



Urban Intensification Variation Additional Information

Arrows town Character

Submitter 747 : Louise and Justin Wright, Registered Architects

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1 Qualification

My full name is Justin David Wright. I am a built environment expert, being a Registered Architect practicing in Arrowtown since 2012. I hold a Bachelor's degree in Architecture and Building Science from Victoria University in Wellington.

My partner Louise Wright is also a Registered Architect with a Bachelor of Architecture from Victoria University of Wellington.

We own Assembly Architects Ltd, an architecture practice based in Arrowtown since 2012, established in 2005. We are both Fellows of the New Zealand Institute of Architects.

Louise chairs the Arrowtown Planning Advisory Group (APAG), which assesses design proposals in the Arrowtown Residential Historic Management Zone. Through this role, she has extensive experience with the Arrowtown Design Guidelines in an assessment capacity.

At Assembly Architects Ltd, we have extensive experience applying the Arrowtown Design Guidelines in a design capacity, having designed numerous buildings in the ARHMZ, MDR, LDRSZ and MEADOW PARK in Arrowtown.

2 Introduction

In my original submission, I identified that the proposed Urban Infill Variation (UIV) would permit development incompatible with Arrowtown's established character. This additional information:

- Responds to Amy Bowbyes s42 report and amended UIV recommendations,
- Highlights the gap between permitted activities in Arrowtown MDR and LDR and the District Plan Objectives and Policies in relation to Arrowtown Character
- Compares processes of assessment between landscape character in the rural zone to urban landscape character, and continues to advocate for a landscape character assessment for Arrowtown
- Reviews examples of Permitted Activities in the MDR that have not utilised the Arrowtown Design Guidelines
- Provides some insight as to how the Arrowtown Design Guidelines are applied or not in relation to Permitted Activities or a Permitted Activity baseline in Resource Consent applications in the MDR
- Provides an example Landscape Character Assessment for Arrowtown and applies similar assessment over recent uncharacteristic "permitted" buildings
- Raises concerns that Richard Knott's heritage evidence for QLDC fails to provide justification for advocating for increased height limits in Arrowtown
- Demonstrates that 2 storey buildings are already enabled in the Arrowtown LDR and MDR therefore additional heights proposed in the UIV fail to achieve additional floor area
- Demonstrates built form diagrams that show potential uncharacteristic built form in the existing Permitted rules and this is further exacerbated with recommended UIV rules, which can be further compounded if site amalgamations or boundary adjustment by subdivision occurs.

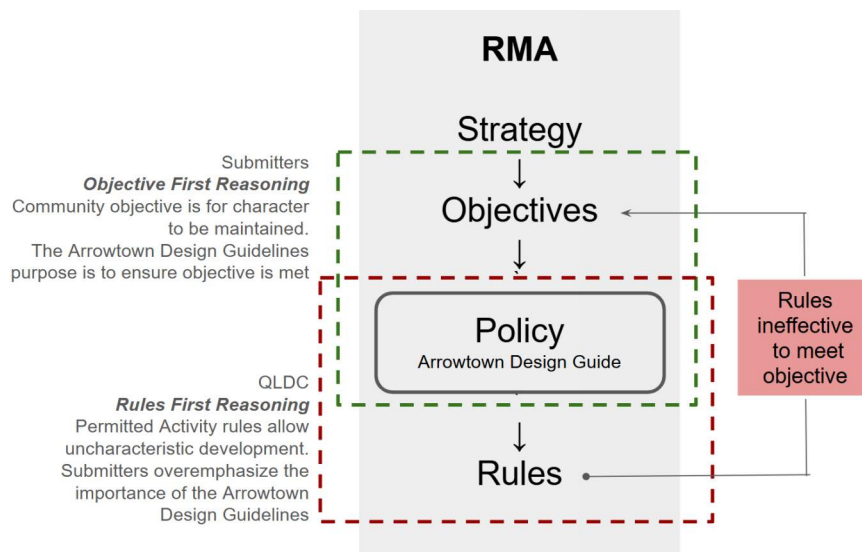
3 The Central Issue: Rules vs. Objectives

Ms. Bowbyes suggests that the influence of the Arrowtown Design Guidelines (ADG) may be over-emphasised by some submitters:

4.49 I do wish to set out that I consider that the influence of the ADG on development in the LDSRZ and the MDRZ (excluding the Transition Overlay) is over-emphasised by some submitters. The ADG does not apply to permitted activities.

This represents "rules-first" reasoning that uses Permitted Activities as a baseline without considering whether that baseline aligns with character objectives.

We present “objectives-first” reasoning, emphasizing that the ADG is the key mechanism to ensure PDP objectives for Arrowtown character are met.



Evidence from Richard Knott, Amy Bowbyes and our own analysis establishes that uncharacteristic development is occurring in Arrowtown. Development is not guided by the ADG.

4 Regulatory Framework and Policy Context

The regulatory framework—from the RMA through regional policy directions to local district plan strategic direction and specific zone provisions—establishes clear intent for Arrowtown’s character to be maintained.

The UIV affects the LDR and MDR zones in Arrowtown, which have specific objectives requiring development compatible with the town’s existing character. Specific policies identify the ADG as the tool to ensure this compatibility:

Policy 7.2.4.1 and Policy 8.2.4.1: Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2016, with particular regard to: - building design and form - scale, layout and relationship of buildings to street frontage(s) - materials and landscape response(s)

Policy 8.2.4.2: Avoid flat-roofed dwellings in Arrowtown.

5 Community Concerns

A significant proportion of submissions from the community focus on the heritage and character of Arrowtown. The number of submissions on the effects on Arrowtown character appears, from available QLDC data, to be comparable to public submissions received on rural landscape character.

6 The Regulatory Gap

QLDC should apply equivalent standards to both rural and urban character assessment. For rural landscapes, QLDC typically requires landscape character assessments and peer reviews. This level of scrutiny has not been applied to Arrowtown's urban character in the UIV process.

Arrowtown's character exists at a township scale, not at individual development level. Character erosion occurs through cumulative effects of multiple developments. Every development affects Arrowtown's character, hence objectives must apply to **all** development.

The ADG states that "if it is covered in the ADG then it is important to historic character management and protection. Every individual owner has a role in protecting the historic character of a place." This recognizes character preservation as a collective responsibility that cannot be limited to discretionary activities.

A critical regulatory gap exists: the ADG—intended to ensure objectives are met—does not apply to all development. Permitted activities require no ADG assessment. Even when consent is required, permitted baseline arguments can justify character-inconsistent development (See Appendix 6).

This creates a gap where uncharacteristic development proceeds without character assessment, despite the PDP's clear objective that all development should be compatible with Arrowtown's character.

Permitted Activity rules have no reference to the ADG, so designers and developers need not consider Arrowtown's character.

7 Arrowtown Design Guidelines and Character

The ADG2016 was developed through comprehensive character assessment to identify Arrowtown's unique attributes. The Guidelines represent a carefully developed, community-endorsed framework translating character values into practical design guidance. They form part of an integrated statutory framework designed to give effect to higher-order planning instruments.

A fundamental aspect of Arrowtown's character is its low-scale development pattern. The scale proposed under the UIV is incompatible with this character. Since the guidelines are character-derived and building scale is a defining attribute, the ADG cannot be varied without undermining its core purpose.

There is a fundamental conflict between the UIV's intensification objectives and the PDP's objective to preserve Arrowtown's character; one is incompatible with the other.

8 Landscape Character Assessment Framework

In our original submission, we recommended a Landscape Character Assessment for the proposed changes to Arrowtown.

Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, arose from the Environment Court's requirement for standardized, transparent assessments to assist decision-makers in evaluating landscape matters.

Te Tangi explicitly establishes that “urban landscapes fall within the same conceptual framework as all other landscapes” and that “towns and cities are just as much a landscape type” as rural or natural areas.

For Arrowtown's urban intensification, a Landscape Character Assessment following Te Tangi standards would provide QLDC with:

- **Defensible Evidence Base:** Court-endorsed methodology ensuring robust assessment that withstands legal scrutiny
- **Character Protection Framework:** Systematic identification of Arrowtown's specific values and physical attributes
- **Effects Assessment Foundation:** Clear baseline against which to assess whether intensification maintains or compromises Arrowtown's distinctive character

Without this assessment, QLDC lacks the systematic framework necessary to make informed decisions about how much change Arrowtown's character can accommodate—precisely the evidence gap that has previously frustrated the Environment Court.

The nature and magnitude of effect on character from increased height is critical evidence required to determine whether the proposed height increases are compatible with Arrowtown's character.

8.1 Richard Knott's Evidence: Height Not Justified

Richard Knott's evidence reinforces the ADG Character Assessment, establishing that Arrowtown's unique character depends fundamentally on low-scale development. His assessment identifies that Arrowtown's special qualities derive from “simple, low scale” buildings that “sit comfortably and unselfconsciously within their setting,” with “many being relatively modest single storey dwellings.”

This evidence compellingly demonstrates that the original proposed changes are incompatible with Arrowtown's character. Many original UIV proposed changes have been withdrawn, with most PDP bulk and form rules remaining unchanged.

However, the same evidence inexplicably supports height increases that would fundamentally alter the very character attributes it identifies as essential.

Even a lay person can identify that increasing heights in a township defined by low-scale

development will affect character. The expert evidence lacks critical analysis of the nature and magnitude of effect—fundamental evidence required to assess how the proposed change will affect character. Without this evidence, it is impossible to determine whether the proposed change is compatible with PDP character objectives.

8.2 Richard Knott's Evidence: Uncharacteristic Development

Richard Knott acknowledges uncharacteristic development is occurring in Arrowtown:

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.

This raises three critical considerations:

1. **Location:** Uncharacteristic development is currently concentrated in peripheral areas.
2. **Proportion:** These developments currently represent a minority of structures.
3. **Temporal Impact:** The assessment reflects current state but not future cumulative effects.

What if uncharacteristic development encroaches closer to the historic core? What if it becomes more prevalent? What are the cumulative effects if this trend continues unchecked?

9 Further Evidence of Character Erosion

Developments at 4 Prichard Place and 17 Kent St demonstrate that uncharacteristic development is occurring in the MDR closer to Arrowtown's historic core.

Analysis of these developments illustrates how permitted activity rules contradict ADG character attributes and represent incremental erosion threatening Arrowtown's identity.

The ADG includes 12 specific guidelines against which developments can be assessed. The intent is that development following these guidelines will be consistent with Arrowtown's character. Where development fails to meet guidelines, character incompatibility potential exists.

