

**BEFORE THE INDEPENDENT HEARING PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

Under the	Resource Management Act 1991
In the matter	of the Urban Intensification Variation to the proposed Queenstown Lakes District Plan

**STATEMENT OF EVIDENCE OF RICHARD KNOTT
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**ARROWTOWN – HERITAGE AND CHARACTER
QUEENSTOWN – HERITAGE BUILDINGS**

6 June 2025



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1. QUALIFICATIONS AND EXPERIENCE

1.1 My full name is Richard John Knott.

1.2 I am a Built Heritage/Special Character expert, Urban Designer and Planner. I have worked within these areas for 35 years and have held senior positions within both local government and private companies. Since 2014 I have worked in my own consultancy, Richard Knott Limited.

1.3 I hold a Master of Arts in Urban Design from the University of the West of England, UK (1995), a Post-Graduate Diploma in Building Conservation from Bournemouth University, UK (2002) and a Bachelor of Arts in Town and Country Planning (1988) and a Bachelor of Planning (1989) from the University of Manchester, UK.

1.4 I am a full member of the following professional institutes:

- (a) Member New Zealand Planning Institute;
- (b) Chartered Town Planner (Member of the Royal Town Planning Institute, UK);
- (c) Member Institute of Historic Building Conservation (UK); and
- (d) Member Institute of Highway Engineers (UK).

1.5 I am a Making Good Decisions Certificate Holder (since 2010 and last renewed in 2021 with Chairing Endorsement) and have sat as Independent Planning Commissioner (panel member and/or Chair) for Hamilton City Council, Whangarei District Council, Taupo District Council, Tauranga City Council, South Wairarapa District Council and Auckland Council on over 70 hearings.

1.6 I am a current member of the hearings panel for Auckland Council's PC78: Intensification plan change. I was a member of the hearings panels for PC33 to the Tauranga City Plan, Enabling Housing Supply, and Variation 1 to PC33. As a result, I am familiar with the National Policy Statement for Urban Development 2020, updated May 2022 (**NPS-UD**) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, albeit that my hearing experience relates to Tier 1 Councils.

1.7 I have significant experience of working in all areas of planning, urban design, heritage and special character. My recent experience includes:

- (a) leading a whole of Hamilton study to identify potential Historic Heritage Areas, including authoring all reports and associated expert evidence;
- (b) assessing potential historic buildings and heritage overlay areas (heritage precincts) for the review of the Mackenzie District Plan (ongoing);
- (c) working with local hapū, the local sports fishing club and Ōpōtiki District Council to develop a mini masterplan for Waihou Bay;
- (d) working with mana whenua and Ōpōtiki District Council to produce a masterplan for Ōpōtiki Harbour and Wharf, and a masterplan for Ōpōtiki Town Centre; and
- (e) working with the local community, government agencies and South Wairarapa District Council to prepare a masterplan for Featherston.

1.8 I have provided various services to Queenstown Lakes District Council (**QLDC** or **Council**), and as a result have developed a good understanding of the District, the District Plan, including the Queenstown Lakes Operative District Plan (**ODP**) and the Queenstown Lakes Proposed District Plan (**PDP**), and Arrowtown in particular. For clarity, these services include:

- (a) assisting QLDC to establish appropriate boundaries for the Medium Density Residential zone for Arrowtown, when the medium density area was first introduced into the PDP (2015);
- (b) updating the 2006 Arrowtown Design Guide to form the 2016 version, as part of the PDP (2015/2016);
- (c) providing expert heritage evidence to the hearing panel considering submissions on Chapter 26 – Historic Heritage of the PDP (2016);
- (d) providing expert heritage support to QLDC for Environment Court Mediation on appeals relating to Chapter 26 – Historic Heritage of the PDP (2019); and
- (e) peer review of various resource consent applications to carry out work to heritage buildings in the QLDC District, including in Arrowtown, and attending relevant hearings (most recently 2024).

2. INTRODUCTION / SCOPE OF EVIDENCE

2.1 I have been engaged by QLDC to provide evidence in relation to the hearing on the Urban Intensification Variation (**UIV**) to the PDP, and in particular my brief requested that I consider:

- (a) The character effects (if any) of the proposed intensification in the Lower Density Suburban Residential Zone (LDSRZ) and Medium Density Residential Zone (MDRZ) zones in Arrowtown and consider how and to what extent it could/would impact on the heritage values of Arrowtown/Arrowtown Town Centre Zone/Arrowtown Residential Historic Management Zone;
- (b) Submissions relating to the notified 10m building height proposed for the Local Shopping Centre Zone (LSCZ) in Arrowtown, an existing 'spot zone' on Adamson Drive; and
- (c) Submissions by Heritage New Zealand Pouhere Taonga as they relate to requesting restrictions on the height of buildings adjacent to heritage buildings in the HDRZ in Queenstown.

