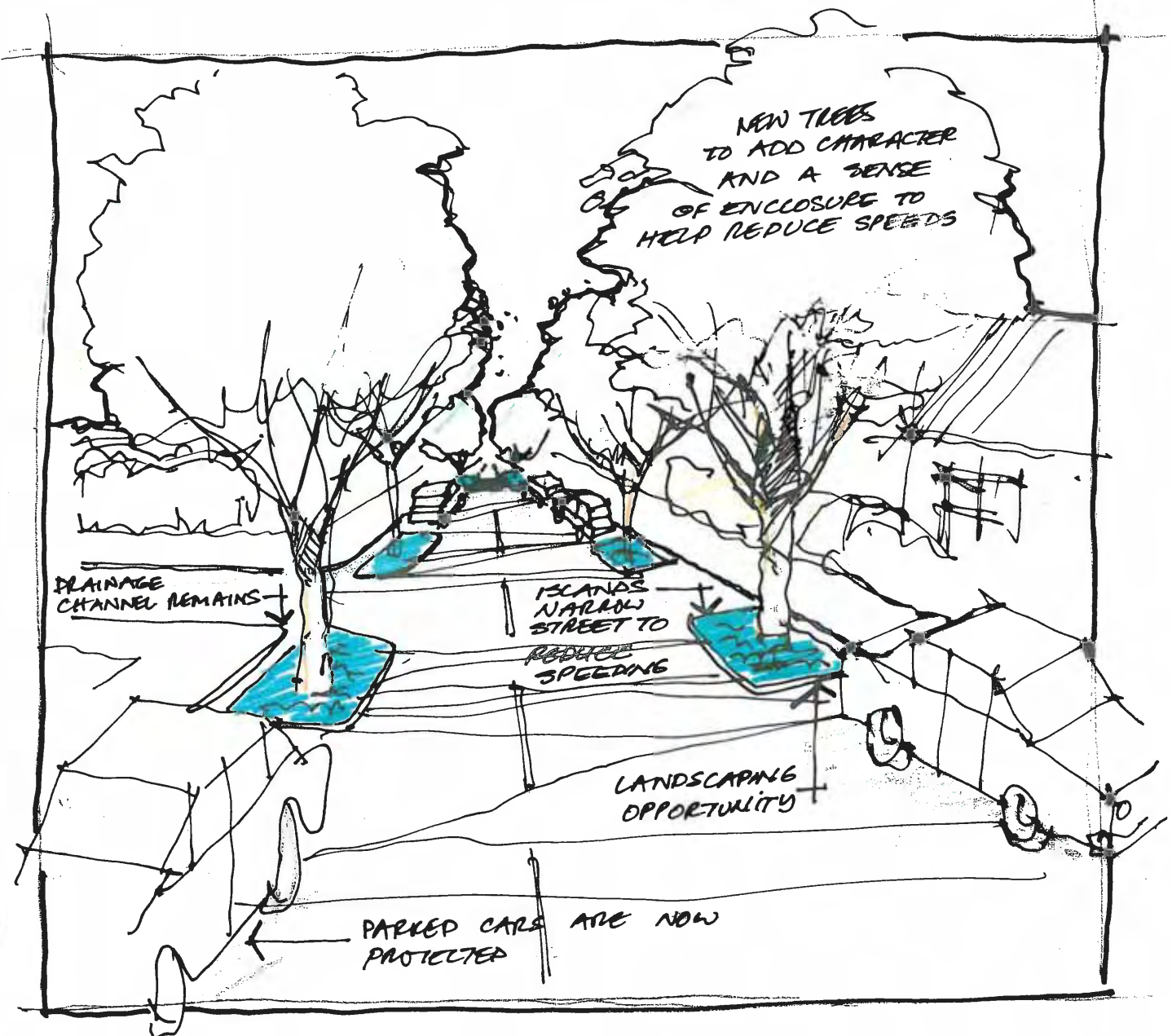
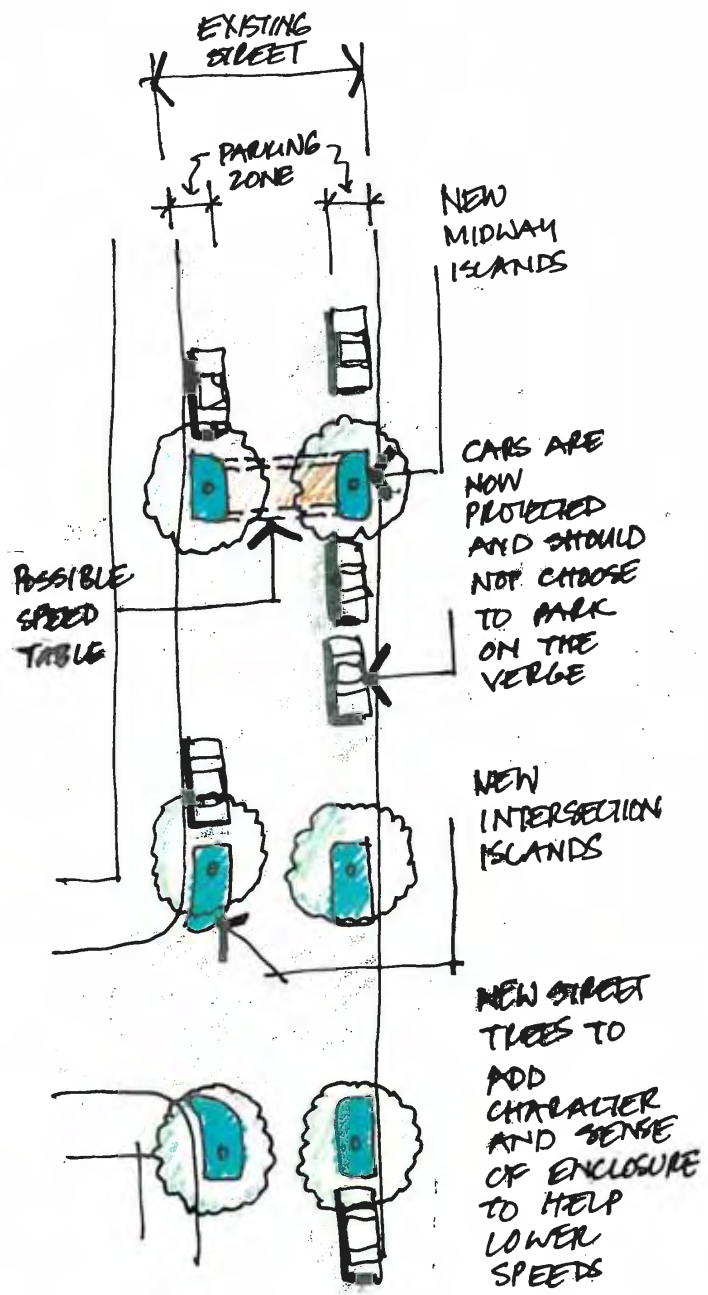
Junction of Wiltshire & Berkshire Streets