Appendix 6 & 7 provides technical assessment of these developments against the ADG. The analysis shows both developments fail multiple ADG criteria: - Excessive building scale and mass incompatible with modest cottage typology - Inappropriate roof forms disrupting the established gable-dominated skyline - Materials and design approaches lacking authenticity and historical resonance - Site planning failing to respect traditional building-streetscape relationships

10 Resource Consent Processes

A review of the resource consent histories for these developments reveals the application of the ADG in real development applications. The assessment reveals that the ADG is not being applied as intended.

Review of resource consent histories reveals the ADG is not being applied as intended:

- Prichard Place used strategic consenting to bypass character assessment requirements
- Kent St required resource consent (triggering ADG assessment), but permitted baseline arguments justified character inconsistency

11 Landscape Character Effects

Uncharacteristic development in Arrowtown is creating moderate adverse effects on character. Cumulative effects of similar development risk PDP zone objectives not being met.

12 Permitted Baseline Reasoning Flaw

Amy Bowbyes' reliance on permitted baseline approach to justify increased height limits fundamentally places rules before objectives. Evidence demonstrates current permitted activity rules fail to achieve PDP character objectives, rendering them inappropriate as an assessment baseline. This creates a regulatory spiral where each character compromise justifies the next.

In proper district plan hierarchy, rules must remain subservient to objectives. When rules fail to meet objectives, using those rules as baseline becomes inherently unreasonable.

Both original UIV and revised height recommendations conflict with Arrowtown's established character. Expert assessment unequivocally establishes that low scale is fundamental to Arrowtown's identity. Any permitted height increases will compound adverse effects on this character.

The Resource Management Act provides clear direction: - Section 32 requires plan provisions to be the most appropriate way to achieve objectives - Section 35 mandates council monitoring of policy and rule effectiveness

These create a statutory duty for QLDC to evaluate whether current permitted activity rules achieve PDP objectives before making decisions. Both Richard Knott and Amy Bowbyes explicitly identify uncharacteristic development occurring as permitted activities.

It is unreasonable to expect increased heights could achieve PDP character objectives when council's own evidence confirms permitted activities already produce uncharacteristic development.

No substantive evidence supports increasing Arrowtown's height limits to achieve PDP character objectives. PDP policy explicitly directs development to follow ADG guidance, which consistently

promotes low-scale development.

13 Address Regulatory Gap

Our analysis reveals a need to address the regulatory gap between permitted activity rules and character objectives through: - Staff training on ADG guidelines and character assessment principles - Tightening permitted activity standards to better align with ADG requirements - Extending ADG assessment requirements to more activities - Implementing design review processes - Strengthening enforcement of existing character protection measures - Codifying design controls into the district plan

14 UIV May Not Enable Additional Floor Area

The notified UIV indicated potential MDRZ heights from 7m up to 11m+1m. This was subsequently reduced (Arrowtown only) to 8m+1m for pitched roofs to enable 2-storey development. This would be a Permitted Activity with no ADG-related discretion matters.

With flat vs sloping site rules removed, the following recession planes are proposed for all sites: * Southern Boundary: 2.5m and 35 degrees * Northern Boundary: 2.5m and 55 degrees * Western & Eastern Boundary: 2.5m and 45 degrees * No recession at street or reserve boundaries

In the LDSRZ, the recommended height uplift is 6.5m permitted with a 6.5-8m RD height band including ADG consistency matters. However, the recommendations don't amend LDSRZ recession planes, which would only apply to flat sites, not sloping sites where recession planes only apply to accessory buildings.

Amy Bowbyes (s42 report 3.3a) states these amendments "would better recognise Arrowtown's character, which more effectively and efficiently implements the Arrowtown-specific PDP Objectives and Policies." She doesn't explain how additional height would better recognize Arrowtown's character, though the inference is MDRZ height rules would permit: * 9m height buildings with pitched roofs * 8m height buildings with flat roofs

Our appendices identify that permitted buildings already being constructed aren't aligned with the ADG (including flat-roofed buildings) and aren't meeting character objectives.

Allowing a 2m height increase over the current 7m MDRZ limit enables greater potential for uncharacteristic built form, not "better recognition of Arrowtown character."

Raising height from 7m to 8m+1m is proposed to enable 2-storey MDRZ development. However, 2-storey development is already enabled within the current 7m height limit. The additional height offers no meaningful floor area benefit.

Similarly, raising LDSRZ height from 6.5m (Permitted) to 6.5-8m would not increase development capacity, as 2-storey development is already enabled within a 6.5m height limit.

15 Recommendations

15.1 Maintaining Current PDP Rules

Decision-makers should reject both original UIV height increases and revised recommendations. Evidence doesn't support that increased heights can maintain Arrowtown's character. Character assessment findings directly contradict height recommendations, with no credible analysis resolving this inconsistency.

All existing PDP rules, including current height limits in LDSRZ (6.5m) and MDRZ (7m), should be maintained. These limits better protect Arrowtown's low-scale character than proposed increases.

15.2 Strengthen Character Protection Mechanisms

Rather than increasing bulk and scale allowances, focus should be on strengthening design controls and ensuring better alignment between permitted activity rules and character objectives. This approach addresses legitimate development needs while protecting Arrowtown's unique attributes.

15.3 Address the Regulatory Gap

The most critical need is addressing the regulatory gap allowing uncharacteristic development that fails to meet PDP zone objectives.

16 Final Observations

Both zones have specific objectives requiring development compatible with town's existing character, overwhelmingly supported by community submissions.

The choice facing decision-makers is clear: * Allow incremental erosion until the town's distinctive character is irretrievably changed, or * Strengthen character protection framework to ensure Arrowtown's unique identity is preserved

We support the latter approach.

Appendix 1 - Arrowtown Design Guideline Legislative and Policy Framework

Assessment of development proposals against the Arrowtown Design Guidelines 2016 (ADG) is required by a clear hierarchy of legislative, regional, and district planning instruments. Together, these provisions form an integrated statutory framework intended to manage the effects of development on Arrowtown's distinctive character.

Resource Management Act 1991 (RMA)

The Resource Management Act is the primary statute governing land use and environmental management in New Zealand. Its purpose, set out in Section 5, is to promote the sustainable management of natural and physical resources, which includes the protection of historic heritage and amenity values from inappropriate development (Sections 6(f) and 7(c)). Under Section 104, decision-makers must have regard to relevant provisions of district and regional plans, including design guidelines incorporated by reference. Furthermore, Schedule 4 of the RMA requires that an Assessment of Environmental Effects (AEE) includes consideration of policies and plans—this captures the requirement to assess against the ADG when a resource consent is required.

Regional Policy Direction

The now fully operative Otago Regional Policy Statement (RPS 2019), and the Proposed RPS 2021 (pORPS), which is largely beyond appeal, both contain objectives and policies requiring the protection and enhancement of historic heritage values. These higher-order documents specifically refer to the importance of built character and cultural landscapes—an essential foundation for managing change in heritage towns like Arrowtown. As district plans must give effect to these regional statements, their direction reinforces the status of the ADG as a key instrument for ensuring development respects local character.

Queenstown Lakes District Plan (PDP)

The PDP embeds the ADG within its statutory framework through multiple objectives, policies, and rules that require development to be assessed against the guidelines:

Strategic Direction (Chapter 3):

- Objective 3.2.3 seeks a high-quality built environment that reflects the character of individual communities.
- Policies 3.2.3.1 & 3.2.3.2 require that development be sympathetic to heritage values and integrate with its surroundings.

Urban Development (Chapter 4):

- Policies 4.2.2.12 and 4.2.2.19 specifically reference Arrowtown, requiring that urban form responds sensitively to its unique character and be guided by the ADG.

Zone-Specific Provisions:

- **Low Density Suburban Residential Zone (Chapter 7):**

- Objective 7.2.4 Residential development in Arrowtown compatible with the town's existing character
- Policy 7.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, guided by the Arrowtown Design Guidelines 2016, with particular regard given to:
 - a) building design and form;
 - b) scale, layout and relationship of buildings to the street frontage(s);
 - c) materials and landscape response(s).
- Policy 7.2.4.2 discourages flat-roofed forms in Arrowtown, an element addressed in the guidelines.

- **Medium Density Residential Zone (Chapter 8):**

- Objective 8.2.4 In Arrowtown medium density development occurs in a manner compatible with the town's character.
- Policies 8.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines 2016 with particular regard given to:
 - a) building design and form;
 - b) scale, layout and relationship of buildings to the street frontage(s);
 - c) materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s).
- Policy 8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

While permitted activities may not be formally assessed against the ADG, discretionary and non-complying activities must be evaluated in this context, as the ADG is listed as a matter of discretion. In effect, the guidelines form a critical benchmark for evaluating effects on character and determining whether proposals align with the expectations of the PDP.

However, this raises a potential regulatory gap: while the ADG is triggered through resource consent pathways only, the objectives and policies of the PDP apply to **all** development, regardless of activity status. The effect is that permitted activities may lawfully proceed without evaluation against the ADG, yet still risk undermining the very objectives and policies that the ADG is intended to implement.

Arrowtown Design Guidelines 2016 (ADG)

The Arrowtown Design Guidelines 2016 (ADG) are incorporated by reference into the Proposed District Plan (PDP) and establish detailed expectations for built form, site planning, materials, and landscape treatment across Arrowtown’s distinct character areas—including the Historic Management Area, New Town, and Transitional Zones. The Guidelines aim to ensure that new development responds to Arrowtown’s established urban form, scale, and materiality, while allowing for appropriate contemporary interpretation within a character-consistent framework.

Compliance with the ADG is not simply a matter of best practice—it is a formal requirement for resource consent applications within the identified zones and overlays. The Guidelines give effect to higher-order planning instruments, providing tangible criteria to assess whether a proposal aligns with the objectives and policies of the Resource Management Act (RMA), the Otago Regional Policy Statement, and the Queenstown Lakes District Plan.

Ensure Character Through Guideline Compliance

The ADG2016 serves not merely as a descriptive document but as a prescriptive tool. It provides a suite of carefully structured guidelines that, if followed, are accepted by the community and Council as resulting in development that is consistent with Arrowtown’s character. These guidelines are rooted in observed patterns of development and cultural identity, and they define expectations across four key design domains:

Site Planning:

Guidelines focus on retaining the historic subdivision pattern, ensuring appropriate building orientation and setbacks, and maintaining clear spatial relationships between buildings and the street. This supports continuity in rhythm and scale across the town.