2.2 In this statement of evidence, I provide an independent response to these matters, but only as they relate to historic heritage, character and amenity matters.

2.3 I consider whether there is justification for not providing for the level of intensification proposed in the notified UIV within the LDSRZ , MDRZ and LSCZ in Arrowtown.

2.4 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2.5 The key documents I have used, or referred to, while preparing this statement of evidence are:

- (a) The Council’s Section 32 Evaluation Report for the UIV – NPSUD Policy 5 Plan Variation 16 May 2023 (**S32 Report**), and in particular Appendix 1B-1L Proposed Provisions and Appendix 4 – Urban Design Report (the **Urban Design Report**);
- (b) The National Policy Statement on Urban Development, updated May 2022 (**NPS-UD**);
- (c) Evidence of Ms Amy Bowbyes, Queenstown Lakes District Council – s42A Strategic Evidence (**Strategic s42A**);
- (d) Evidence of Ms Amy Bowbyes, Queenstown Lakes District Council – s42A Submissions on Arrowtown;
- (a) Queenstown Lakes Proposed District Plan (**PDP**);
- (b) Queenstown Lakes Operative District Plan (**ODP**);
- (e) Arrowtown Design Guidelines 2016 (**ADG 2016**);
- (f) Relevant submissions, including in particular the following submissions, which cover themes typical of many of the other submissions:
 - (i) Arrowtown Planning Advisory Group (1223);
 - (ii) Arrowtown Village Association (302);
 - (iii) Louise and Justin Wright Submission (747);
 - (iv) Noel Beggs (1037); and
 - (v) Shaping Our Future Inc (1054).

3. EXECUTIVE SUMMARY

3.1 Based on my assessment in my evidence, I consider that there is good justification for reconsidering how the UIV applies to the LDSRZ and MDRZ at Arrowtown and for identifying how the provisions can best respond to the concerns I have identified.

3.2 Ms Bowbyes and I have worked closely to consider appropriate updates to the provisions applicable to these areas and I consider that the recommended provisions as set out in her evidence will ensure that the current sense of place, character and heritage values of the township are maintained.

- 3.3** I consider that the recommended amended provisions in Appendix 1 to Ms Bowbyes' Strategic Evidence will ensure that the current sense of place, character and heritage values of the township will be maintained.
- 3.4** In respect of the LSCZ on Adamson Drive, this relates to a single small site. I consider that the notified amendments to height and height in relation to boundary are acceptable and will not adversely affect the sense of place of Arrowtown, and will support the notified 10m permitted height for the LSCZ at Arrowtown.
- 3.5** In relation to the submissions by HNZPT (submission 897) as they relate to requesting restrictions on the height of buildings adjacent to heritage buildings in the HDRZ in Queenstown, I consider that PDP Policy 9.2.3.1 appropriately provides for sunshine and light access and I do not consider that it would be justifiable to reduce the height limits on adjacent sites. However, I do agree that a new policy would provide the opportunity to consider the effects of adjacent developments on the heritage values of 5 and 17 Brisbane Street.

4. THE UIV IN ARROWTOWN

- 4.1** The Council is a Tier 2 territorial authority. Whilst it is required to implement Policy 5 of the NPS-UD, it is not required to amend the district plan to implement the Medium Density Residential Standards, which apply instead to Tier 1 territorial authorities.
- 4.2** Section 6.2 of the S32 Report outlines where exclusions or partial exclusions to intensification have been made in the notified UIV 'due to there being specific features that need to be protected or characteristics and constraints that need to be taken into account.'¹ Of most relevance to my evidence, I note that Historic Heritage (section 6.2.3 of the S32 Report) was specifically identified as a constraint to intensification within the Arrowtown Town Centre Zone (**ATCZ**) and the

1 Section 32 Evaluation Report 16 May 2023, section 6.2.

Arrowtown Residential Historic Management Zone (**ARHMZ**), for the following reasons:

- (a) The ATCZ and ARHMZ have a significant number of historic heritage features/buildings, and protected and character trees;
- (b) The Historic Heritage Precinct is located within the ATCZ and part of the ARHMZ along Buckingham Street; and
- (c) The Arrowtown Design Guidelines 2016 identify that although change has occurred within the 'Old Town', the historic fabric is sufficiently intact that the essence of early Arrowtown heritage remains.

4.3 The main changes proposed by the notified UIV to the LDSRZ in Arrowtown are:

- (a) Increasing permitted building heights from 6.5m (6m on sloping sites) and 5.5m for infill development on sites smaller than 900m, to 8m;
- (b) No longer distinguishing between flat and sloping sites for the application of height and recession plane rules;
- (a) Retaining the current permitted density of one residential unit per 450m² (for land use consent); and
- (b) Subject to restricted discretionary activity consent, enabling a residential density of one unit on sites between 450m² to 300m², with a maximum site density per 300m² average net site area (whereas currently the maximum restricted discretionary activity density is one unit per 300m² net site area). The associated matters of discretion include consideration of consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines.