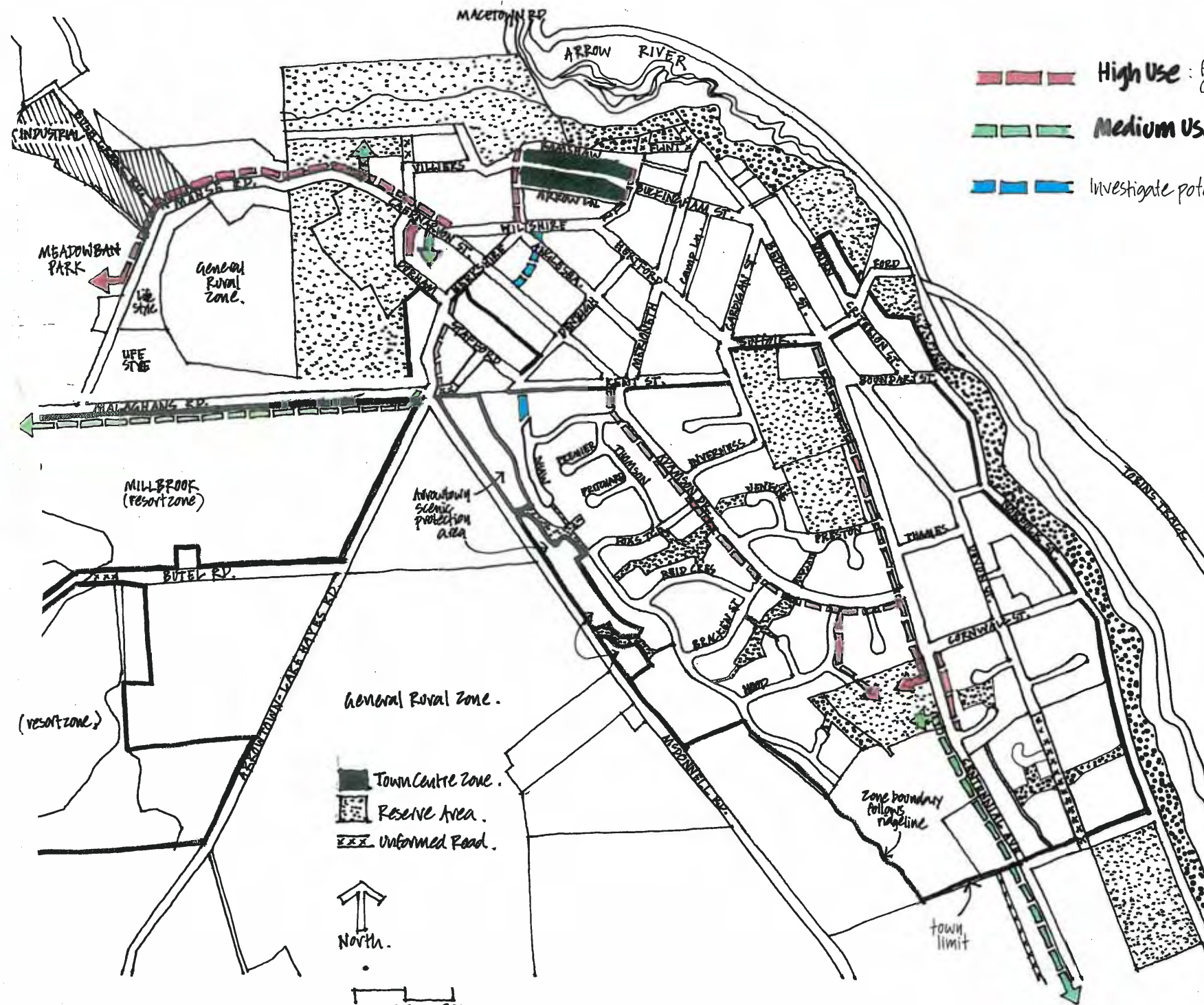


THE ARROWTOWN PLAN February 2003

Traffic calming

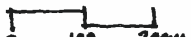
Junction of Wiltshire & Berkshire Streets





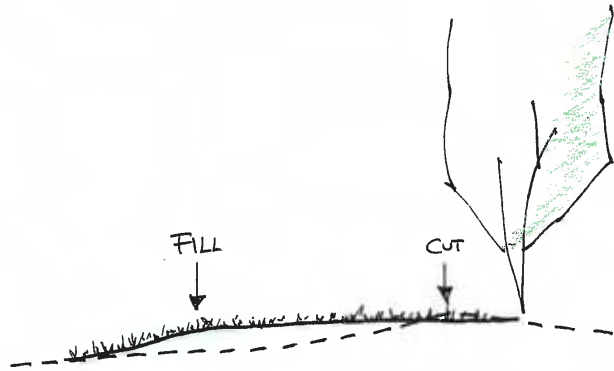
- — — **High Use** : formed & surfaced Categories B & C.
- — — **Medium Use** : re-shaped & re-grassed Category A.
- — — Investigate potential for link.

- General Rural Zone.
- Town Centre Zone.
- Reserve Area.
- Unformed Road.

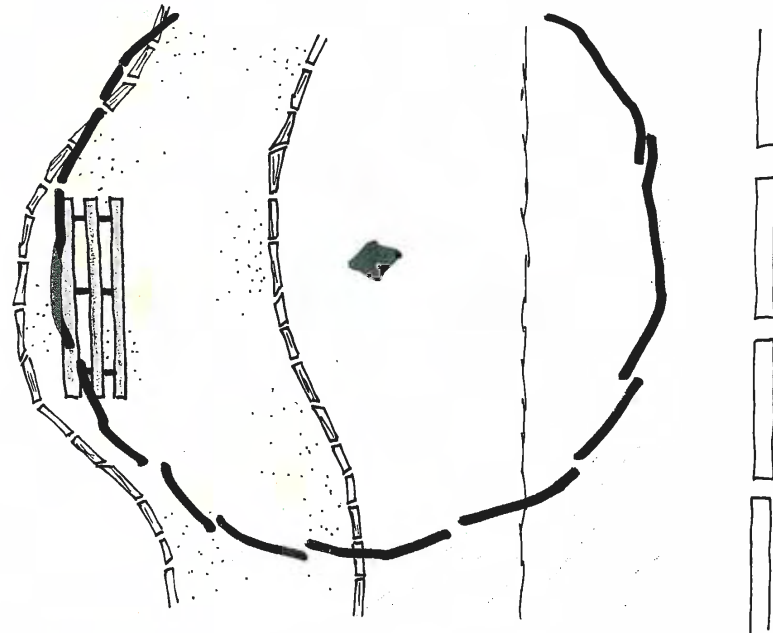


THE ARROWTOWN PLAN February 2003

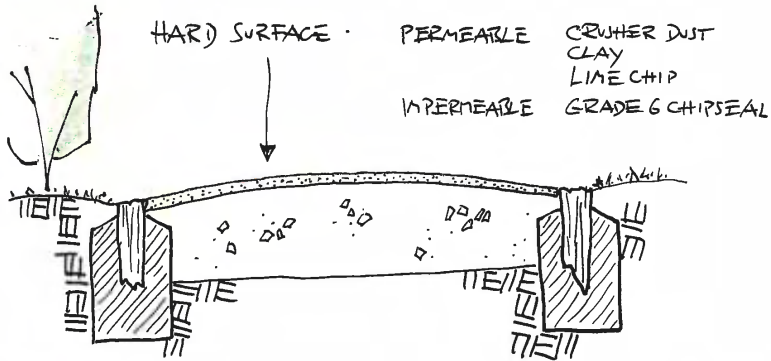
Paths



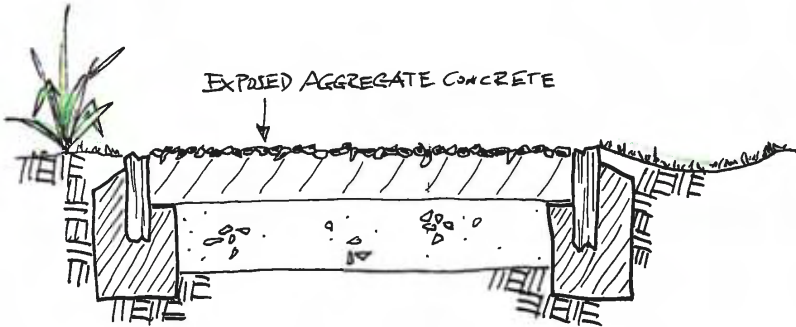
CATEGORY A • MEDIUM USE
 RESHAPE/BENCH/REGRASS
 LIMB UP TREES