Built Form:

Detailed expectations for scale, height, massing, and roof profile ensure consistency with historic typologies. Forms are to be simple and rectangular, with a strong emphasis on gable roofs, modest projections, and limited articulation. Secondary structures must be subservient to the primary building.

Materials:

The guidelines encourage the use of a restrained and traditional palette—such as timber cladding, stone, and corrugated iron—avoiding highly reflective, synthetic, or incongruous materials. Authenticity of texture and tone is key to preserving character.

Landscaping

Planting should reinforce the informal and domestic character of the area, with a preference for heritage species, fruit trees, and cottage-style gardens. Front fencing is to remain low or open, ensuring visibility to building frontages and a seamless street interface.

Character Compatibility Methodology

When the ADG is followed, development contributes positively to Arrowtown's character, reinforcing rather than undermining its historic coherence, aesthetic identity, and cultural memory. The purpose of reviewing a proposal against the ADG2016 is to determine whether the design will, in fact, be in character. Where a proposal departs from the specific guidance, it cannot be assumed to align with the expected outcomes—thus requiring further scrutiny. Thus a two step process can be adopted, first a Technical Assessment of guideline compliance is required. If the proposal does not comply, a Character Effects Assessment is then required.

Technical Assessment of Compliance

This involves a detailed comparison of a proposal with the specific provisions of the ADG2016—across site planning, form, materiality, and landscaping. The aim is to establish whether the development adheres to the guidance and reflects the physical, associative, and perceptual values codified in the Guidelines.

Character Effects Assessment

If the proposal is found to depart from any aspect of the guidelines, an additional layer of evaluation should assess the effects of departure on character. This involves considering the implications of those departures on the landscape character and values identified earlier. It requires professional judgment as to whether the outcomes remain consistent with Arrowtown's identity or if they risk undermining its coherence.

This structured process ensures that the ADG2016 is not applied mechanistically, but rather as an evidence-based framework for guiding development outcomes that are demonstrably consistent with Arrowtown's distinctive character.

The Fundamental Intent of the ADG

The Arrowtown Design Guidelines were explicitly developed “to provide assistance to the community, landowners, developers, designers, planners, Council and decision makers where restoration, alteration, development or redevelopment is proposed within Arrowtown.” As stated in Section 1.1, their primary aim is to “reinforce and provide more explicit ways to achieve the aims of the Community and Council's District Plan.”

Critically, Section 1.2 of the ADG emphasizes that the guidelines “provide guidance for all projects that have either individually or collectively the potential to enhance or degrade the character of Arrowtown, irrespective of project size or whether or not resource consent is required.” This statement makes clear that the ADG's intent extends beyond just resource consent applications to all development that might affect Arrowtown's character.

The ADG further states that “if it is covered in the ADG then it is important to historic character management and protection. Every individual owner has a role in protecting the historic character of a place.” This inclusive approach recognizes that character preservation is a collective responsibility that cannot be limited only to discretionary activities. The examples of non-compliant development cited by Ms. Bowbyes should therefore be understood not as evidence that the ADG is less relevant to certain zones, but rather as illustrations of why stronger

alignment between permitted standards and the ADG is necessary to fulfill the District Plan's character objectives for Arrowtown as a whole.

Appendix 2 - Peer Review of Character Assessment Evidence

Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines provides a framework for peer review of landscape character assessment evidence. This peer review has been undertaken in accordance with Te Tangi a te Manu, to evaluate methodology and conclusions.

Introduction

The character assessment evidence provided by Richard Knott is a key component of the evidence base for decision making on development proposals within Arrowtown. This review confirms Knott's identification of Arrowtown's character values but finds an inconsistency between his character findings and the adopted height recommendations. While the character assessment establishes low-scale development as essential to Arrowtown's identity, there is no justification provided for the increased heights that are recommended.

Documents Reviewed

- Richard Knott Character Assessment
- QLDC Arrowtown Design Guidelines 2016 (ADG)
- Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (TTM) Section 6

Purpose and Method of Review

This peer review is an appraisal of the principal assessment, not a parallel assessment. The purpose is to assist decision makers by confirming (or otherwise) the assessment's method and findings. The review follows principles set out in TTM Section 6.55-6.61 and focuses on:

- Appropriate methodology
- Existing landscape description and values identification
- Statutory planning provisions consideration
- Landscape effects analysis (where applicable)
- Credibility of findings and conclusions

Review of Methodology

No specific methodology is given. However, the assessment adopts a character-based approach focusing on Arrowtown's unique sense of place, heritage and character values. This methodology is appropriate for the following reasons:

- **Consistent with TTM principles:** The assessment recognizes landscape values arise from physical, associative, and perceptual dimensions (TTM 6.8)
- **Aligned with statutory framework:** The approach directly responds to the QLDC District Plan provisions for heritage protection and character management
- **Contextually relevant:** The methodology acknowledges Arrowtown's specific identity and historic significance

The assessment lacks an explicit methodology statement as recommended in TTM guidelines. While the approach can be inferred from the content, a clear methodology statement would enhance transparency and assist readers in understanding the assessment framework.

The assessment appropriately considers landscape character at multiple scales: - **Township scale:** Overall setting within the Wakatipu Basin - **Precinct scale:** Distinction between historic core (ATCZ/ARHMZ) and newer areas (LDSRZ/MDRZ) - **Neighbourhood scale:** Recognition of local character variations This multi-scale approach is **consistent with TTM 6.14** regarding appropriate spatial context.

Existing Landscape Character and Values

Landscape Setting and Context

The assessment provides a **comprehensive and accurate** description of Arrowtown's landscape setting:

- Clear identification of the terrace location and its significance as a defining characteristic
- Recognition of the relationship between built form and topography
- Acknowledgment of the dramatic mountain backdrop and its contribution to sense of place
- Understanding of approach routes and their role in establishing first impressions

Consistency with ADG: The description aligns well with ADG principles, particularly the recognition of Arrowtown's "low key, rural, small scale" character (ADG 1.5.2) and the importance of natural setting to sense of place (ADG 1.5.3).

Heritage and Character Values Identification

The assessment identifies key heritage and character values through three main components:

Arrowtown Town Centre Zone (ATCZ)

Assessment Finding: The description of ATCZ character is **accurate and well-reasoned:**

- Recognition of heritage building significance and Heritage Precinct status - Understanding of urban character with "tight knit buildings" - Acknowledgment of narrow street width and building-to-boundary development - Appropriate distinction from surrounding residential areas

Arrowtown Residential Historic Management Zone (ARHMZ)

Assessment Finding: The ARHMZ character description is **thorough and demonstrates good understanding:**

Physical Attributes: - Historic street pattern retention with grid layout - Informal street character with narrow carriageways and grass berms - Heritage buildings and protected trees - Low height, simple building design using local materials

Associative Values: - Connection to early gold mining settlement - Evolution from 1959 aerial photography evidence - Relationship to surrounding mountain context

Perceptual Values: - Spacious character from low building height - Soft setting from vegetation - Dramatic contrast between building scale and mountain ranges - “Unique Arrowtown sense of place”

This analysis appropriately considers all three dimensions of landscape values as required by TTM.

Lower Density and Medium Density Residential Zones

Assessment Finding: The description of newer residential areas is **balanced and realistic:**

Positive Aspects Identified: - Retention of some ARHMZ characteristics - Continuation of informal street character in many locations - Maintenance of views to mountain ranges - Spacious lot character in many areas

Areas of Difference Noted: - Some departure from grid street pattern - Introduction of kerb and channel in some streets - Variation in building scale and design

Relationship to ADG Character Areas

The assessment demonstrates **good understanding** of the ADG’s three character areas: - Town Centre - Old Town Residential (ARHMZ) - New Town (LDSRZ/MDRZ)

The analysis appropriately recognizes that while the ADG and District Plan boundaries don’t perfectly align, the underlying character principles remain relevant.

Statutory Planning Provisions

District Plan Provisions

The assessment **appropriately references** relevant District Plan provisions: - Heritage Precinct designation for ATCZ - ARHMZ objectives and policies for character protection - Protected Trees and Character Trees provisions - Zoning distinctions and their implications

Arrowtown Design Guidelines Integration

The assessment demonstrates **strong integration** with ADG principles: - Recognition of the “Arrowtown Story” and unique identity (ADG 1.5.1) - Understanding of low key, rural, small scale character (ADG 1.5.2) - Appreciation of sense of place from natural setting and heritage fabric (ADG 1.5.3) - Acknowledgment of historic features and context importance (ADG 1.5.4)

Assessment Against Statutory Framework

Finding: The assessment is **well-framed** in response to relevant statutory provisions. It considers both the protective intent of heritage provisions and the anticipated development patterns in different zones.

Landscape Character Analysis

Character Assessment Methodology

The assessment employs a **sound approach** to character analysis: - Systematic consideration of physical, associative and perceptual attributes - Recognition of the interplay between these dimensions - Understanding of how character varies across different areas - Appreciation of the relationship between parts and the whole

Key Character Elements Identified

Topographic Setting

Assessment Quality: Excellent - Clear understanding of terrace location significance - Recognition of escarpment as defining feature - Appreciation of relationship between built form and landform - Understanding of how topography influences character experience

Built Form Character

Assessment Quality: Very Good - Accurate description of building scale, form and materials - Understanding of heritage building significance - Recognition of appropriate building-to-site relationships - Appreciation of how built form contributes to overall character

Streetscape Character

Assessment Quality: Very Good - Detailed understanding of street design elements - Recognition of informal character importance - Appreciation of vegetation contribution - Understanding of how streetscape supports overall sense of place

Vegetation and Landscape Elements

Assessment Quality: Good - Recognition of protected trees and character trees - Understanding of vegetation's role in character creation - Appreciation of seasonal variation - Some recognition of "managed wildness" concept from ADG

Character Variation and Transitions

The assessment **appropriately recognizes** character variation across Arrowtown: - Clear distinction between historic core and newer areas - Understanding of gradual character transition - Recognition that newer areas retain some historic character elements - Appreciation of the relationship between different character areas

Assessment Findings and Conclusions

Overall Character Assessment

Peer Review Finding: The assessment reaches **credible and well-supported conclusions** about Arrowtown's landscape character:

1. **Historic Core Significance:** Appropriate recognition of ATCZ and ARHMZ as the foundation of Arrowtown's special character
2. **Character Continuity:** Sound understanding of how newer areas relate to and are influenced by the historic core

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3. **Unique Identity:** Clear articulation of what makes Arrowtown distinctive
 4. **Integrated Approach:** Good integration of physical, associative and perceptual dimensions

Consistency with Professional Standards

The assessment is consistent with TTM guidelines: - Considers landscape values rather than just physical change - Integrates physical, associative and perceptual dimensions - Provides reasons and explanations for professional judgments - Considers appropriate spatial scales - Responds to relevant statutory provisions

Areas for Enhancement

While the assessment is generally sound, the following areas could be strengthened: 1. **Methodology Statement:** Addition of explicit methodology statement would improve transparency 2. **Temporal Analysis:** More explicit discussion of character change over time 3. **Cumulative Effects:** Greater consideration of how incremental changes affect overall character

Design Response and Recommendations

Character Protection Measures

The assessment **implicitly supports** appropriate character protection measures through its analysis, though explicit recommendations could be strengthened. The analysis supports:

- Retention of heritage buildings and protected trees
- Maintenance of informal streetscape character
- Appropriate building scale and design in new development
- Protection of key views and landscape setting

Development Guidance

The assessment provides **sound foundation** for development guidance by: - Clearly articulating what makes Arrowtown special - Identifying key character elements to be protected - Recognising appropriate areas for different types of development - Understanding the relationship between different character areas

Critical Analysis: Mismatch Between Character Assessment and Height Recommendations

Identification of Fundamental Inconsistency

This peer review has identified a **significant mismatch** between the landscape character assessment findings and the planning recommendations for building height increases.