4.4 The main changes proposed by the notified UIV to the MDRZ in Arrowtown are:

- (a) Increasing building heights from 7m to 11m (+1m for pitched roofs);
- (b) More permissive height in relation to boundary standards, and the distinctions between flat and sloping sites removed; and
- (a) Maintaining minimum lot area at 250m² but removing the existing maximum site density (currently 1 unit per 250m² net site area) and reducing the minimum lot dimensions from 12m x 12m to 10m x 12m.

4.5 The main changes proposed by the notified UIV to the LSCZ in Arrowtown are:

- (a) Increasing building heights from 7m to 10m; and
- (b) More permissive height in relation to boundary standards.

5. SUBMISSIONS

5.1 I am advised that 566 submissions made on the UIV relate to Arrowtown. This is around 45% of the overall total number of submissions made on the UIV.

5.2 Ms Bowbyes provides a summary of the matters raised in the submissions in her evidence. For completeness, I note that I have relied on this summary to inform my assessment of the matters that are of particular relevance to my evidence. Of significance to my evidence, submitters raise concerns regarding:

- (a) Heritage/Character - of the community/location; urban character, settlement pattern, street layout and design (including lack of footpaths), lot sizes, coverage, built form, openness, trees, planting;
- (b) Amenity - views, outlook, privacy, dominance, noise;
- (c) Sunlight - Relates to effects on sunlight / shading / solar panels; and
- (d) Landscape - effects on the landscape.

6. ARROWTOWN'S SENSE OF PLACE, AND HERITAGE AND CHARACTER VALUES

6.1 This section of my evidence provides a summary of the key attributes which contribute to the sense of place, and heritage and character values of Arrowtown. The full text is included as **Appendix 1** to this evidence.

6.2 A brief history of Arrowtown is provided in the ADG 2016. This sets out that miners flocked to the area after gold was discovered in the Arrow River in 1862. The initial tent camp was replaced by the town, which grew to support the mining industry, with pastoral farming established in the surrounding area at the same time. When mining decreased, the town continued providing supplies and services to local

farmers. Being remote and isolated there was no pressure for new development and many of the old buildings and other features were retained.

6.3 From the late 1970s the town began to expand responding to increased tourism and popularity as a family holiday location, and in the late 1980s there was an increase in permanent residents in Arrowtown. These trends are still continuing.

6.4 The remote, mountainous location with harsh winters is reflected in the very simple, rural town character with local materials, simply used by locals creating Arrowtown's heritage character. This character has survived due to the town's slow rate of change and development up until the 1970s:

*'Together with the buildings, the non-perfect, and at times semi-wild nature of areas provide the age, the patina, the ever-precious sense of timelessness, which relates Arrowtown to its origins and is integral to retaining the town's heritage.'*²

6.5 Today the character and heritage values of Arrowtown can be seen as a series of interlinking features, including the geographic location/setting of the township, the physical layout/urban form of the township and the built form of the development which has taken place there. Together these provide Arrowtown with a unique 'Arrowtown' sense of place. I describe these in more detail below.

6.6 Overall, as established in **Appendix 1**, whilst there is some variation in character across the residential zones (ARHMZ, MDRZ, LDSRZ), each is characteristically 'Arrowtown'.

6.7 Arrowtown has a very clear and identifiable sense of place and character. This is most influenced by:

- (a) The wider setting and location of the town, on a terrace below the dominant ranges. Whilst there are changes in level and other smaller terraces within the township, when viewed from outside of the township

it is the escarpment along the western edge of the township, the views of the upper terrace and the setting of the township against the ranges and mountains which together make a significant contribution to an understanding of the wider location and sense of place of Arrowtown;

- (b) Dwellings on the whole are simple, and low scale and sit comfortably and unselfconsciously within their setting; this is in part because their potential impact is tempered by the trees and planting around them, but also due to many being relatively modest single storey dwellings;
- (c) Within the township, you are acutely aware of the backdrop of surrounding ranges and mountains, and the views to these along roads, from intersections, through gaps between and above the low scale buildings; and
- (d) The informal character of most roads, with a lack of kerb and channel or the use of only low mountable kerbs and simple concrete channels, and a significant number of trees and other planting within berms, along front boundaries and within yards.