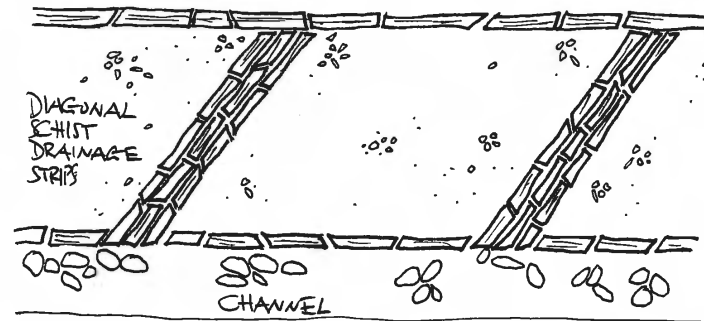
TYPICAL INFORMAL
 ALIGNMENT

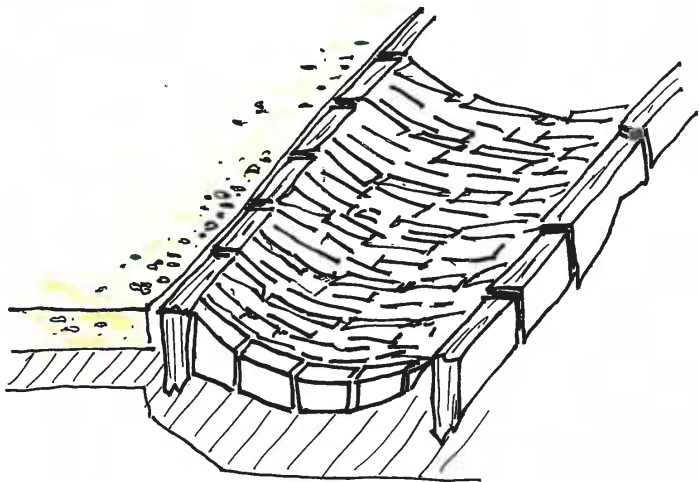
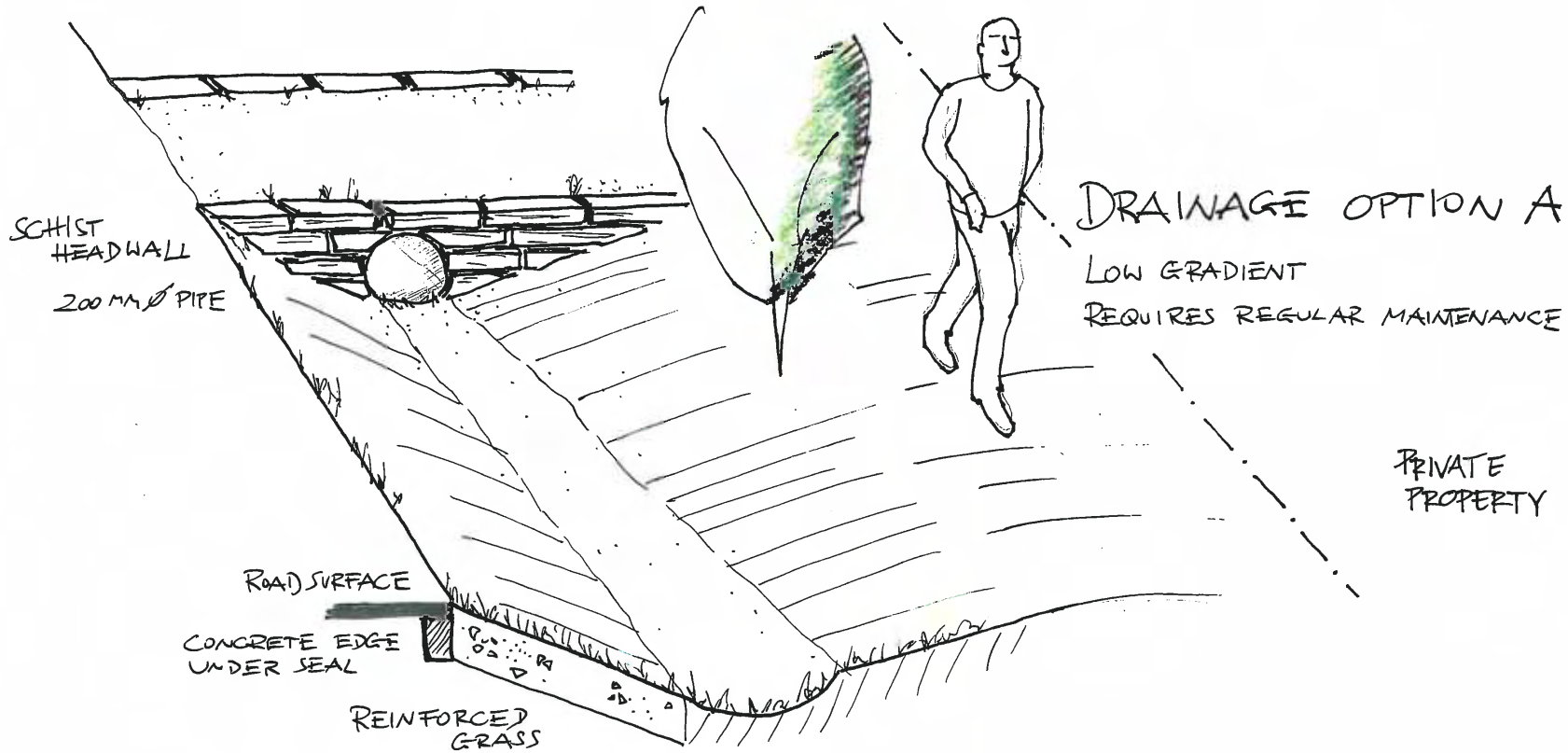