Character Assessment Findings vs. Height Recommendations

What the Character Assessment Establishes

The Richard Knott Character Assessment clearly establishes that Arrowtown's unique character is fundamentally dependent on:

1. **Low Scale Built Form:** "Dwellings on the whole are simple, and low scale and sit comfortably and unselfconsciously within their setting" (para 6.7b)
2. **Single Storey Dominance:** "Many being relatively modest single storey dwellings" (para 6.7b)
3. **Contrast with Mountain Setting:** "The small scale of the buildings provides a dramatic contrast to the scale of the ranges" (ARHMZ description)
4. **Current Height Appropriateness:** "The retention of relatively low density and low building heights across the township, including in the MDRZ" as a key factor maintaining character (para 6.10a)
5. **Scale Sensitivity:** Buildings should not appear "over dominant from the street due to their overall scale" (para 6.11a&b)

What the Height Recommendations Propose

Despite these character findings, the evidence recommends height increases:

Fundamental Contradiction Analysis

Character Logic vs. Height Logic

The character assessment establishes that Arrowtown's special qualities derive from its low scale, single storey character that creates dramatic contrast with the mountain setting. However, the height recommendations would enable a fundamental change from predominantly single storey to multi-storey character

Richard Knott's own evidence contains this contradiction: - **Para 6.7-6.11:** Establishes low scale as fundamental to character

- **Para 7.4:** Acknowledges increased heights "would impact the fine balance of the existing Arrowtown character"
- **Para 3.2 & 7.5:** Nevertheless supports height increases through "recommended provisions"

This represents an inconsistency where the expert simultaneously:

1. Establishes that low scale is essential to character
2. Acknowledges height increases will impact character
3. Supports height increases anyway

TTM Guidelines Compliance Issues

TTM 6.16-6.20 requires assessment of both **nature and degree of effect**. The evidence does not adequately assess:

- **Nature of Effect:** How does changing from single storey to multi-storey character affect the “unique Arrowtown sense of place”?
- **Degree of Effect:** What is the magnitude of impact on character values from height increases?
- **Cumulative Effects:** How do multiple height increases across zones affect overall township character?

TTM 6.2 requires effects assessment against landscape values. The evidence identifies “low scale” as a core value but does not properly assess effects of height increases on this value.

ADG Consistency Issues

The height recommendations contradict core ADG principles:

- **ADG 1.5.2:** “Low key, rural, small scale” character
- **ADG 2.2:** Recognition that Arrowtown’s character comes from “tiny cottages” and “low key streets”
- **ADG Character Areas:** New Town should maintain relationship with Old Town’s low scale character

Peer Review Findings on the Mismatch

Assessment Inconsistencies

This mismatch raises questions about: - **Internal consistency** between evidence and conclusions - **Logical coherence** between assessment findings and recommendations - **Methodological alignment** in balancing character protection with development considerations

Decision-Making Implications

The mismatch creates challenges for decision makers: - **Conflicting evidence** within the same expert’s report - **Unclear basis** for height recommendations given character findings - **Risk of character degradation** despite expert acknowledgment of character importance

Alternative Approach Recommendations

Character-Consistent Height Approach

Based on the character assessment findings, a more consistent approach would: - **Maintain existing heights** in LDR and MDRZ to preserve single storey dominance - **Strengthen design controls** rather than increase bulk and scale allowances

Proper Effects Assessment

Any height increases should be supported by: - **Detailed visual impact assessment** from key viewpoints - **Character impact modeling** showing cumulative effects - **Alternative analysis**

demonstrating character protection measures - **Clear justification** for why character impacts are acceptable

Overall Conclusions

Consistency with ADG Principles

The assessment demonstrates **strong alignment** with ADG principles and provides sound foundation for applying ADG guidelines to specific development proposals.

Character Assessment Findings - RELIABLE: - Use the character analysis (Sections 6-7) as a sound basis for understanding Arrowtown's values - Apply the ADG principles as accurately described in the assessment - Recognize the importance of low scale character as established in the evidence

Height Recommendations - UNRELIABLE: - **Do not rely** on height increase recommendations without independent analysis - **Require additional assessment** of height increase effects on character values - **Consider alternative approaches** that better align with character protection objectives

Recommendations for Decision Makers

Based on this peer review, decision makers should exercise caution when relying on this evidence:

Appendix 3 - 19 Kent Street Development ADG Guileline Assessment

Site Information



Figure 1: Location Map

The site is located at 19 Kent Street, Arrowtown, in the Medium Density Residential Zone (MDRZ). The 668m² corner site sits at the intersection of Kent Street and Adamson Drive in Neighbourhood 9: Adamsons, New Town character area.

The site is positioned on the visual axis to both Caernarvon and Merioneth Streets, forming the focused backdrop to the ends of these prominent Historic Zone streets. The site is directly opposite the Arrowtown Residential Historic Management Zone (ARHMZ). The surrounding area contains predominantly single-storey buildings, including historic gabled forms and low-key residential structures.

Development Description

The development is a new single dwelling with an additional residential unit. The building has a maximum height of 4.8 metres from ground level. Each unit contains 267.45m² of internal floor



Figure 2: Photo 1

area, with a 35.725m² pool area and 20m² of covered roof area.

The development achieves 35% building coverage (252m²) and 48% total site coverage including all structures. The building is set back approximately 5 metres from both Kent Street and Adamson Drive.

Building Design

Building Form

The building is broken into two main parts. The living areas are in a 6 x 12 metre rectangle with a low-pitched roof. The bedrooms and garage are in a T-shaped plan - the main rectangle is 15.5 x 6 metres with a 6 x 6 metre rectangle attached. The T-shaped section has a low-pitched roof that extends to create a covered carport in the south-east corner of the site, hidden from the street.

Roof Design

The roof is mono-pitched with a 4-degree fall, creating a flat roof appearance. The roof has 500mm plates with significant eaves. Roof edges use Alucobond aluminium cladding with powder coat finish. Flat link roofs have TPO membrane, while main roof areas use Five Rib Endura profile.

Materials

The main cladding materials are precast concrete panels and Eurotray metal tray profile. These materials are used on different walls rather than to articulate building forms. Small areas use natural timber weatherboard. Windows and doors are large contemporary aluminium in dark grey for both units.

Site Layout and Access

The garage is set back from the street and accessed from the western boundary. Parking includes garage space for two cars, plus a carport accessed through the garage and two

off-street parking spaces in front of the garage.

Outdoor spaces include wrap-around decks with covered courtyards.

Landscape and Boundaries

The site has no existing vegetation with limited additional planting. Boundary fencing uses steel sheet sections and battened timber (80 x 20mm with 20mm gaps) at 1.6 metres height. Surface materials are concrete driveways and exposed aggregate concrete paths.

Visual Impact

The building has a contemporary design that contrasts with the traditional buildings in the adjacent Historic Management Zone. The flat roof forms and light-coloured concrete cladding are prominent visual elements. The building maintains views to the mountains and respects established building heights. The modern form and materials stand out as different on the street and represent a departure from traditional Arrowtown character elements.

Summary Table of Arrowtown Design Guideline Compliance

Guideline	Compliance Rating
4.1.2.2 Heritage Character Elements	Non-Compliant
4.3.1.2 Settlement Pattern	Partially Compliant
4.5.1.2 Site Planning and Design	Compliant
4.8.2.2 Single Storey Houses	Compliant
4.8.2.3 Building Elements	Non-Compliant
4.9.1.2 Spaciousness	Non-Compliant
4.14.1.1 Parking and Garages	Partially Compliant
4.14.1.2 Driveway Materials	Partially Compliant
4.21.1.1 Hedges and Fences	Non-Compliant
4.27.1.2 Traditional Materials	Non-Compliant
4.27.1.5 Timber Weatherboards	Partially Compliant
4.28.1.1 Heritage Colours	Non-Compliant

Summary of Landscape Effects on Arrowtown Character

Character Dimension	Nature of Effect	Magnitude of Effect	Reasoning
Settlement Pattern & Building Scale	Disruption of fine-grain pattern through oversized building elements	Moderate-High Adverse	Building volumes exceed traditional scale by 40-150%, materially altering streetscape character

Character Dimension	Nature of Effect	Magnitude of Effect	Reasoning
Roof Form & Architectural Language	Complete departure from gabled roof tradition to flat contemporary forms	High Adverse	Roof form is defining characteristic; flat roofs fundamentally contradict established visual language
Material Authenticity & Palette	Contemporary materials dominate over traditional heritage palette	Moderate-High Adverse	Material continuity essential to character; contemporary palette creates visual disconnect
Heritage Character Integration	Absence of heritage elements despite prominent location opposite ARHMZ	Moderate-High Adverse	Missed opportunity for character strengthening in sensitive location
Settlement Typology Continuity	Contemporary forms disrupt narrative connection to mining heritage	Moderate Adverse	Maintains spatial relationships but fails to continue architectural typologies
Visual Rhythm & Streetscape Coherence	Discordant elements disrupt established streetscape harmony	Moderate-High Adverse	Prominent features work against visual continuity fundamental to character
Scale Relationship & Human Proportion	Exceeds intimate cottage scale creating more imposing presence	Moderate Adverse	Noticeable departure from ADG recommended scale
Boundary Interface & Street Character	Hard boundaries and parking create vehicle-dominated interface	Moderate Adverse	Contrasts with soft, permeable street character