6.8 These heritage and character values of Arrowtown are very well documented and are set out in a number of existing publications, most notably the ADG 2016. Arrowtown is perhaps unique in that it has a detailed design guide which covers the whole town, rather than covers a small part of the town or a series of specific precincts. It is unusual to find a town where such efforts have been made to maintain the heritage and character values of a complete township, including new development. The ADG has ensured that development in the New Town area is influenced by the older development seen within the ATCZ and the ARHMZ.

6.9 Whilst there has been the development of some new dwellings with an uncharacteristic shape and form, in particular off McDonnell Road and in the Adamsons Ridge area, at this stage these represent a minority feature, and do not threaten the sense of place or the overall heritage values and urban character of the township seen as a whole. It is likely that these dwellings were a permitted activity.

6.10 Overall, developments have shown respect for the character and heritage values of the township and has maintained and extended the Arrowtown character, through:

- (a) The retention of relatively low density and low building heights across the township, including in the MDRZ;
- (b) The setback, building coverage and height in relation to boundary standards;
- (c) The retention of trees and other planting; and
- (d) Informal roads with, on the whole, no kerbs and channels and gravel footpaths paths within the wide grass berms.

6.11 The current PDP rules for the LDSRZ and MDRZ assist with maintaining these characteristics by encouraging:

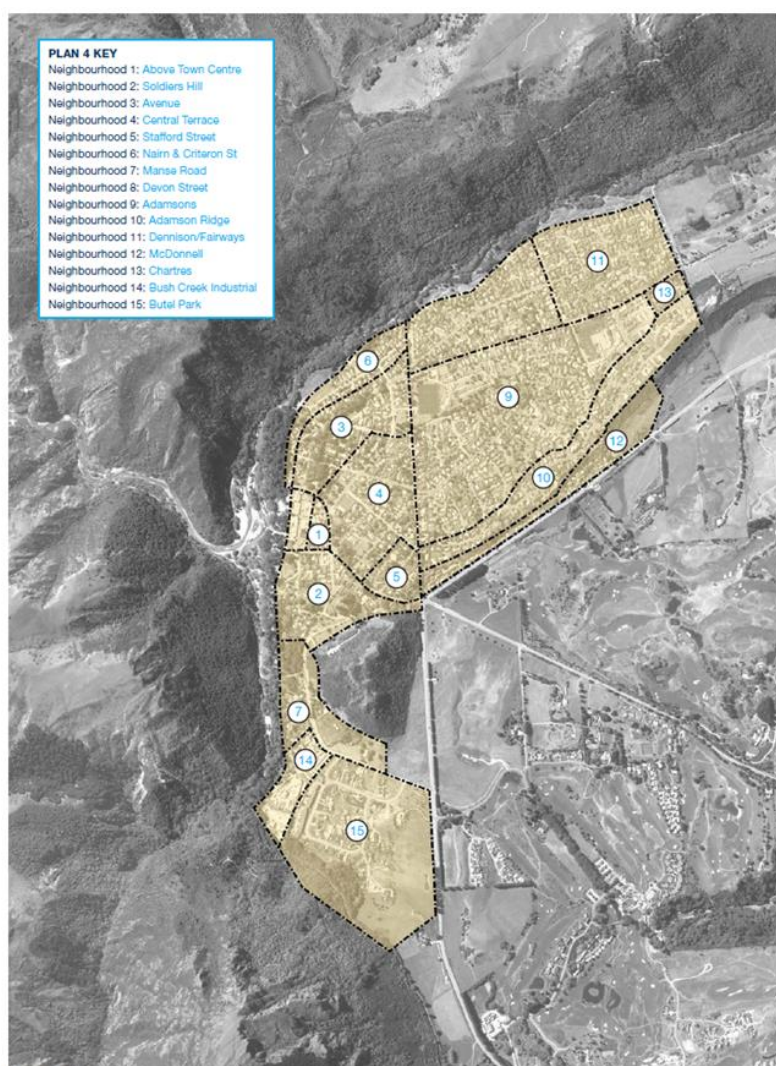
- (a) Within the LDSRZ, detached low rise dwellings (maximum 6.5m), reflecting the scale and form of buildings seen within the ARHMZ, not appearing over dominant from the street due to their overall scale, ability to include trees and planting within lots, and emphasising the contrast between the small scale of the built form and the surrounding ranges which forms the wider setting of the township;
- (b) Within the MDRZ, detached dwellings (maximum 7m), reflecting the scale and form of buildings seen within the ARHMZ, not appearing over dominant from the street due to their overall scale, ability to include trees and planting within lots, and continuing to emphasise the contrast between the small scale of the built form and the surrounding ranges which forms the wider setting of the township; and
- (c) Density being such that it has been possible to maintain the informal character of street, including street trees within all areas, reflecting the ARHMZ (rather than the streets needing to be urbanised to accommodate additional vehicular crossings, wide footpaths etc).