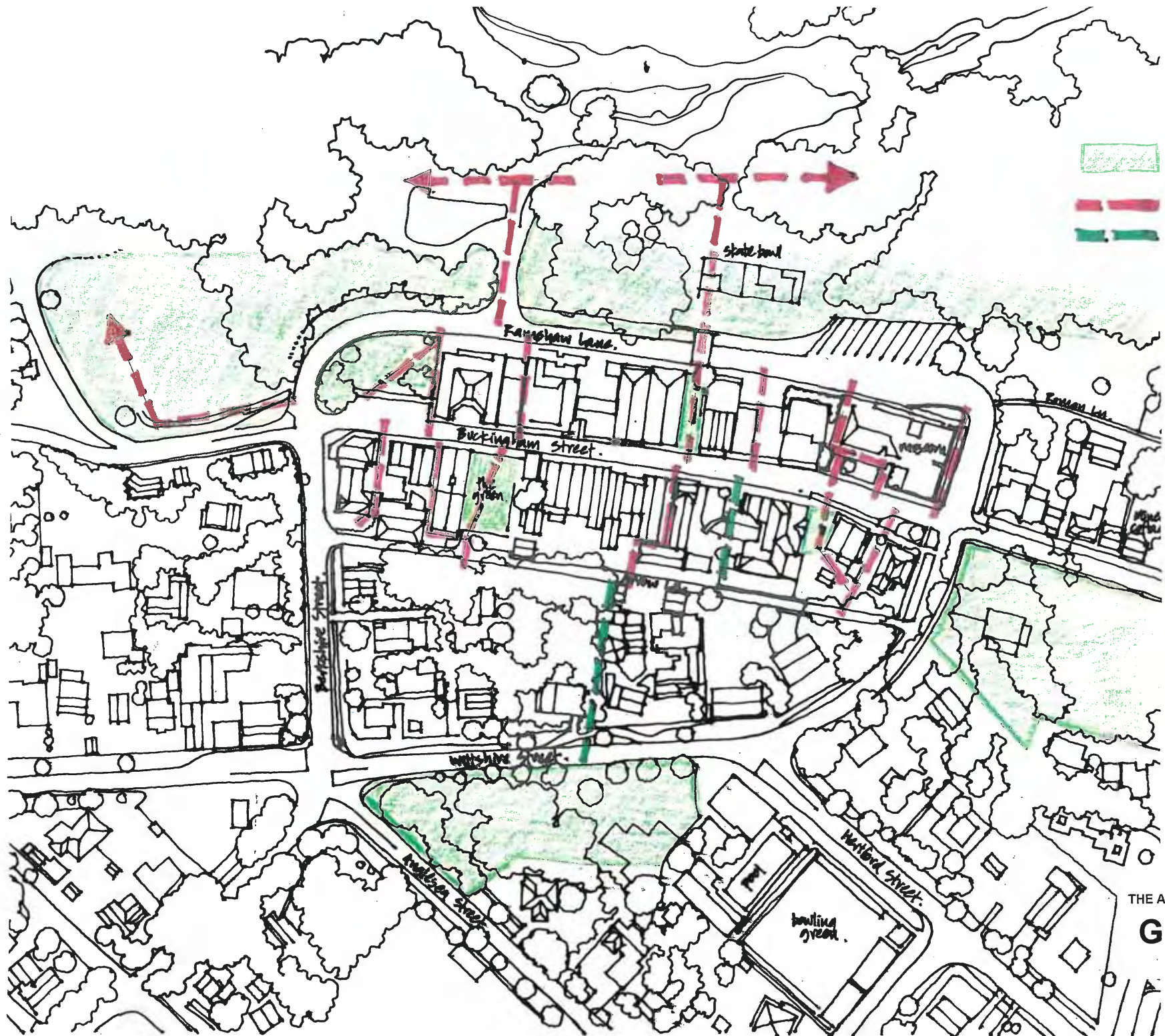
CATEGORY B • HIGH USE LOW GRADIENTS



CATEGORY C • HIGH USE STEEP GRADIENTS





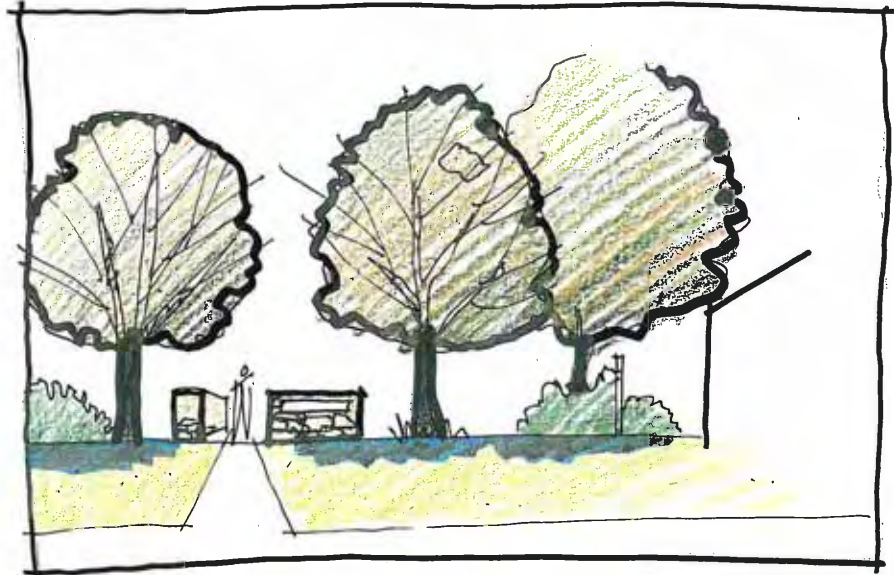
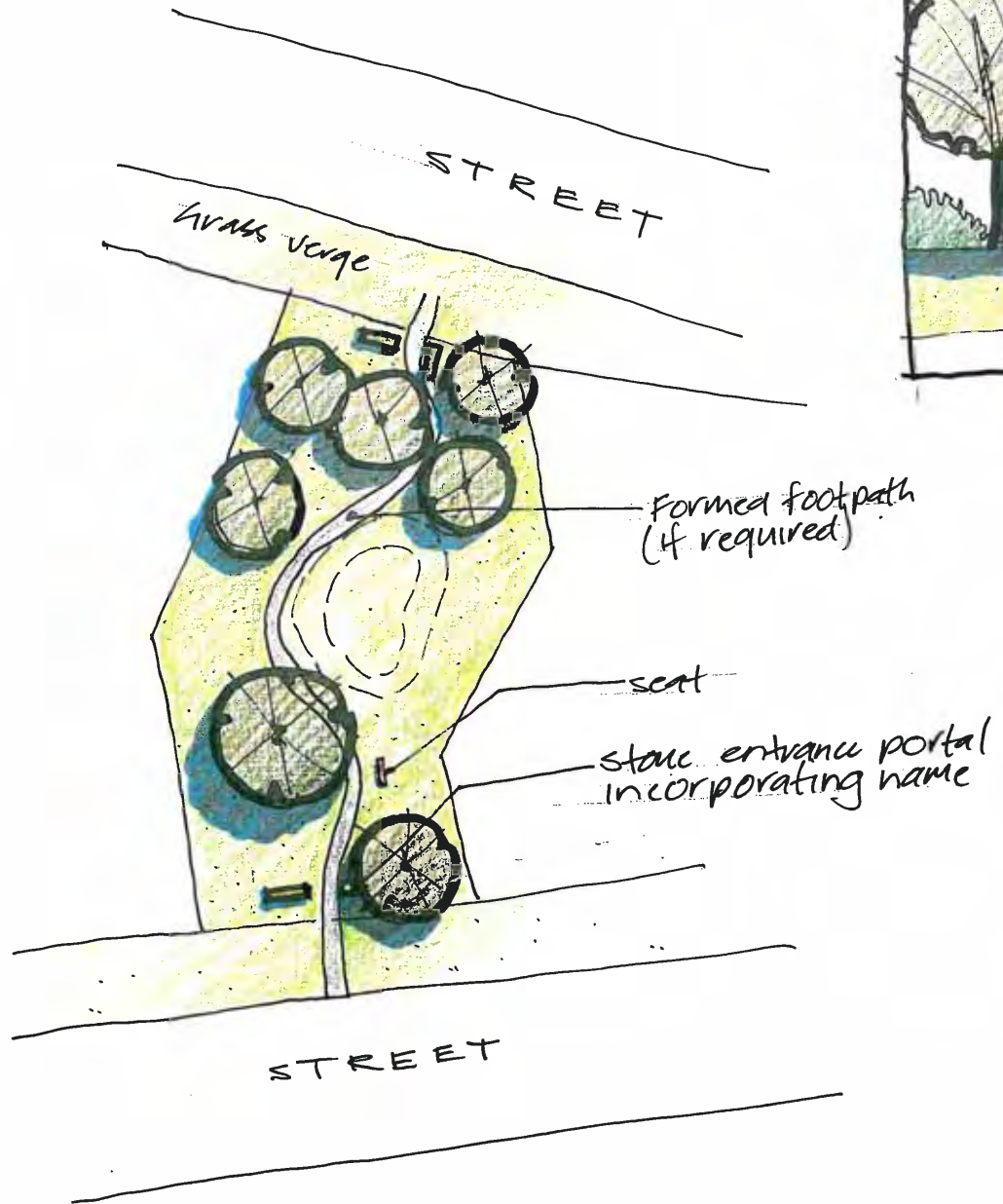


- RESERVE
- EXISTING LINK
- PROPOSED LINK

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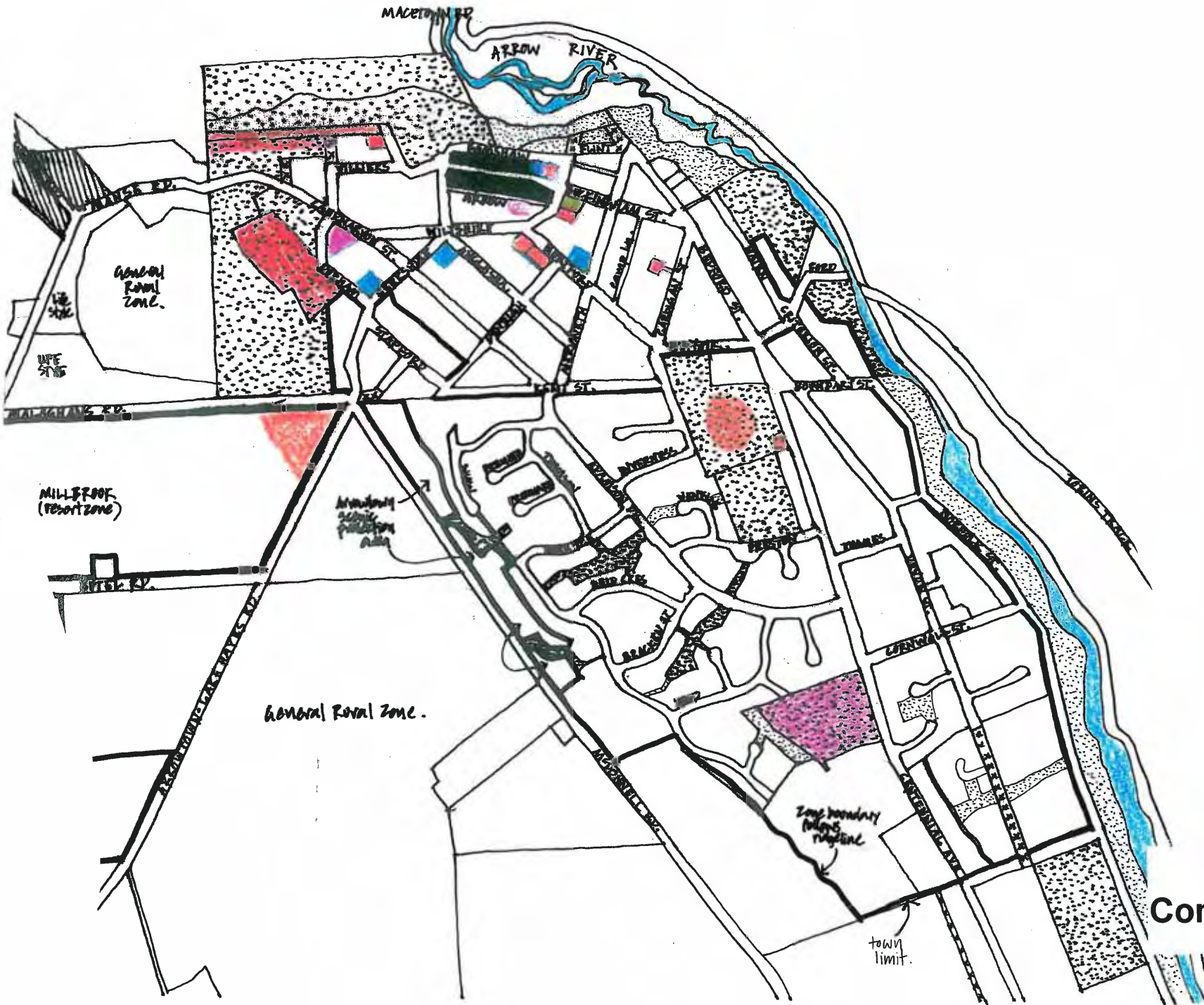
Green network

town centre



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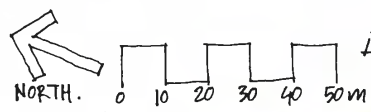
Green network
neighbourhood reserves entrances