Detailed Technical Assessment

The proposal for 19 Kent Street, Arrowtown is compared to the Arrowtown Design Guidelines 2016

Technical Methodology

To assess how a project responds to the ADG requires 1. Identify the *Specific Guidelines* 2. Describe the *Proposal Specifics* 3. Provide a *Direct Comparison* 4. Apply judgement to determine a *Compliance Rating*

4.1 Conserve Heritage Character

4.1.2.2 Include some of the heritage character elements from the ARHMZ into the LDSR & MDRZ.

Specific Guideline	Proposal Specifics	Direct Comparison
a) The historic character of the ARHMZ should not compromise or be compromised by developments in adjacent areas and vice versa.	The proposal is directly opposite the ARHMZ with contemporary flat roof forms, precast concrete panels, and large-scale aluminium windows.	The proposal's contemporary design with flat roofs and modern materials contrasts sharply with the historic character of the adjacent ARHMZ. The flat roof forms and light-coloured concrete cladding are prominent visual elements that do not reflect heritage character.
b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the MDR and LDSR zones.	The proposal uses some natural timber weatherboard in small areas but predominantly features precast concrete panels and metal tray profile cladding.	The proposal makes minimal effort to incorporate heritage character elements. While some timber weatherboard is used, the dominant materials (concrete panels, metal cladding) and flat roof forms do not reflect ARHMZ character elements.

Compliance Rating: **Non-Compliant**

4.3 Settlement Pattern: Street Layout, Lot Size and Pattern

4.3.1.2 Subdivision within the LDSR and MDR Zones which adjoins the ARHMZ should respond to the historic grid street layout of ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
a) The layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning to reflect the ARHMZ and conserve historic characteristics.	The building is set back approximately 5m from both Kent Street and Adamson Drive with 35% building coverage. The site layout includes wrap-around decks and covered courtyards.	The setbacks and building coverage are reasonable, but the building form with its T-shaped plan and flat roof forms does not reflect the simple rectangular historic layout typical of the ARHMZ. The contemporary design does not conserve historic characteristics.

Compliance Rating: **Partially Compliant**

4.5 The Private Section: Site Planning and Design

- 4.5.1.2 Where the MDRZ immediately adjoins the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
c) Buildings with a street frontage should be set back from the street a similar distance to those traditional buildings in the ARHMZ.	Building is set back approximately 5m from both Kent Street and Adamson Drive.	The 5m setback is generally consistent with traditional ARHMZ setbacks and meets this guideline.
d) Garages should be set back further than the front of the house and designed so vehicles do not dominate the street frontage.	The garage is set back from the street and accessed from the west side, with a carport hidden in the south-east corner.	The garage positioning meets this guideline by being set back and not dominating the street frontage.
e) Houses should have a clearly defined primary entrance oriented towards the street with direct street to door pedestrian access.	The house has a clearly defined entrance on Kent street.	The entry is compliant.

Compliance Rating: **Compliant**

4.8 New Construction in the LDSR & MDR Zones

- 4.8.2.2 Preferably build single storey houses as they are more appropriate to Arrowtown.

Specific Guideline	Proposal Specifics	Direct Comparison
Build single storey houses as they are more appropriate to Arrowtown.	The proposal has a maximum height of 4.8m from ground level, indicating a single-storey building.	The proposal meets this guideline by maintaining single-storey height, which is appropriate to Arrowtown's character.

Compliance Rating: **Compliant**

- 4.8.2.3 Design a building as an arrangement of several structurally independent elements, each with a clear, simple form.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Limit the size of each individual element/cell to a maximum volume of 250m ³ .	Each unit contains 267.45m ² internal floor area with 4.8m maximum height, suggesting volumes may exceed 250m ³ per element.	The building elements appear to exceed the recommended maximum volume of 250m ³ , particularly given the large floor areas and building height.
b) Keep each element visually distinct through separate roofing and articulation.	The building has two main parts (living rectangle and T-shaped bedroom/garage section) but both use similar flat roof forms with mono-pitch at 4-degree falls.	While the building is broken into two parts, the similar flat roof treatment does not provide sufficient visual distinction between elements.
c) Consider a limited number of different claddings and colours for different elements.	Uses precast concrete panels, Eurotray metal tray profile, and small areas of timber weatherboard on different walls.	The proposal uses multiple cladding types but not necessarily to distinguish different building elements as recommended.

Compliance Rating: **Non-Compliant**

4.9 Spaciousness

- 4.9.1.2 New developments should reflect the sense of spaciousness and simplicity seen within the ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
Carefully site buildings so they appear small scale and unobtrusive when viewed from the street.	The building has 35% building coverage with 5m setbacks from both street frontages. However, the flat roof forms and contemporary materials make it prominent.	While the building coverage and setbacks support spaciousness, the flat roof forms and light-coloured concrete cladding make the building prominent rather than unobtrusive from the street.
Use of hedges as opposed to high solid fences.	Boundary treatment uses steel sheet sections and battened timber fencing at 1.6m height.	The proposal uses solid fencing rather than the preferred hedge treatment, reducing the sense of spaciousness.
Keep the front garden simple with hedges, grass, trees and simple plantings.	Limited existing vegetation noted with no visible proposed planting described.	The proposal does not demonstrate the simple front garden treatment with appropriate planting that would support spaciousness.

Compliance Rating: **Non-Compliant**

4.14 Parking, Driveways and Garages

- 4.14.1.1 Parking, driveways, and garages should not be prominent in the ARHMZ or dominant in other Zones.

Specific Guideline	Proposal Specifics	Direct Comparison
c) Parking should not be in the front yard (either garaged or surface).	The garage is set back from the street with two off-street parking spaces in front of the garage.	The proposal includes off-street parking spaces in front of the garage, which may be considered front yard parking depending on the site layout.
d) Locate garaging towards the rear of residential lots or set back further than the front of the house.	The garage is set back from the street and accessed from the west side.	The garage positioning appears to meet this guideline by being set back from the street frontage.

Specific Guideline	Proposal Specifics	Direct Comparison
e) Driveways to be single car width only. No double car width driveways or entrances.	Concrete driveway provides access to garage for 2 cars plus carport and 2 off-street parks.	The driveway arrangement may exceed single car width given the multiple parking requirements, though specific width details are not provided.

Compliance Rating: **Partially Compliant**

- 4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowtown's character.

Specific Guideline	Proposal Specifics	Direct Comparison
a) For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete.	Surface materials include concrete driveway and exposed aggregate concrete paths.	The proposal uses concrete driveway rather than the preferred local gravel, though exposed aggregate concrete is noted as an acceptable alternative for paths.
c) Try to avoid the use of concrete pavers, cobbles, stamped concrete or bitumen.	Uses concrete driveway and exposed aggregate concrete paths.	The concrete driveway may not align with the preference for local gravel, though it avoids the specifically discouraged materials.

Compliance Rating: **Partially Compliant**

4.21 Hedges, Fences, Walls and Gates

- 4.21.1.1 Plant hedges along lot boundaries.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Hedges are the preferred 'fence' or 'wall'.	Boundary treatment uses steel sheet sections and battened timber fencing at 1.6m height.	The proposal uses solid fencing rather than the preferred hedge treatment for boundary definition.
c) The planting of hedges is specifically encouraged along front yard street boundaries.	No hedge planting is described for street boundaries.	The proposal does not include the encouraged hedge planting along street boundaries.

Specific Guideline	Proposal Specifics	Direct Comparison
e) A hedge height of around 1.2m is best as this will not be oppressive or block views.	Fencing is at 1.6m height, which exceeds the recommended hedge height.	The 1.6m fence height exceeds the recommended 1.2m height for hedges and may be oppressive.

Compliance Rating: **Non-Compliant**

4.27 Construction and Materials

- 4.27.1.2 Materials should be put together using similar construction techniques to those used traditionally within the area.

Specific Guideline	Proposal Specifics	Direct Comparison
b) The palette of materials should be restricted to those used traditionally in the ARHMZ.	Primary materials are precast concrete panels and Eurotray metal tray profile, with small areas of natural timber weatherboard.	The dominant materials (precast concrete panels, metal tray profile) are not traditional ARHMZ materials. While some timber weatherboard is used, it represents a small proportion of the overall cladding.

Compliance Rating: **Non-Compliant**

- 4.27.1.5 Timber Weatherboards.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Painted horizontal timber weatherboards in bevelback and rusticated profiles are common and should be painted.	Small areas of natural timber weatherboard are used.	The proposal includes some timber weatherboard but in limited areas. The specification of “natural” timber weatherboard may not align with the traditional painted finish requirement.

Compliance Rating: **Partially Compliant**

4.28 Colour

- 4.28.1.1 Paint colours should be selected from Resene or Aalto Heritage Colour Charts or closely compatible colours.

Specific Guideline	Proposal Specifics	Direct Comparison
Paint colours should be from heritage colour charts, avoiding colours brighter in hue.	The proposal specifies light-coloured concrete and dark grey aluminium windows/doors, but does not reference heritage colour charts.	The colour selection does not demonstrate compliance with heritage colour chart requirements. Light-coloured concrete may be too bright compared to heritage colour expectations.

Compliance Rating: **Non-Compliant**

Overall Assessment and Recommendations

Character Integration Assessment

The proposal demonstrates limited integration with Arrowtown's established character. While the single-storey scale and some setback provisions align with guidelines, the dominant use of contemporary materials, flat roof forms, and minimal landscape treatment create a development that contrasts significantly with both the adjacent ARHMZ and the expected character outcomes for the MDR zone.

Areas of Concern

- **Roof Form:** The flat roof design with 4-degree pitch contradicts the traditional gable roof forms that define Arrowtown's character
- **Materials:** Heavy reliance on precast concrete panels and metal cladding rather than traditional timber and corrugated iron
- **Landscape Integration:** Absence of hedge planting and appropriate front garden treatment
- **Building Massing:** Individual building elements may exceed recommended volume limits
- **Boundary Treatment:** Use of solid fencing rather than preferred hedge treatment

Compliance Summary

Overall Rating: Non-Compliant

The proposal achieves compliance with only 2 of 12 assessed guidelines, with 4 partially compliant and 6 non-compliant. Significant design modifications are required to achieve character compatibility with Arrowtown's established identity and the expectations of the ADG2016.