Why is the existing Character and Sense of Place of the LDSRZ and the MDRZ important

6.12 The ADG 2016 identifies 15 neighbourhoods within the Arrowtown township, in addition to the ATCZ itself. The neighbourhoods are identified on **Figure 1** below.

The LDSRZ and MDRZ are located within:

- (a) Four neighbourhoods in the Old Town area - Neighbourhoods 2, 3, 5 and 6; and
- (b) Nine neighbourhoods within the New Town area - Neighbourhoods 7 to 15.



Plan 4 - Setting out Old Town and New Town Neighbourhood Areas

6.13 Maintaining the existing character and sense of place of the New Town, and those parts of the Old Town zoned LDRSZ, in addition to that of the ATCZ and ARHMZ, is in my view important because:

- (a) The LDRSZ and MDRZ form the entrances to the township and are the routes into the ATCZ and the ARHMZ, and contribute to the unique Arrowtown sense of place;
- (b) The LDRSZ and MDRZ adjoin and provide the setting to the ARHMZ;
- (c) The LDRSZ and MDRZ have a clear and distinct, unique Arrowtown sense of place and character, which has relevance and interest to the communities within the locality, the wider QLDC District and to visitors from outside of the District – they are an inherent part of the Arrowtown experience. In relation to this matter, it is significant to note that daily peak visitor are approximately equal to the township’s population.³

6.14 In relation to the above, I confirm that whilst I consider that the ‘*surroundings associated with*’ historic heritage within Arrowtown may extend across sites that are physically associated with listed heritage items within the area subject to the notified UIV, and within Arrowtown in general, they do not extend across the entire LDRSZ, MDRZ and LSCZ at Arrowtown.

7. POTENTIAL IMPACT OF THE NOTIFIED RULES ON THE UNIQUE ARROWTOWN SENSE OF PLACE

7.1 I have carefully considered the impact of the notified LDRSZ and MDRZ provisions on Arrowtown’s character and heritage significance/values.

7.2 I do not have concerns regarding the changes which would enable a residential density of one unit on sites between 450m² to 300m², with a maximum site density of one unit per 300m² average net site area in the LDRSZ (notified Rule 7.4.9), as this would be a restricted discretionary activity consent, and I am satisfied that the associated assessment criteria, which include consideration of consistency with

3 Based on the figures in the Shaping Our Future – Arrowtown Community Visioning 2017 final Report and the updated 2022 Report.

Arrowtown's character, as described within the ADG 2016, provide an appropriate means to consider the effects of developments seeking to make use of this change.

7.3 Likewise, I do not have concerns regarding the removal of the existing maximum site density (PDP Rule 8.5.5) and reduction of the minimum lot dimensions (notified Rule 27.7.30) in the MDRZ, as applications for any residential unit in the Arrowtown Historic Management Transition Overlay Area, or for more than two units elsewhere in the MDRZ in Arrowtown, would be a restricted discretionary activity (Rule 8.4.10). The associated matters of discretion include consideration of consistency with Arrowtown's character, utilising the ADG as a guide. I consider that this would provide an (indirect) opportunity to consider the effects of developments seeking to make use of this change. Submitter 522, W Baker, requests that up to three units per site be made a permitted activity in the MDRZ in Arrowtown. I do not support this as I consider that the existing activity status plays an important role in controlling the effects of both the existing and proposed density standards within the MDRZ and on the adjacent ARHMZ, as it brings the requirement to respond to the design outcomes set out in the ADG. I note that as a restricted discretionary activity multi-unit developments would still be anticipated in the MDRZ at Arrowtown.

7.4 However, I consider that the increased building heights within both the LDSRZ and MDRZ, coupled with the more lenient Height in Relation to Boundary (**HIRB**) standards in the MDRZ (which could lead to larger buildings in the MDRZ than enabled under the existing standards) would impact the fine balance of the existing Arrowtown character and sense of place, and in some places have a negative effect on the immediate surroundings of the ARHMZ and ATCZ:

- (a) Much of the MDRZ and LDSRZ are visible from important routes of entry to the township. As outlined above, these routes and locations make an important contribution to an understanding of the wider location and sense of place of Arrowtown; for instance there are views reasonably deep into the MDRZ from Malaghans Road (including at the intersection with Berkshire Street), Arrowtown-Lake Hayes Road and McDonnell Roads, and both the LDSRZ and MDRZ line other key routes within the township, such as Berkshire Street and Centennial Drive. These routes

are not only used by locals but also by visitors. Visitors make a significant contribution to the local economy with daily peak visitor numbers being approximately equal to the township's population;

- (b) As it stands these points of entry and routes within the township provide an appropriate transition from town to country. Buildings of the height and scale enabled by the UIV would create a more abrupt transition; and
- (c) In general, buildings of the height and scale permitted by the notified UIV would be out of keeping with the lower scale buildings which typify the township, and additionally there is also the potential for the clarity of the edge of the terrace to be disrupted.