- EDUCATION
 - SCHOOL
 - PRE-SCHOOL
- CHURCHES
- HISTORIC
 - MUSEUM
 - JAIL
 - CHINESE VILLAGE
 - LODGE
 - CEMETERY
- LIBRARY
- SPORTS
 - TENNIS
 - RUGBY
 - CRICET (COURTESY OF MILLBROOK RESORT)
 - BOWLING
 - POOL

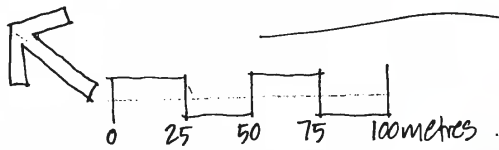
THE ARROWTOWN PLAN February 2003

Community resources



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Recreation area / campground

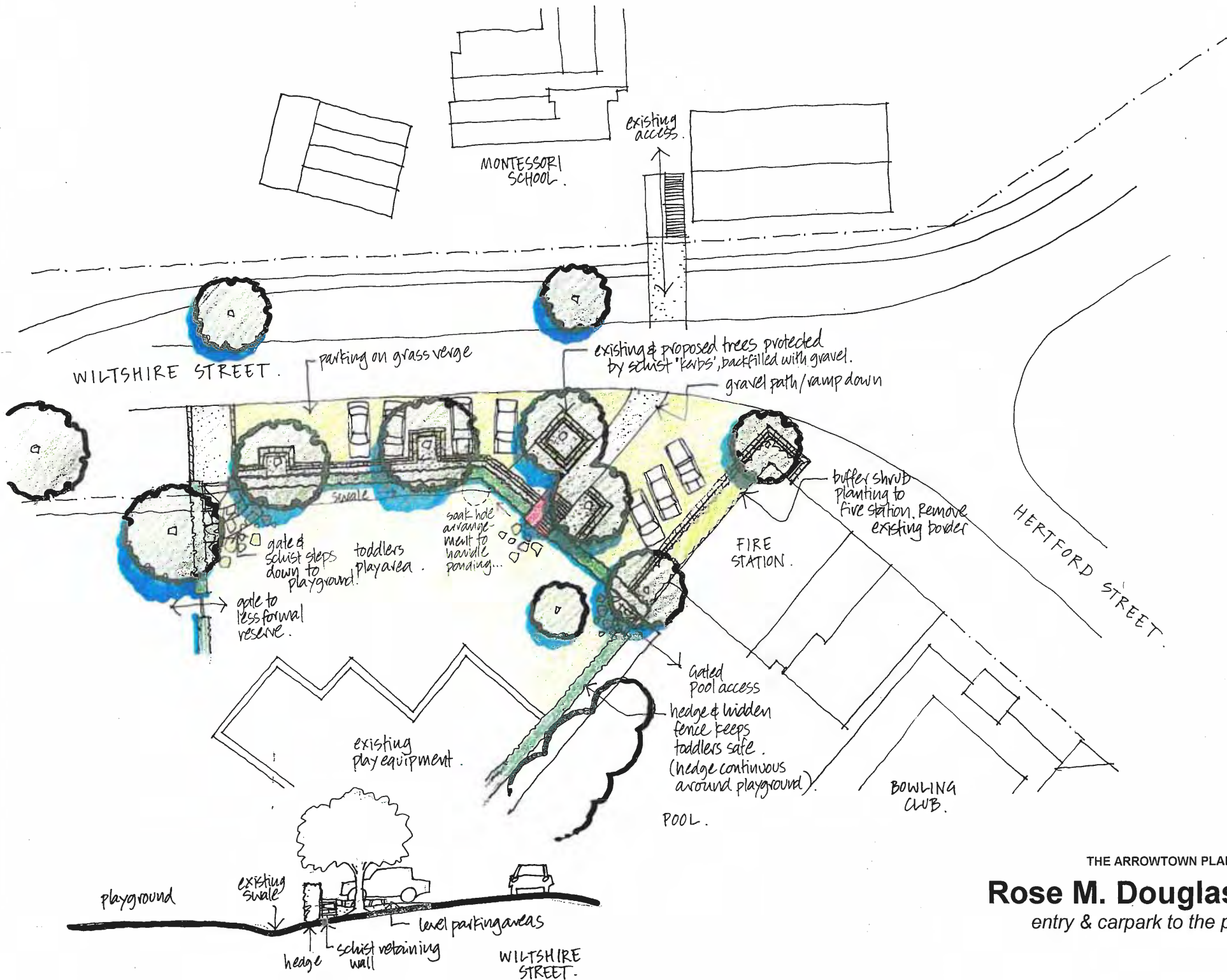


- Comprehensive designed housing.
- Clusters / semi-detached.
- Alleyways prominent, access through development easy from golf course to river.
- central amphitheatre opens up from river.
- River influences 'enter' central area. eg. Planting themes
- Riverbank = tent park, informal, winding along.
- central ablutions block

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Jopp Street enclave

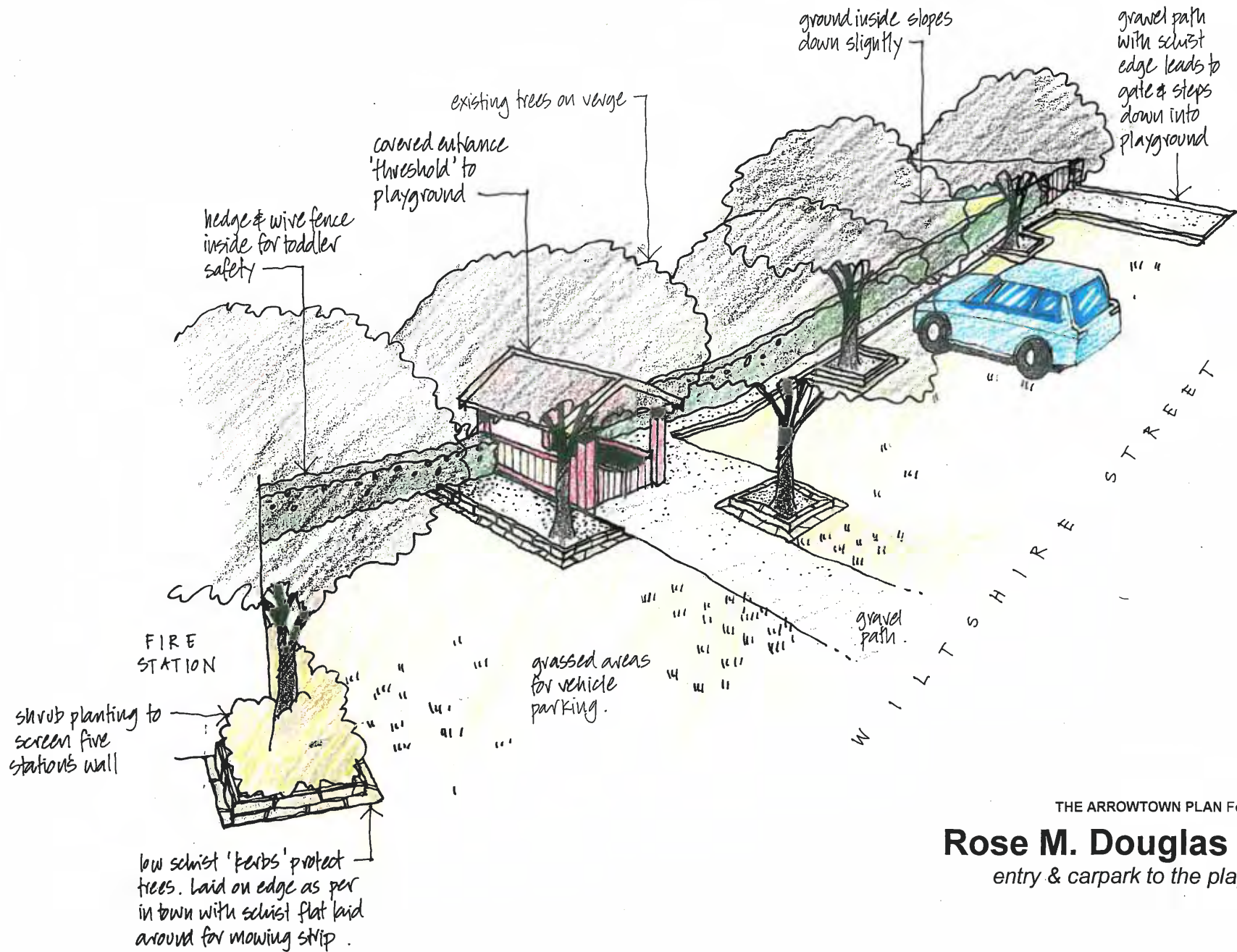
Comprehensively designed housing development