Appendix 4 - 4 Prichard Place Development ADG Guideline Assessment

From the outset, we note that this is not an assessment of the quality of Prichard Place houses as Medium Density House design, as we believe as a MDR house type, it is of high quality. Our assessment is simply to determine if the proposal is consistent with the ADG2016, and Arrowtown Character values.

Site Information



Figure 3: Location Map

The site is located at 4 Prichard Place, Arrowtown, in the Medium Density Residential Zone (MDRZ). The 713m² site has been subdivided into two irregular shaped lots (Lot 1: 280m², Lot 2: 334m²) with a non-straight northern road boundary in Neighbourhood 9: Adamsons, New Town character area.

The site is positioned in a cul-de-sac location, well separated from the Arrowtown Residential Historic Management Zone (ARHMZ) at 340 metres from the boundary. The sloping site has houses benched into the hill, stepping up in height following the natural topography. Two newly constructed townhouses exist with retaining walls up to 2 metres height in some areas. The surrounding area is primarily residential, with the neighbour's garage built to the west boundary.

Development Proposal



The proposal is for two new detached townhouses with a maximum height of 6.5 metres. Each unit contains 238m² of internal floor area plus 14m² of covered balcony space.

The development achieves 35% building coverage (252m²) and 35% total site coverage including all structures. The buildings have variable setbacks from 3-4 metres to the north boundary.

Building Design

Building Form

Each house follows a simple rectangular plan of 7 x 18 metres in a two-storey form with a volume of 900m³ per unit. The buildings are positioned with House 1 at the front of the site (2.41m to 1.6m from west boundary) and House 2 at the rear parallel to the west boundary (2.94m setback), with House 2 approximately 1.6m from the south boundary. The constructed building height from the garage ground level to rofline is approx 7.8m

Roof Design

The roof is mono-pitched at 15 degrees, following the slope of the hill with the low side east rising to west. Each roof covers 126m² per unit. The design features no eaves, with recessed balconies creating deep recesses to windows.

Materials

House 1 uses charred timber weatherboard with the black texture of burnt timber, while House 2 features stained cedar weatherboard in natural cedar colour. Both houses have tray roofing in dark grey and aluminium windows and doors in dark grey. Covered balconies extend 2 metres deep on the upper level.

Site Layout and Access

The driveway runs down the east side of the buildings, with pedestrian entry via a path up the west side of the property. Garage access is from the driveway on the east elevation, providing two garages total. Outdoor spaces include covered balconies on the upper level and private outdoor areas. On-site connections are provided for water, sewer, power, and waste storage.

Landscape and Boundaries

The site has limited existing vegetation. Proposed planting includes a Hornbeam hedge 1.4m high at 1m centres with mature height potential of 6m but anticipated to be trimmed to 1.8m. An

Oak tree currently 2m high is planted 1m in from the road boundary in the north west corner and will continue growing. Additional hedge planting is proposed along the east boundary.

Boundary treatment features a low stone wall 1.2m tall with vertical coping as the street fence, with a gap indicating the entry point. Surface materials include concrete driveways and exposed aggregate concrete paths.

Visual Impact

The buildings are visible from the road turning cul-de-sac and some neighbouring properties. The building form blocks views of Mt Beetham from certain vantage points. The development has no specific relationship to heritage buildings, being well separated from the ARHMZ. The simple architectural form is related to historic forms, but on a significantly larger scale.

Summary Table of Arrowtown Design Guideline Compliance

Guideline	Compliance Rating
4.1.2.2 Heritage Character Elements	Compliant
4.3.1.2 Settlement Pattern	Compliant
4.4.1.1 Small Visually Distinct Forms	Partially Compliant
4.5.1.2 Site Planning and Design	Partially Compliant
4.8.2.2 Single Storey Houses	Non-Compliant
4.8.2.3 Building Elements	Non-Compliant
4.9.1.2 Spaciousness	Partially Compliant
4.14.1.1 Parking and Garages	Compliant
4.14.1.2 Driveway Materials	Compliant
4.17.1.1-2 Appropriate Planting	Compliant
4.18.1.1 Structure Trees	Partially Compliant
4.21.1.1-2 Boundary Treatment	Compliant
4.26.1.1 Window/Door Traditions	Non-Compliant
4.27.1.4-5 Materials	Partially Compliant

Detailed Technical Assessment

The proposal for 4 Prichard Place is compared to the Arrowtown Design Guidelines 2016

Technical Methodology

To assess how a project responds to the ADG requires 1. Identify the *Specific Guidelines* 2. Describe the *Proposal Specifics* 3. Provide a *Direct Comparison* 4. Apply judgement to determine a *Compliance Rating*

4.1 Conserve Heritage Character

- 4.1.2.2 Include some of the heritage character elements from the ARHMZ into the LDSR & MDRZ.

Specific Guideline	Proposal Specifics	Direct Comparison
a) The historic character of the ARHMZ should not compromise or be compromised by developments in adjacent areas and vice versa.	Located in Neighbourhood 9: Adamsons, New Town area, 340m from ARHMZ boundary with two detached townhouses with simple rectangular forms.	The proposal is well separated from the ARHMZ (340m) and located in the New Town area where strict ADG compliance is not required. The distance ensures no direct visual relationship or compromise to ARHMZ character.
b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the MDR and LDSR zones.	Materials include charred timber weatherboard (House 1) and stained cedar weatherboard (House 2), dark grey tray roofing and aluminum windows/doors.	The simple rectangular building forms and use of timber weatherboard cladding do incorporate some heritage character elements, though the materials (charred timber, stained cedar) represent contemporary interpretations rather than traditional finishes.

Compliance Rating: **Compliant**

4.3 Settlement Pattern: Street Layout, Lot Size and Pattern

- 4.3.1.2 Subdivision within the LDSR and MDR Zones which adjoins the ARHMZ should respond to the historic grid street layout of ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
a) The layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning to reflect the ARHMZ and conserve historic characteristics.	Site subdivided into two rectangular lots (Lot 1: 280m ² , Lot 2: 334m ²). Buildings positioned with House 1 at front, House 2 at rear. Simple rectangular building footprints (7M x 18M each) oriented parallel to boundaries. Cul-de-sac location with irregular northern road boundary.	The subdivision creates two rectangular lots consistent with historic patterns, though smaller than typical ARHMZ lots (300-600m ²). The building positioning with one house fronting the street and one at the rear maintains a street-oriented layout. The simple rectangular building forms reflect historic building patterns.

Compliance Rating: **Compliant**

4.4 Strengthen the Links to the Character of the ARHMZ and Old Town

- 4.4.1.1 Strengthen the links to the character of the ARHMZ and Old Town.

Specific Guideline	Proposal Specifics	Direct Comparison
e) Design houses with small visually distinct forms as opposed to one large building under a single roof.	Two separate detached dwellings. Each house: simple rectangular plan 7M x 18M, with volume 900m ³ per unit. Different cladding materials for each house (charred timber vs stained cedar). Each building maintains distinct identity.	The proposal mechanically repeats one design as two separate buildings. Each building is a single large volume of 900m ³ , which exceeds the preferred 250m ³ maximum for individual elements in MDRZ. The building forms are Alien to Arrotown as per MDR Fig 7.

Compliance Rating: **Non - Compliant**

4.5 The Private Section: Site Planning and Design

- 4.5.1.2 Where the MDRZ immediately adjoins the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
c) Buildings with a street frontage should be set back from the street a similar distance to those traditional buildings in the ARHMZ.	Variable setbacks from 3-4m to north boundary (street frontage).	The 3-4m setback is consistent with traditional ARHMZ setbacks and meets this guideline.
d) Garages for buildings with a street frontage should be set back further than the front of the house.	Garage access from driveway on east elevation, not street-facing.	Garages are appropriately located away from street frontage via side access, meeting this guideline.
e) Houses with a street frontage should have a clearly defined primary entrance that is oriented towards the street.	No ground floor windows on street frontage noted. Pedestrian entry via path up west side of property.	The lack of ground floor street-facing windows and pedestrian entry from the side rather than street-facing raises concerns about street orientation and activation.

Compliance Rating: **Partially Compliant** **4.8 New Construction in the LDSR & MDR Zones**

- 4.8.2.2 Preferably build single storey houses as they are more appropriate to Arrowtown.

Specific Guideline	Proposal Specifics	Direct Comparison
Build single storey houses as they are more appropriate to Arrowtown.	Two-storey buildings with maximum height 6.5m. Upper level covered balconies. Buildings benched into sloping site.	The proposal provides two-storey buildings rather than the preferred single-storey forms. While the 6.5m height may be within zone limits, it does not align with the preference for single-storey development that better reflects Arrowtown's character.

Compliance Rating: **Non-Compliant**

- 4.8.2.3 Design a building as an arrangement of several structurally independent elements, each with a clear, simple form.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Limit the size (scale) of each individual element/cell to a maximum volume of 250m ³ although a lesser volume is preferable.	Each house: simple rectangular plan, volume 900m ³ per unit.	Each building significantly exceeds the 250m ³ maximum volume guideline (900m ³ vs 250m ³).
b) Keep each element visually distinct through separate roofing and articulation.	Mono-pitch roof at 15 degrees covering entire building. No visual articulation or breaking down into smaller elements. Simple rectangular massing without distinct elements.	The buildings are designed as single large elements under single roofs rather than arrangements of smaller distinct elements. No visual articulation is provided to break down the mass.

Compliance Rating: **Non-Compliant**

4.9 Spaciousness

- 4.9.1.2 New developments should reflect the sense of spaciousness and simplicity seen within the ARHMZ.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Carefully siting buildings and manipulating their shape and form so that they appear small scale and unobtrusive when viewed from the street.	Building coverage: 252m ² (35% of total site). Site coverage: 35% including all structures. Buildings positioned with House 1 at front, House 2 at rear. Simple rectangular forms.	The 35% site coverage maintains reasonable spaciousness. The positioning of buildings provides some spatial separation. However, the large rectangular forms (7M x 18M each) may not appear small scale and unobtrusive, particularly given the 6.5m height.

Compliance Rating: **Partially Compliant**

4.14 Parking, Driveways and Garages

- 4.14.1.1 Parking, driveways, and garages should not be prominent in the ARHMZ or dominant in other Zones.