7.5 Ms Bowbyes and I have worked closely to consider appropriate updates to the provisions. I consider that the recommended provisions in Appendix 1 to Ms Bowbyes' Strategic Evidence will ensure that the current sense of place, character and heritage values of the township will be maintained.

8. LOCAL SHOPPING CENTRE ZONE IN ARROWTOWN

8.1 The LSCZ in Arrowtown consists of a single 514m² site at 32 Adamson Drive. Submitters opposed the notified building height for the LSCZ, which proposes to increase the permitted height from 7m currently, to 10m (notified Rule 15.5.7). The current non-complying activity status for breaches is proposed to be retained.

8.2 Given the small size of this site, and that it is the only LSCZ land in the local area and so contributes to the sense of place and community focus of the New Town, I consider that the notified amendments to height and height in relation to boundary are acceptable and will not adversely affect the sense of place of Arrowtown.

8.3 I therefore support the notified 10m permitted height for the LSCZ at Arrowtown.

9. BUILDINGS IN QUEENSTOWN

9.1 I have considered the submissions by Heritage New Zealand Pouhere Tanonga (HNZPT – submission 897) as they relate to requesting restrictions on the height of buildings adjacent to heritage buildings in the HDRZ in Queenstown.

9.2 HNZPT submit that construction of a greater number and taller buildings close to a heritage structure could result in its heritage values being put at risk. In addition to effects on character, this includes issues associated with construction, such as vibration, and potential long-term conservation and liveability problems associated with loss of sunlight, overshadowing and damp. HNZPT suggest that to manage these effects the Council should:

- (a) Employ a policy framework to protect historic heritage values; and
- (b) Retain the existing permitted building height of 8m for properties adjoining historic heritage.

9.3 The relief sought is:

- (c) Retain the existing permitted building height standard of 8m for sites adjoining a heritage place, including any entry on the List and the District Plan heritage schedule, within the proposed High Density Residential Zone (HDRZ); and
- (d) Insert a new policy under Objective 9.2.3. - “9.2.3.3 Ensure that development is compatible with the values of adjacent historic heritage.”

9.4 I was asked to specifically consider this submission in relation to the Heritage Buildings at 5 Brisbane Street and 17 Brisbane Street, Queenstown, these being located with an area the UIV proposes to rezone to HDRZ from the existing MDRZ.

9.5 I visited Brisbane Street on 16 July 2024. I did not enter the sites, as I found that it was possible for me to make my assessment from the street.

9.6 I consider that PDP Policy 9.2.3.1 appropriately provides for sunshine and light access. Whilst I recognise that heritage buildings may be more susceptible to the

effects of vibration, and potential long-term conservation and liveability problems associated with loss of sunlight, overshadowing and damp, I do not consider that there is sufficient justification to provide different provisions in relation to these matters than would be applied to any other building.

- 9.7** I do agree that the requested new policy would provide the opportunity to consider the effects of adjacent developments on the heritage values of 5 and 17 Brisbane Street. However, given the urban nature of the existing environment, I do not consider that it would be justifiable to reduce the height limits on adjacent sites.



Richard John Knott

6 June 2025

APPENDIX 1

Arrowtown's Sense of Place, and Heritage and Character Values

- 1.** This appendix **supplements Section 6, 7 and 8** of my evidence and provides a more detailed consideration of Arrowtown's Sense of Place, and Heritage and Character Values.
- 2.** The character and heritage values of Arrowtown are formed by a series of interlinking matters, including both the geographic location/setting of the township, the physical layout/urban form of the township and the built form of the development which has taken place there. Together these provide Arrowtown with a unique 'Arrowtown' sense of place.

Location on a Terrace

- 3.** The Arrowtown township is located at the eastern reaches of the Wakatipu Basin, on the southern edge of the Arrow River and at the base of the Crown Terrace and Coronet Peak.
- 4.** The original township is located on a terrace of land, up to approximately 30m above the land to the west and south.
- 5.** The terrace and escarpment are clearly seen when arriving at Arrowtown along the main entrance routes of Malaghans Road and McDonnell Road, and to a lesser extent Arrowtown-Lake Hayes Road (where views of the terrace and escarpment are in part blocked by trees). The terrace and escarpment are 'markers' at the entrance to the township. It is possible to see development which is set some way back (450m+) from the edge of the terrace in these views; these buildings are generally within the LDSRZ and the MDRZ.
- 6.** The scale/height of development on the terrace means that when approaching the township, the buildings on the terrace do not unduly disrupt the form of the terrace; the height of the escarpment very clearly exceeds the height of the buildings above and those set below it. Trees can be viewed interspersed with the buildings.