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Rose M. Douglas Park

entry & carpark to the playground



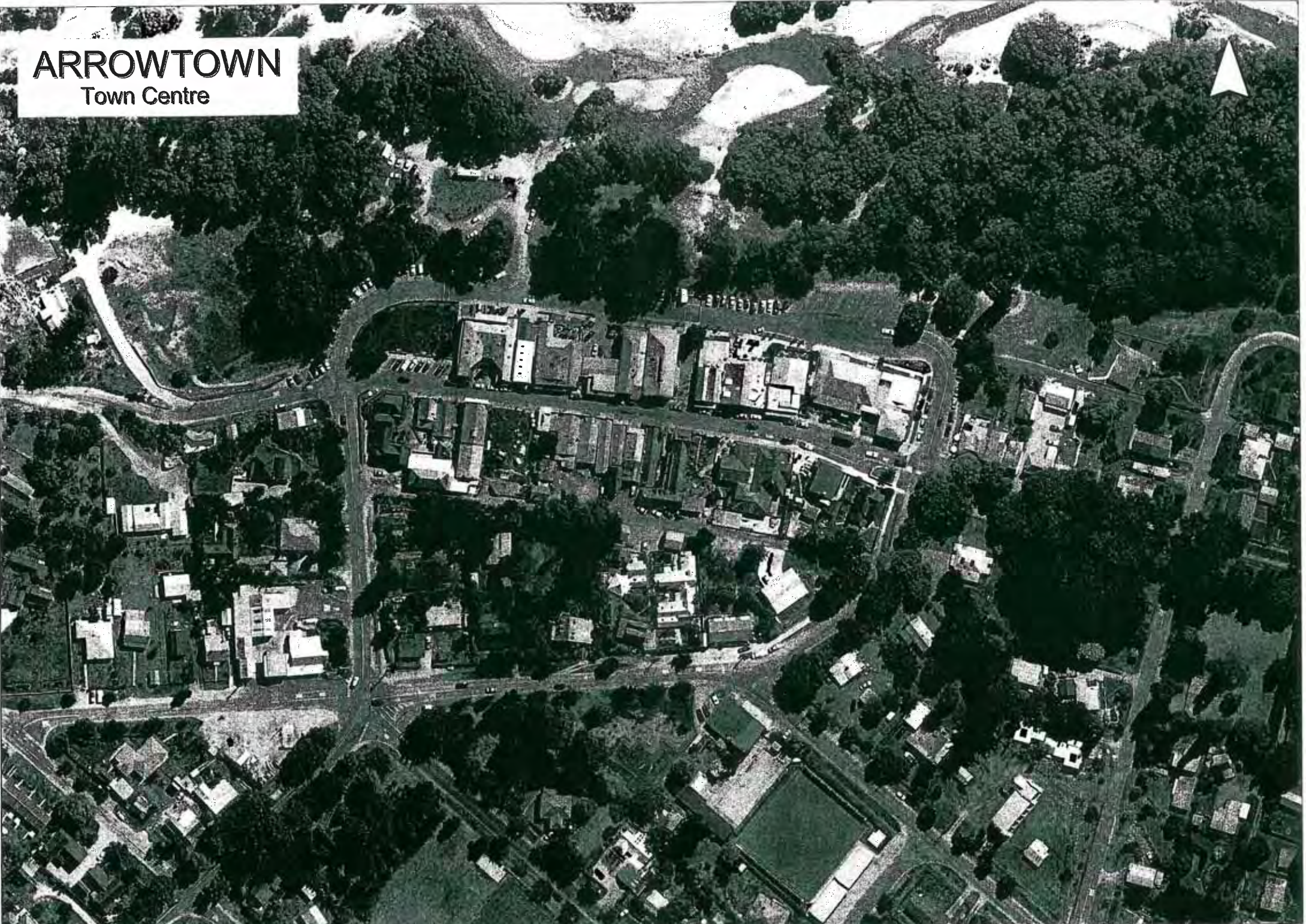
THE ARROWTOWN PLAN February 2003

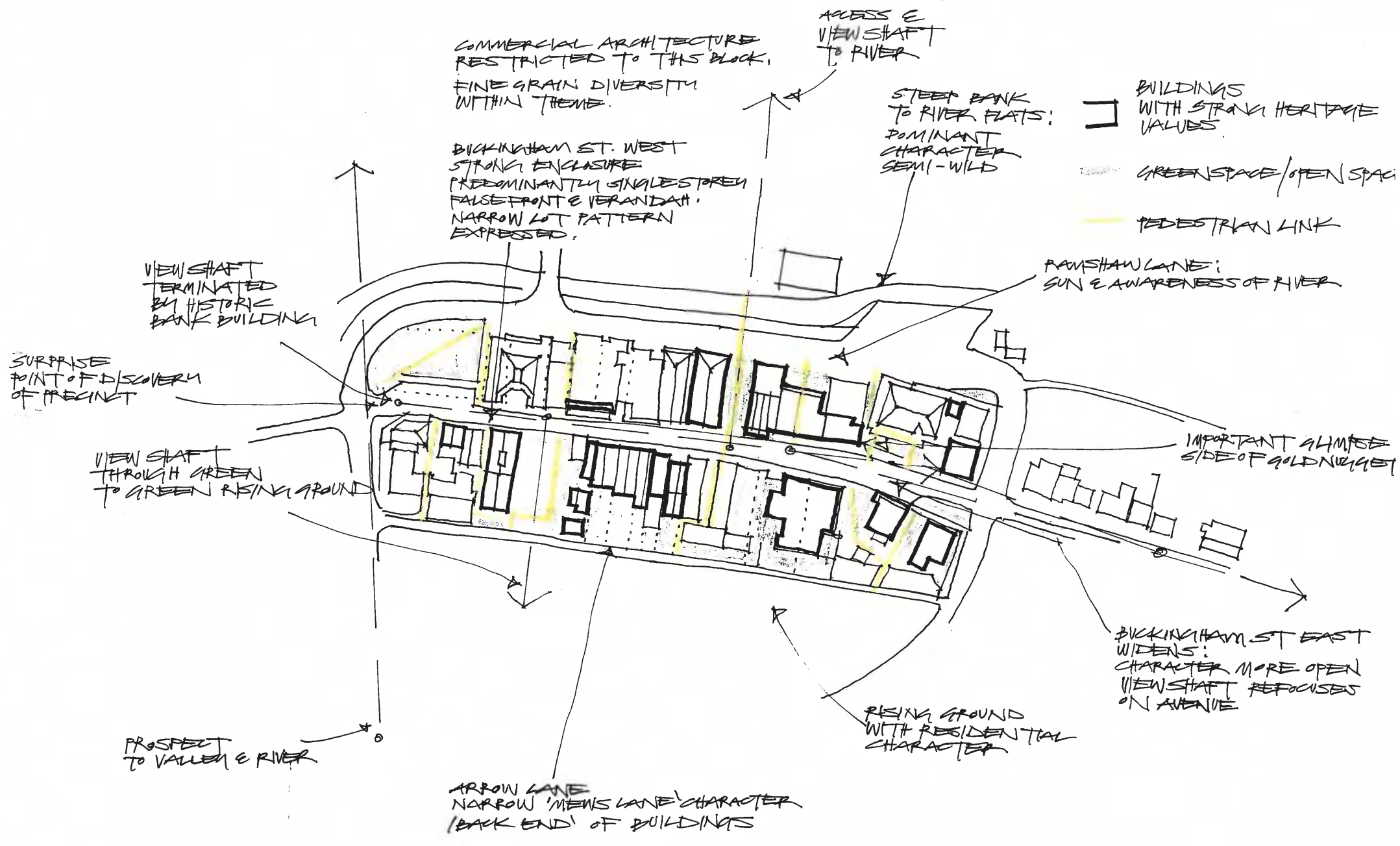
Rose M. Douglas Park

entry & carpark to the playground

ARROWTOWN

Town Centre





COMMERCIAL ARCHITECTURE RESTRICTED TO THIS BLOCK, FINE GRAIN DIVERSITY WITHIN THEME.

DICKINGHAM ST. WEST STRONG ENCLOSURE, PREDOMINANTLY SINGLE STOREY, FALSE FRONT & VERANDAH, NARROW LOT PATTERN EXPRESSED.