Specific Guideline	Proposal Specifics	Direct Comparison
c) Parking should not be in the front yard (either garaged or surface).	No front yard parking indicated.	No front yard parking is proposed, meeting this guideline.
d) Locate garaging towards the rear of residential lots or set back further than the front of the house for buildings with a street frontage in the MDR zone.	Garage access from driveway on east elevation (side access). Driveway runs down east side of buildings. 2 garages total.	Garages are appropriately located away from street frontage via side access rather than front-facing. The side-access arrangement keeps vehicle requirements from dominating the street frontage.
e) Driveways to be single car width only. No double car width driveways or entrances.	Concrete driveway surface.	The driveway arrangement appears to meet single car width requirements, though specific width details are not provided.

Compliance Rating: **Compliant**

- 4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowtown's character.

Specific Guideline	Proposal Specifics	Direct Comparison
a) For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete.	Concrete driveway specified. Concrete exposed aggregate paths specified.	The concrete driveway is acceptable as an alternative to preferred local gravel. The exposed aggregate concrete paths align with guideline preferences.
b) Try to avoid concrete kerbs for edging.	No mention of kerbing details.	No inappropriate kerbing is indicated.

Compliance Rating: **Compliant**

4.17 Planting

- 4.17.1.1 & 4.17.1.2 Keep planting simple and choose appropriate trees and plants.

Specific Guideline	Proposal Specifics	Direct Comparison
Keep planting simple and choose trees and plants appropriate to the context of Arrowtown. Only plant trees that are appropriate to Arrowtown's character.	Hornbeam hedge 1.4m high at 1m centres (mature height potential 6m, anticipated trimming to 1.8m). Oak tree current height 2m planted 1m from road boundary in north west corner. Hedge planted along east boundary. Limited existing vegetation noted.	Hornbeam and Oak are both appropriate heritage species for Arrowtown context. The hedge height (1.4m growing to 1.8m) is appropriate for boundary treatment. The Oak tree positioning provides structure planting. The planting scheme appears simple and appropriate.

Compliance Rating: **Compliant**

4.18 Structure Trees

- 4.18.1.1 The planting and maintaining of large trees is a priority.

Specific Guideline	Proposal Specifics	Direct Comparison
e) Plant a minimum of one structure tree per lot, which will grow to a height of not less than 4m above building height.	Oak tree planted in north west corner (current height 2m, will continue growing). Building height 6.5m maximum.	One Oak tree is provided which will grow well above the 4m above building height requirement (6.5m + 4m = 10.5m minimum).

Specific Guideline	Proposal Specifics	Direct Comparison
g) Avoid planting structure trees where they will block key views.	View effects noted: building form blocks views of Mt Beetham from certain vantage points.	The tree's location and the building's impact on Mt Beetham views raises questions about view corridor management.

Compliance Rating: **Partially Compliant**

4.21 Hedges, Fences, Walls and Gates

- 4.21.1.1 & 4.21.1.2 Plant hedges along lot boundaries and use appropriate fence materials.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Hedges are the preferred 'fence' or 'wall'.	Low stone wall (1.2m tall with vertical coping) as street fence. Hornbeam hedge 1.4m high along boundaries.	The combination of low stone wall (1.2m) and hedge (1.4m) provides appropriate boundary treatment. Stone walls are traditional in Arrowtown context.
c) The planting of hedges is specifically encouraged along front yard street boundaries.	Hornbeam hedge 1.4m high along boundaries.	Hedge planting is provided along boundaries, meeting this guideline.
e) A hedge height of around 1.2m is best.	Hornbeam hedge 1.4m high. Gap indicating entry point in street fence.	The hedge height (1.4m) is close to the preferred 1.2m. The entry gap is appropriate for access.

Compliance Rating: **Compliant**

4.26 WINDOWS AND DOORS

- 4.26.1.1 Window and door placement should be based on ARHMZ traditions.

Specific Guideline	Proposal Specifics	Direct Comparison
c) Doors and windows should be symmetrically arranged in the street facade.	No ground floor windows on street frontage noted. Recessed balcony creating deep recess to windows on upper level.	The lack of ground floor street-facing windows prevents assessment of symmetrical arrangement. The upper level recessed windows may provide appropriate proportions but arrangement cannot be assessed.
d) Doors and windows should be timber, and painted.	Aluminum windows and doors in dark grey (both houses).	The use of aluminum joinery conflicts with the preference for timber joinery.
e) Try to avoid the use of aluminium joinery, especially anodised aluminium.	Aluminum windows and doors in dark grey (both houses).	The proposal uses aluminum joinery which conflicts with this guideline, though it is not anodised.

Compliance Rating: **Non-Compliant**

Technical Recommendations: Aluminum joinery conflicts with character preferences for timber. Lack of street-facing windows compromises traditional facade arrangement. Consider timber joinery and adding street-facing windows with appropriate proportions and arrangement.

4.27 CONSTRUCTION AND MATERIALS

- 4.27.1.4 & 4.27.1.5 Roofing and wall cladding materials.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Corrugated iron is the traditional roofing material.	Tray roofing in dark grey (both houses). Mono-pitch roof at 15 degrees.	Tray roofing is not traditional corrugated iron but the dark grey color is appropriate. The mono-pitch roof form differs from traditional gable forms.
c) Colorsteel is rather too shiny and should not be used.	Tray roofing in dark grey (both houses).	The dark grey tray roofing avoids the shiny appearance of Colorsteel.

Specific Guideline	Proposal Specifics	Direct Comparison
a) Painted horizontal timber weatherboards in bevelback and rusticated profiles are common and should be painted.	House 1: Charred timber weatherboard (black with texture of burnt timber). House 2: Stained cedar weatherboard (natural cedar colour).	The timber weatherboard cladding aligns with traditional materials, though charred timber and stained cedar represent contemporary treatments rather than traditional painted finishes.

Compliance Rating: **Partially Compliant**

Neighbourhood 9 Threat Assessment

ADG Identified Threat	Proposal Assessment	Impact
a) Loss of trees and vegetation	The site was cleared, no mature vegetation remains.	Threat realized - vegetation loss occurred.
b) Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.	No change to street characteristics.	No impact - street characteristics maintained.
c) Replacement of the small scale crib residence with buildings of design that bear no relationship to the scale of the crib form.	Existing building replaced with design that bears no relationship to the crib form.	Threat realized - crib scale relationship lost.
d) Frontage dominated by paving, garages and/or tall walls	The front is dominated by tall blank wall.	Threat realized - frontage dominated by tall walls.

Overall Assessment

Overall Rating: PARTIAL COMPLIANCE

Character Integration Assessment

The proposal for 4 Prichard Place demonstrates a mixed response to the Arrowtown Design Guidelines 2016.

Areas of Compliance

The proposal successfully incorporates several heritage character elements including timber weatherboard cladding, simple rectangular building forms, appropriate boundary treatments

with stone walls and hedging, and suitable heritage tree species. The site planning maintains traditional rectangular lot patterns and keeps vehicle access appropriately subordinated through side access arrangements.

Areas of Divergence

Building Scale and Articulation: The most significant divergence relates to building scale, with each dwelling achieving 900m³ volume compared to the preferred maximum of 250m³ for individual building elements.

Building Height and Form: The two-storey form conflicts with the preference for single-storey development that better reflects Arrowtown's character. While the 6.5m height may comply with zone requirements, it does not align with character expectations.

Appendix 5 - Assessment of Resource Consent Processes

19 Kent Street, Arrowtown

A resource consent was required for the development at 19 Kent St. Policy 8.2.4.1 in the Queenstown Lakes District Plan requires compatibility with Arrowtown's existing character:

8.2.4.1 Ensure development is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines 2016 with regard to: * building design and form; * scale, layout and relationship of buildings to the street frontage(s); * materials and landscape response(s).

8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

The “Substantially Permitted” Approach

The resource consent application for 19 Kent Street (RM230050) demonstrates how both the applicant and Council used a methodology that results in reduced ADG scrutiny when a development largely complies with permitted activity standards.

Applicant's Approach

The applicant argued:

“The dwelling complies with all bulk and location provisions except the recession plane. The dwelling will generate effects no greater than that permitted. The marginal nature of the non-compliance means no adverse effects will be generated.”

This established that effects should be assessed as if the development were a permitted activity.

Permitted Baseline as Assessment Constraint

The application stated:

“The permitted baseline is relevant noting the dwelling complies with all bulk and location standards except the marginal recession plane breach.”

The permitted baseline was used not just for effects assessment, but to limit the ADG assessment scope.

Council's Adoption

QLDC's decision stated:

“An assessment has been provided at section 10.2 of the Applicant's AEE. This assessment is comprehensive and accurate and is therefore adopted.”

This shows complete acceptance of the applicant's reasoning without independent ADG analysis.

Issues with This Approach

-
1. **Permitted Baseline Override:** Compliance with bulk and location provisions overrides character assessment
 2. **Minimization of Non-Compliance:** Breaches are characterized as “marginal” to avoid scrutiny
 3. **Effects Equivalence Assumption:** Treats quantitative compliance as equivalent to character compliance
 4. **Reduced ADG Engagement:** Limits the required design-led ADG assessment

This approach prioritizes numerical compliance over design outcomes and may enable developments that technically comply but are inconsistent with Arrowtown’s character.

Character Assessment Issues

Assessment Gaps

The character assessment had several omissions: - No material palette analysis - No roof form critique (fails to address Policy 8.2.4.2: “Avoid flat roofed dwellings”) - No landscaping review - No built form scale assessment - No visual impact from public viewpoints - No cumulative character impact consideration

Built Form Analysis

The application acknowledged: > “The dwelling is considered very modern in terms of the overall appearance. . . .”

Justifications included: 1. Claims the proposal matches neighbourhood scale (no technical evidence provided) 2. Mixed character precedent used to justify further divergence 3. 1.8m solid fence cited as mitigation

Conclusion

“While the proposal may not appear entirely consistent with the Design Guidelines, the development is not considered to generate adverse effects. . . .”

This conclusion relies on permitted baseline to justify character inconsistency.

Issues with the Assessment

- **Circular Logic:** Existing mixed character used to justify more variation
- **Permitted Baseline Dominance:** Character assessment subordinated to quantitative compliance
- **Superficial ADG Use:** Guidelines quoted but not systematically applied

The proposed 1.8m fence contradicts ADG guidance and introduces an uncharacteristic boundary condition. This shows a misunderstanding of ADG2016’s intent: character compliance is achieved through design, not by concealing uncharacteristic houses with uncharacteristic fences.