Figure 1: View towards the terrace and escarpment along Malaghans Road (stitched photograph – original photos RKL 16 07 2024)



Figure 2: View towards the escarpment and terrace from intersection of Malaghans Road with Arrowtown-Lake Hayes Road (photo RKL 16 07 2024)



Figure 3: View towards the terrace and escarpment along McDonnell Road (stitched photograph – original photos RKL 16 07 2024)

7. The clarity of the escarpment close to the intersection of Malaghans Road with Arrowtown-Lake Hayes Road, which is lower here than it is further south, has begun to become blurred by the development at its base and rising up its face. However, the scale and form of the existing detached buildings, and the retention of yard areas has ensured that the terrace is still clearly identifiable.
8. South of this, dwellings constructed on the edge of the terrace disrupt and blur its edge, as they step down the escarpment (such as in Shaw Street) or buildings spill over the edge (such as in Cotter Avenue and Advance Terrace).
9. The development at the base of the escarpment along McDonnell Road also disrupts the clarity of the escarpment, although level with Patton Place and further south where the escarpment is far taller, the effect of these buildings on the clarity of the escarpment is reduced.
10. Notwithstanding this, these views remain for many, their introduction to Arrowtown; they are able to still view and understand the topography and landscape setting of the township, the low scale and form of the majority of buildings and the existence of trees and vegetation amongst the housing. The views of the upper terrace and the setting of the township against the ranges and mountains together make a significant contribution to an understanding of the wider location and sense of place of Arrowtown, and are an essential part of the sense of place of Arrowtown, and an introduction to what visitors will see within the historic Arrowtown Town Centre (**ATZC**) and Arrowtown Residential Historic Management Zone (**ARHMZ**).

Arrowtown Town Centre and Arrowtown Residential Historic Management Zone

11. Within the township, heritage buildings are generally located in the Arrowtown Town Centre Zone (**ATCZ**) and **ARHMZ**; these are the oldest parts of Arrowtown. The areas covered by these zones are broadly those areas described as the 'Town Centre' and 'Old Town' in the ADG (albeit that there are some differences in the boundaries of these, and some parts of the ADG Old Town are zoned Lower Density Suburban Residential Zone (**LDSRZ**)).

- 12.** Whilst the UIV does not seek to change the PDP provisions for the ATCZ nor the ARHMZ, it is important to understand the character and heritage of these areas to gain a full understanding as to whether the remainder of Arrowtown (the 'New Town') is influenced by the form of development in these areas, and if it is, whether this is important.
- 13.** The Arrowtown Town Centre Zone (**ATCZ**) is characterised by low scale commercial buildings fronting Buckingham Street. Many are identified as heritage buildings in Chapter 26 of the PDP. Most buildings are constructed to their road frontage and side boundaries. There are narrow laneways between some buildings and areas behind the street frontages where smaller courtyards have been created, each surrounded by commercial buildings. Buckingham Street is narrow, around 10m for much of its length.
- 14.** Whilst there is an area of open space on the south side of the street (zoned civic space), overall, the zero setback of buildings and narrow street creates a clear sense of enclosure to the street. Buckingham Street has a clear 'urban', town centre character despite the small scale of most buildings.
- 15.** The demand for parking has led to the creation of areas of parking to the north of Buckingham Street, with the creation of some building frontages facing this. I consider that this has not taken away from the overall heritage significance of the Town Centre as a whole.
- 16.** The ATCZ is identified as a Heritage Precinct in the PDP. It is different to the remainder of Arrowtown; it has an urban character with tight knit buildings, occupying much of their site. The remainder of Arrowtown, to a greater or lesser extent, provides the surroundings associated with the ATCZ.
- 17.** The ARHMZ surrounds the ATCZ on three sides (with the fourth side being zoned for informal recreation). The ARHMZ provides the surroundings associated with the ATCZ and also the surroundings to the many heritage buildings within it.

- 18.** Within the ARHMZ, the historic streets remain, although supplemented by a number of additional streets arranged as a grid across the area (the beginnings of these can be seen on aerial photographs from 1959).⁴ A number of historic buildings, many of which are identified as heritage buildings in Chapter 26 of the the PDP, and other features and planting remain from the early settlement of the town.



Figure 4: Extract from 1959 aerial photograph (from www.retrolens.co.nz)

- 19.** The streets have an informal character, with narrow tarmac carriageways, gravel edges and large grass berms containing street trees. Most do not have kerbs and channel or footpaths, and instead have mown grass swales.
- 20.** Many of the street trees are identified as Protected Trees in Chapter 32 of the PDP; those within and forming the avenue along Buckingham Street and extending to Bedford Street are perhaps the most memorable to visitors. In addition, Chapter 32 of the PDP identifies areas of Arrowtown Character Trees; these are in existing lots and together with the many Protected Trees provide a sense of enclosure to the area and a soft setting for the buildings, in contrast to the urban character of the adjacent town centre.