ACCESS & VIEW SHAFT TO RIVER

STEEP BANK TO RIVER FLATS: DOMINANT CHARACTER SEMI-WILD

BUILDINGS WITH STRAY HERITAGE VALUES

GREEN SPACE / OPEN SPACE

PEDESTRIAN LINK

RAMSHAW LANE: SUN & AWARENESS OF RIVER

IMPORTANT GLIMPSE SIDE OF GOLD NEIGH

BUCKINGHAM ST EAST WIDENS: CHARACTER MORE OPEN, VIEW SHAFT REFOCUS ON AVENUE

RISING GROUND WITH RESIDENTIAL CHARACTER

ARROW LANE NARROW 'MENS LANE' CHARACTER, (BACK END) OF BUILDINGS

VIEW SHAFT TERMINATED BY HISTORIC BANK BUILDING

SURPRISE POINT OF DISCOVERY OF PRECINCT

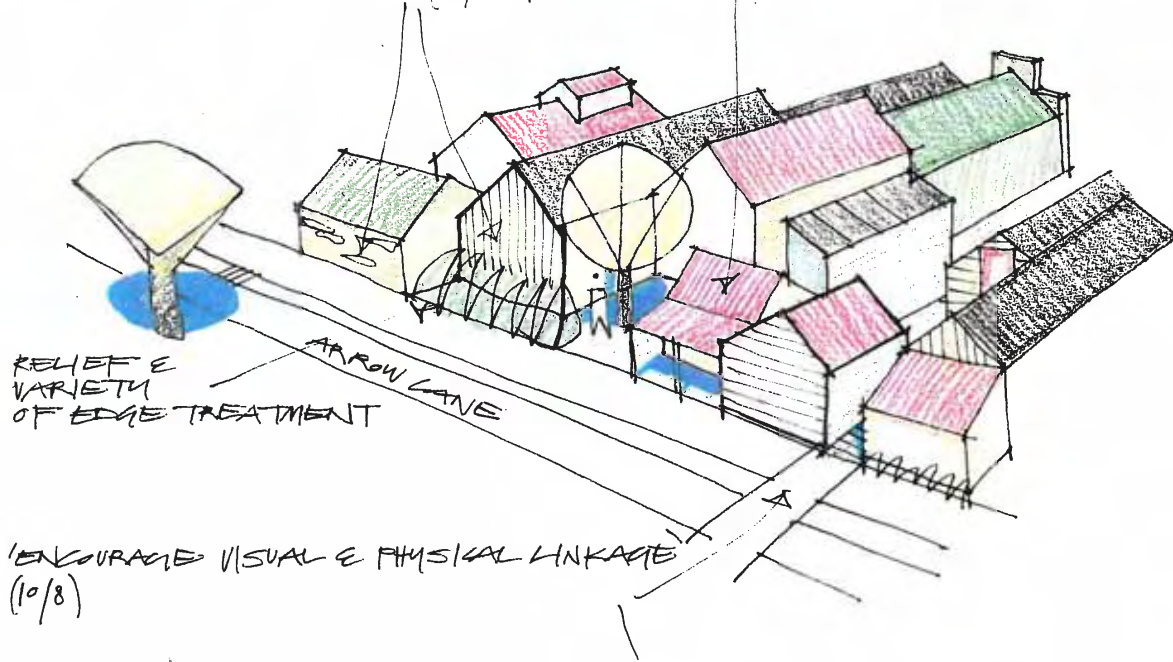
VIEW SHAFT THROUGH GREEN TO GREEN RISING GROUND

PROSPECT TO VALLEY & RIVER

THE TOWN CENTRE IS A HERITAGE PRECINCT:

- 'ANY ADDITION SHOULD RESPECT THE SCALE OF THE AUTHENTIC BUILDINGS
& NOT BE VISUALLY DOMINANT' (13/7)

VARIETY OF EXTERIOR MATERIALS & FINISHES
WITHIN A THEMATIC UNITY (10/41)



RELIEF &
VARIETY
OF EDGE TREATMENT

ARROW LANE

'ENCOURAGE VISUAL & PHYSICAL LINKAGE'
(10/8)

CONSIDER 'THE EFFECT
OF ANY INCREASED OR REDUCED SET BACK
OR LOWERED OR INCREASED FACADE HEIGHT
ON THE VISUAL IMPRESSION OF THE STREETSCAPE' (10/42)

(NOTE THAT MANY SITES CURRENTLY HAVE
SIGNIFICANT SETBACKS OFF ARROW LANE.)

'NEW BUILDINGS
DO NOT NECESSARILY NEED
TO REPLICATE HISTORIC
BUILDING STYLES'
BUT MUST
BLEND HARMONIOUSLY WITH
& CONTRIBUTE TO
THE HISTORIC CHARACTER
OF THE TOWN CENTRE'
(10/40)

THE ARROWTOWN PLAN February 2003

Indicative analysis
commercial precinct

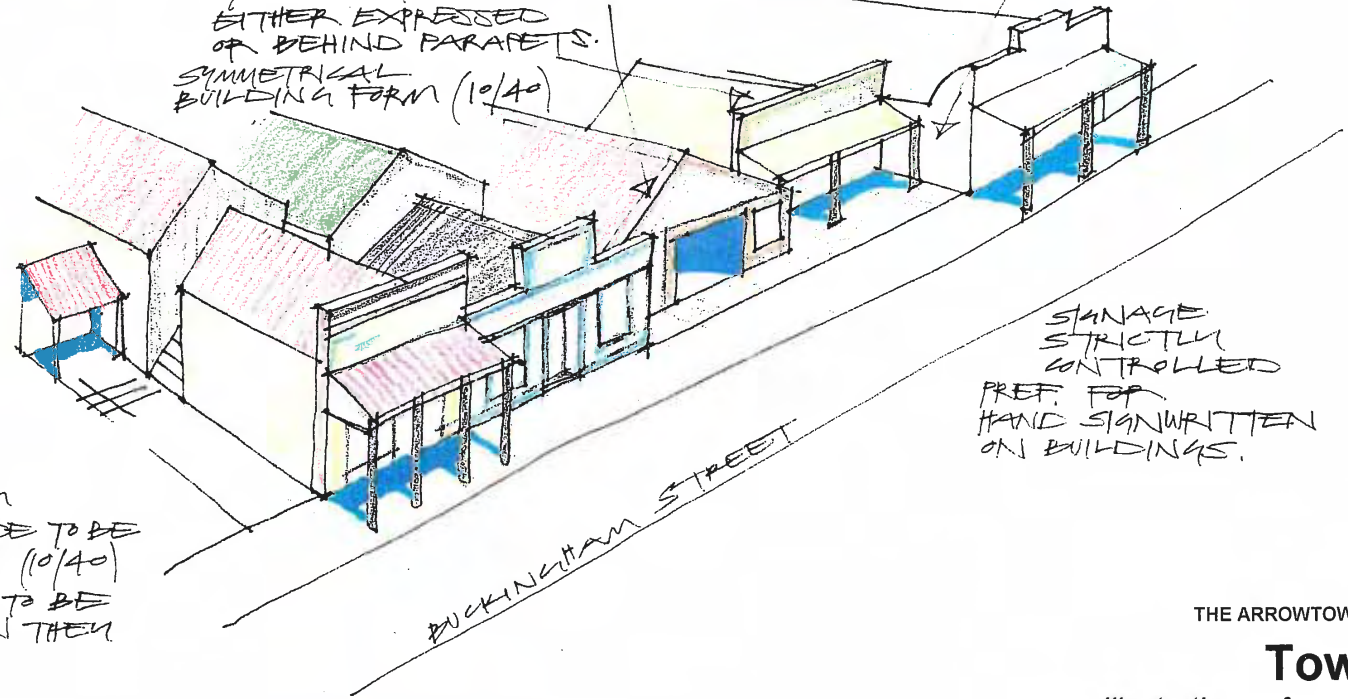
CONSIDER 'THE EFFECT OF ANY INCREASED OR REDUCED SETBACK OR LOWERED OR INCREASED FACADE HEIGHT ON THE VISUAL IMPRESSION OF THE STREETScape' (10/42)

(THERE ARE NO 'AS OF RIGHT' BULK & LOCATION PROVISIONS)

'HISTORIC FEATURES SUCH AS LAND USE & SUBDIVISION PATTERNS, BUILDING DENSITY, BUILDING SETBACK & SCALE SHOULD BE MAINTAINED' (10/18)

'SINGLE STOREY BUILDINGS WHICH ARE INTIMATE IN SCALE & PROVIDE A PLEASANT PROTECTIVE ENCLOSURE' (10/17)

MAIN ELEVATION FACING STREET.
GENERALLY GABLES EITHER EXPRESSED OR BEHIND PARAPETS.
SYMMETRICAL BUILDING FORM (10/40)



SIGNAGE STRICTLY CONTROLLED
PREF. FOR HAND SIGNWRITTEN ON BUILDINGS.