4 Sourced from Retrolens.co.nz.

- 21.** Buildings consist of a range of early cottages through to buildings which have been constructed much more recently. However, irrespective of their age, they are generally low height, small in size, simple in design and utilise timber and other local materials. Where buildings have been extended and altered, they have often been designed so that the shape and form of the original building can still be viewed and appreciated. Lots generally have a very spacious character, due to the low height and simplicity of the buildings.
- 22.** The buildings and streets are all seen and appreciated in the context of the surrounding ranges and mountains. Across the area there are views of the ranges along roads, from intersections, through gaps between buildings and above buildings. The small scale of the buildings provides a dramatic contrast to the scale of the ranges.
- 23.** The overall character and heritage values of the area is formed by the sum of all of these parts; where change has occurred there is sufficient evidence of the original form of the area, including buildings, trees, planting and streets that it is still possible to have a good understanding of the original form and subsequent evolution of the area. The area has a unique Arrowtown sense of place.

Lower Density Suburban Residential Zone and Medium Density Residential Zone

- 24.** The areas covered by the LDSRZ and MDRZ are broadly those areas described as the 'New Town' in the ADG (albeit, as noted in my evidence, some parts of the ADG Old Town are zoned LDSRZ).
- 25.** Together these zones consists of:
- 25.1** An area around Manse Road, to the west of the ARHMZ. This geographic area consists of the industrial area off Bush Creek Road, the recent residential developments at Essex Avenue and Flynn Lane - zoned 'Meadow Park Zone' in the ODP and LDSRZ at the east end of Manse Road. It is only the latter area which is subject to the UIV; and

- 25.2** Areas to the south/west of the ARHMZ, to the east and west of Centennial Avenue and extending up to Berkshire Street on the west edge of the township. Zoning in this area includes both LDSRZ and MDRZ.
- 26.** The area of LDSRZ along Manse Road and close to Berkshire Street (including Stafford and Derby Street) broadly reflect the description of the ARHMZ provided above.
- 27.** Whilst the area to the south of the ARHMZ (Kent Street and Suffolk Street southwards) has been developed more recently, and in parts moves away from the grid road layout of the Old Town, it still shares a great number of features with the ARHMZ which ensure that it remains characteristically Arrowtown.
- 28.** For many visitors, this area represents their entrance to Arrowtown, along Centennial Avenue, from SH6 and Cromwell. The current street pattern across this area includes a range of newer streets which supplement the original streets (which include Centennial Avenue and Devon Street).
- 29.** A number of the newer streets are curvilinear, rather than forming a rectilinear grid as seen in the Old Town:
- 29.1** The development to the east of Centennial Drive (including Devon Street) is based around a limited number of roads, most of which are well connected to areas beyond and reflect the grid street pattern seen in the ARHMZ, albeit that there are some cul-de-sac in the south.
- 29.2** The development in the west is based around loop roads and cul-de-sac and is more 'urban' in appearance. Whilst a curving street, Adamson Drive reflects the shape and form of original streets such as Berkshire Street.
- 30.** Notwithstanding these differences in design/layout, the majority of streets still display the same informal character, with narrow tarmacadam carriageways, gravel edges and large grass berms containing street trees, no kerbs and channel and mown grass swales as seen in the ARHMZ. However, in some streets low mountable kerbs with concrete channels have been installed; such as in Devon Street (which is an older street which has been upgraded) and more recent streets such as Cotter

Avenue. There are some footpaths; sometimes within the berms and others at the edge of the kerb, although gravel finishes are often used for these. Whilst the mountable kerbs do impact the appearance of these streets, the continued street trees and generally wide berms ensures that they still display an overall informal appearance.

- 31.** Trees along front boundaries and within lots remain a common feature through this area; a further reflection of the character of the Old Town/ARHMZ.
- 32.** Whilst buildings vary, many are still low height, simple in design and utilise timber and other local materials. Many of the dwellings in the north of the area (particularly to the east of Centennial Drive) are more bach/crib like in form and appearance. Within more recently developed streets such as Advance Terrace and Brodie Avenue/Patton Place there are a greater proportion of two storey buildings. However, on the whole, lots generally have a spacious character.
- 33.** Common with the Old Town/ARHMZ, across the area there are views of the ranges along roads, from intersections, through gaps between buildings and above buildings. The small scale of the buildings provides a dramatic contrast to the scale of the ranges.
- 34.** The overall urban form, character and heritage values of the area is formed by the sum of all of these parts; which when taken together provide the area with a unique 'Arrowtown' sense of place.