'OVERALL FORM OF THE FACADE TO BE HORIZONTAL' (10/40)
(IE FACADES TO BE WIDER THAN THEY ARE HIGH)

Town centre

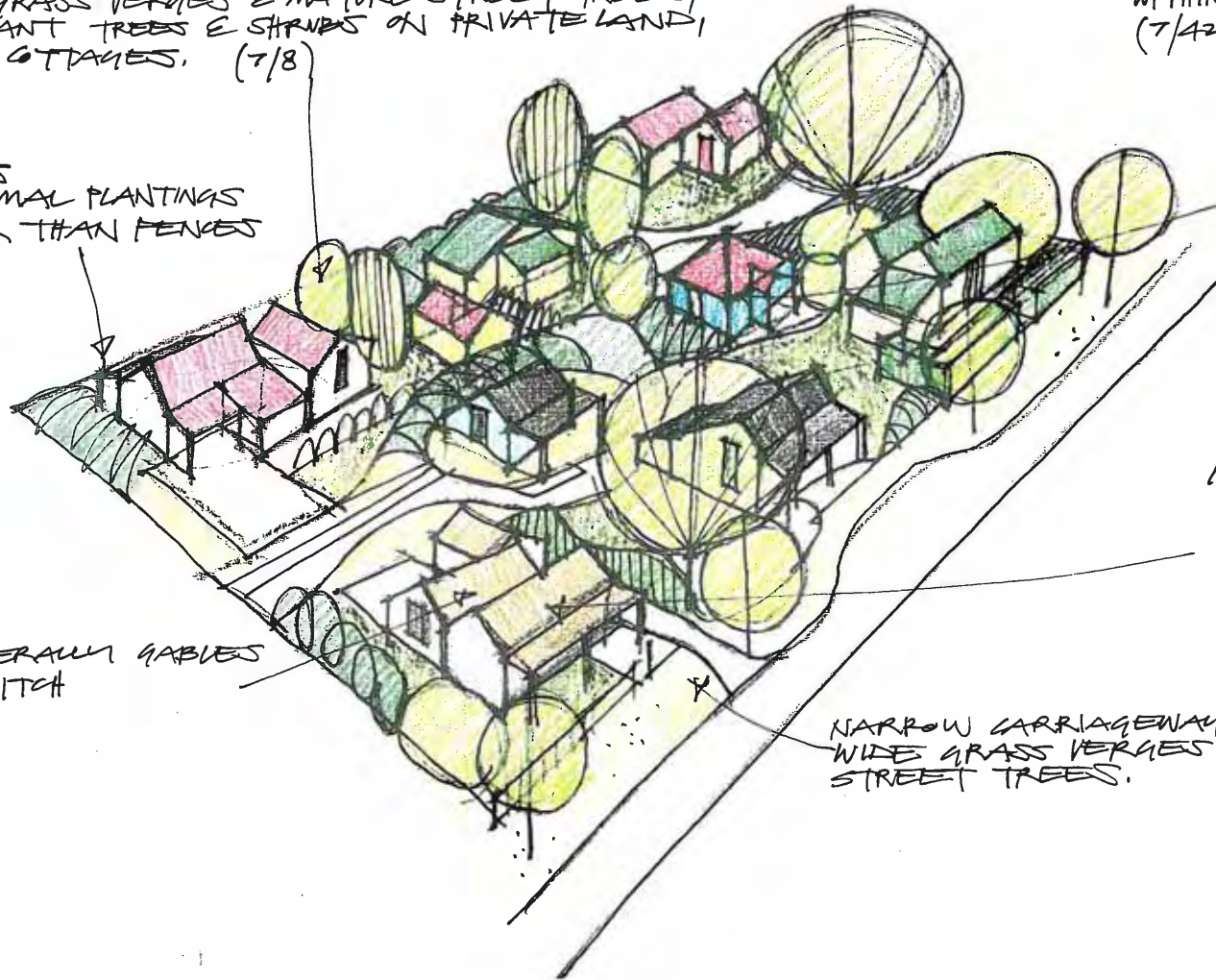
Illustrations of some requirements of the current District Plan

BUILDING/PLANTING RELATIONSHIP:
WIDE GRASS VERGES & MATURE STREET TREES,
ABUNDANT TREES & SHRUBS ON PRIVATE LAND,
SMALL COTTAGES. (7/8)

MOSAIC OF BUILDING MATERIALS
WITHIN A RESTRICTED RANGE
(7/42)

HEDGES
& INFORMAL PLANTINGS
RATHER THAN FENCES

POSSIBLE TO INFILL
1-2 BDRM COTTAGES
FOR COUPLES OR SINGLE PEOPLE
WITHOUT DESTROYING
CHARACTER OF NEIGHBOURHOOD



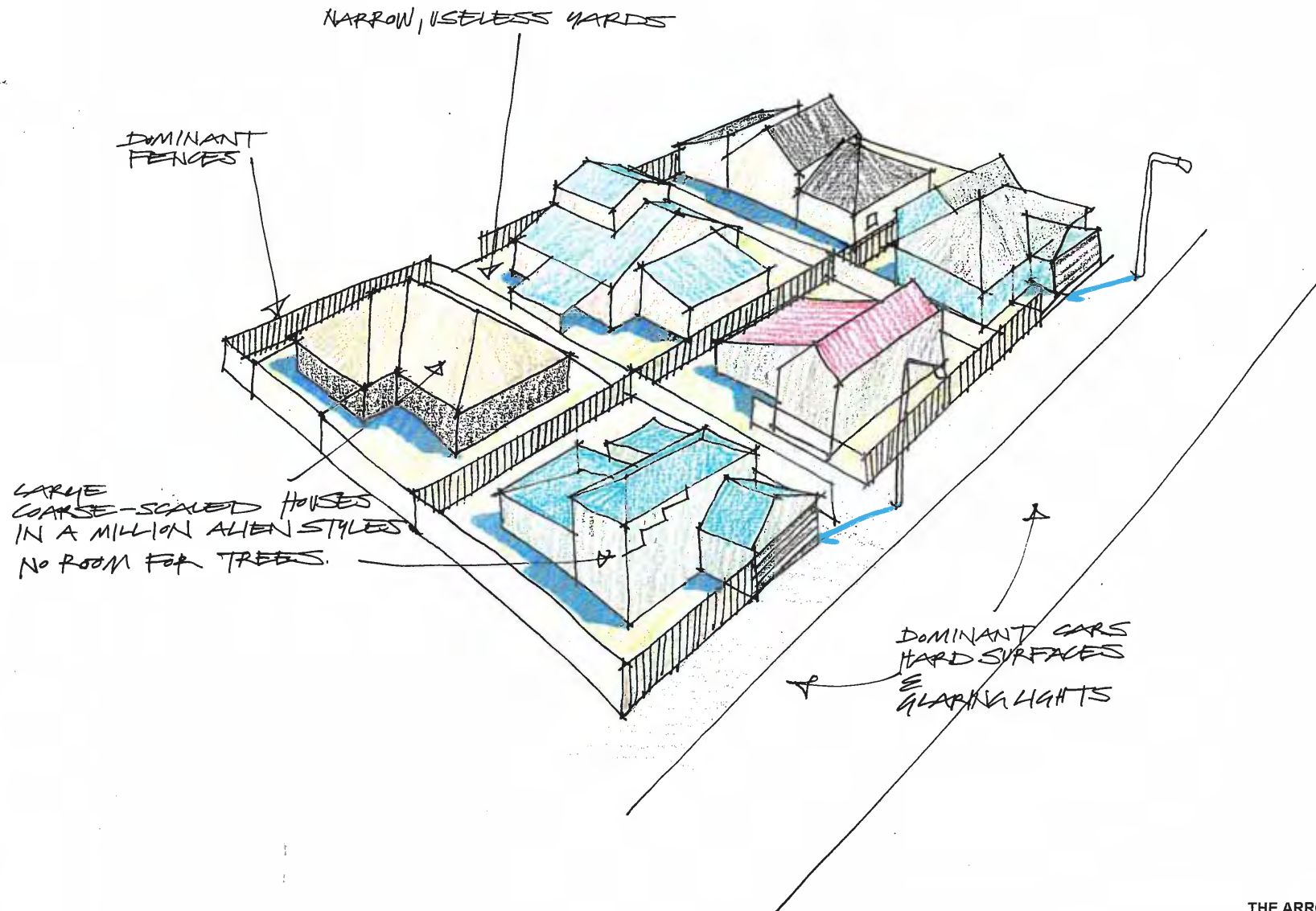
ROOFS GENERALLY GABLES
25° - 35° PITCH
(7/41)

SCALE:
1 PRIMARY BUILDING FORM
12M LONG X 3M GAVE & 4M RIDGE
LARGER BUILDING BY
COMBINING ADDITIONAL
PRIMARY FORMS
AND VERANDAS & LEANTOS!
(7/41)

NARROW CARRIAGEWAYS,
WIDE GRASS VERGES,
STREET TREES.

THE ARROWTOWN PLAN February 2003

An 'Arrowtown'
approach to housing
as described in the current District Plan



THE ARROWTOWN PLAN February 2003

**A typical 'suburban'
approach to housing**
as described in the current district plan