Conclusion

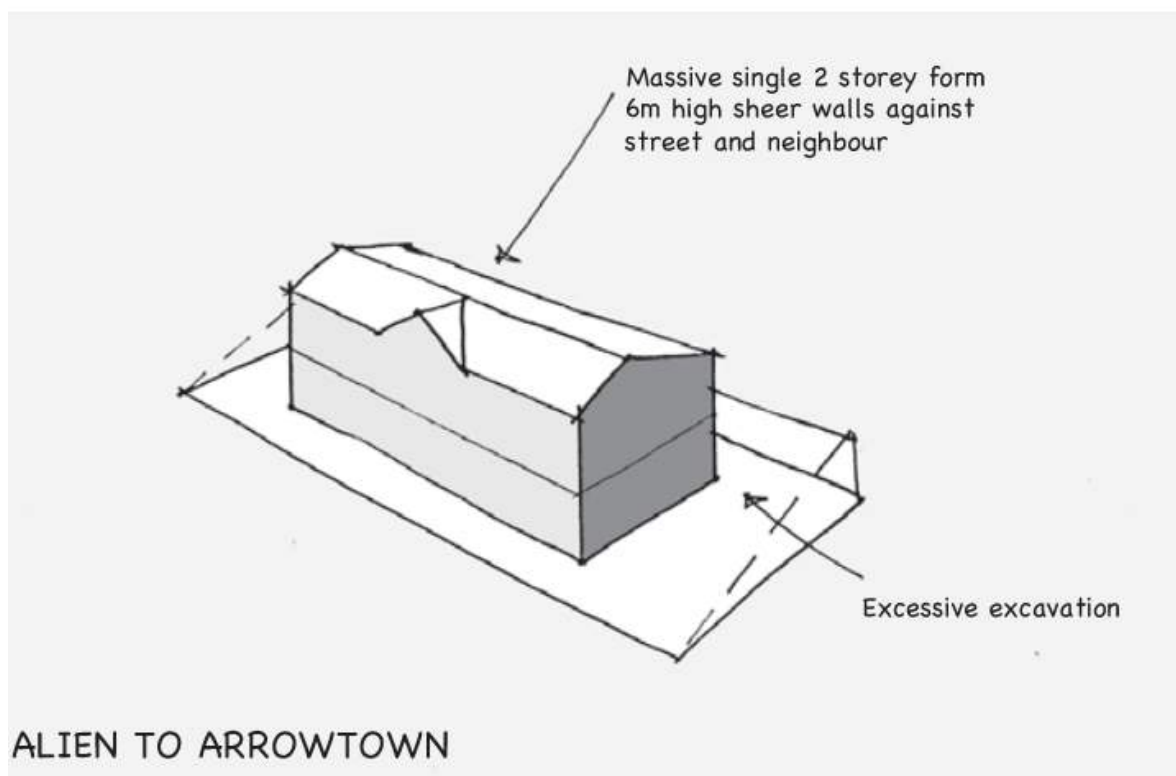
RM230050 demonstrates flawed application of the Arrowtown Design Guidelines 2016. The decision fails to apply ADG2016 rigorously and uses permitted baseline logic to override design-led character assessment.

This case shows Objective 8.2.4, which seeks development “compatible with the town’s character,” is not being met. Uncharacteristic development proceeds where permitted baseline arguments justify ADG non-compliance

This risks erosion of Arrowtown’s distinctive identity.

4 Prichard Place, Arrowtown

The development at 4 Prichard Place demonstrates how strategic application timing can bypass character assessment requirements, resulting in development the ADG2016 identifies as “alien to Arrowtown” proceeding as permitted activities.



MDRZ & LDSRZ-Figure 7

Figure 4: ADG - Fig 7

The Development

Site and Scope: - Original site: 713m² in Medium Density Residential Zone - Subdivision: Two lots (280m² and 334m²) - Development: Two, two-storey detached dwellings with attached garages - Building form: Single large volumes (~900m³ each) with 6m high walls

Consent Process Timeline

RM211255 - Subdivision (March 2022) - Restricted discretionary consent granted - Subdivision

only - buildings excluded

Building Consent BC221553 (2022-2023) - Section 37 notice identified Rule 8.4.10.2 applied (two units per site requires resource consent) - Applicant chose strategic timing: wait for subdivision completion

Subdivision Completion (2023) - Certificates issued, creating two separate legal sites - Section 37 notice lifted - buildings now permitted activities under Rule 8.4.6

RM230347 - Earthworks (July 2023) - Earthworks and retaining walls only - Building designs excluded from assessment

QLDC confirmed: > “All application processes above are valid and were appropriately administered by Council. Council is legislatively limited in its ability to require various application processes occur in certain order.”

Result: Buildings are permitted activities with no resource consent trigger and no requirement for ADG2016 assessment.

Character Assessment

The buildings contradict ADG2016 principles: - **Volume:** ~900m³ per building (ADG2016 recommends max 250m³ per element) - **Form:** Single large two-storey volumes (ADG2016 requires small, additive composition) - **Character:** “Alien to Arrowtown” per ADG2016 Figure 7

Community feedback consistently notes these buildings are out of scale with Arrowtown’s character.

Policy Ineffectiveness

The case demonstrates how permitted baseline principles and strategic timing bypass character protection:

1. **Permitted Activity Pathway:** No character assessment required
2. **Strategic Application Timing:** Legitimate structuring avoids consent triggers
3. **Legislative Limitations:** Council cannot require specific application sequencing

As confirmed: “The ADG does not apply to permitted activities and has most influence in the ATCZ and ARHMZ, with targeted influence elsewhere in Arrowtown.”

When development proceeds as permitted activities, the ADG2016 has no influence.

Conclusion

The development at 4 Prichard Place demonstrates the limitations of current permitted activity rules, which allow forms and scales the ADG2016 identifies as inappropriate for Arrowtown. This highlights the need for stronger controls to ensure new development is consistent with the character and values set out in the ADG2016.

This case validates that Policy 8.2.4.1 and the ADG2016 are ineffective in protecting Arrowtown’s character when permitted baseline principles apply. Allowing development “alien to Arrowtown”

to proceed as permitted activities undermines the unique character the guidelines were designed to protect.

Overall Conclusion

Both the 19 Kent Street and 4 Prichard Place developments demonstrate how Objective 8.2.4 - ensuring development is “compatible with the town’s character” - is being systematically bypassed through different but related mechanisms.

19 Kent Street shows how the “substantially permitted” approach allows resource consent applications to avoid rigorous ADG2016 assessment. When developments largely comply with bulk and location standards, character assessment is subordinated to quantitative compliance, effectively treating ADG non-compliance as acceptable.

4 Prichard Place demonstrates how strategic application timing can completely bypass character assessment requirements. By structuring applications to avoid consent triggers, developments that are explicitly “alien to Arrowtown” can proceed as permitted activities with no ADG2016 scrutiny.

Common Pattern: Both cases rely on permitted baseline principles to justify bypassing character protection: - 19 Kent Street uses “substantially permitted” status to minimize ADG requirements - 4 Prichard Place uses actual permitted status to eliminate ADG requirements entirely

Result: Objective 8.2.4 is not being achieved. Uncharacteristic development proceeds either through weakened resource consent processes or by avoiding consent requirements altogether. This systematic bypass of character protection risks the cumulative erosion of Arrowtown’s distinctive identity that the ADG2016 was designed to prevent.

The evidence from both developments validates that current regulatory mechanisms are insufficient to protect Arrowtown’s character when permitted baseline principles are applied.

Appendix 6 - Landscape Character Assessment - Recent Development

Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (NZILA, 2022), sets out a nationally recognised methodology for landscape character assessment. In accordance, Built Environment Landscape, (urban landscape) are a type of landscape which fall within the same conceptual framework as all other landscapes.

Critical to a landscape assessment evidence is the nature and magnitude of effect on character. Technical assessment of a development to the Arrowtown Design Guidelines identifies areas of compliance, but does not explain the effects on character. Mr. Knott's evidence identifies uncharacteristic developments occurring within Arrowtown. Review of Kent St and Prichard Place identify that uncharacteristic development is occurring. A Landscape Character Assessment is required to translate that into effects.

Arrowtown Character Assessment Methodology Statement

The methodology used is TTTM, grounded in the concept that landscape is the integrated expression of physical, associative, and perceptual dimensions, and that assessment must consider both the character of a landscape and the values ascribed to it.

Purpose and Context

The purpose of this assessment is to evaluate the effects of the developments on the character and values of the Arrowtown landscape. Arrowtown is subject to a specific statutory framework that includes the Resource Management Act 1991 (RMA), the Operative Otago Regional Policy Statement, the Queenstown Lakes District Plan (PDP), and the Arrowtown Design Guidelines 2016 (ADG2016). These documents require that development is compatible with the established and valued character of Arrowtown.

Integrated Assessment Approach

This assessment adopts the integrated framework outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, informed by the site-specific expectations articulated in the Arrowtown Design Guidelines 2016 (ADG2016).

Identification of the Relevant Landscape Extent

The landscape extent has been delineated based on the visual and experiential catchment in which the proposal is perceived and has influence. This includes both immediate boundaries (such as neighbouring dwellings and streetscape) and broader contextual references that contribute to Arrowtown's recognisable character. Within the Historic Management Area and Transition Overlay, the ADG2016 establishes the expected form, scale, and materials that define local identity. These spatial references help define a coherent assessment area that reflects both biophysical containment and perceptual reach.

Description and Analysis of Arrowtown's Landscape Attributes

Translating the ADG2016 into a character assessment framework involves identifying the key attributes that define Arrowtown's physical, associative, and perceptual dimensions.

Physical Dimensions:

Includes landform, vegetation, built form, and the spatial arrangement of elements. Drawing directly from the ADG2016, Arrowtown's physical character is defined by:

- **Settlement Pattern:** A fine urban grain, with compact plot sizes typically in the range of 300-600 m², and consistent setbacks that maintain a cohesive street frontage.
- **Lot Orientation:** Rectangular lots with narrow street frontages, aligned perpendicularly to the street, resulting in a distinctive rhythm and access patterns.
- **Street Width and Layout:** Narrow carriageways (often 5-6 metres) with informal edges and grassed verges; streets are laid out in a legible grid with historical alignments.
- **Building Form and Scale:** Simple rectangular building footprints, primarily single-storey, with some narrow two-storey forms; buildings typically align with the street and are set back to provide a transitional front yard space.
- **Roof Forms:** Dominantly pitched gable roofs at 25-45 degrees, with minimal or no eaves, and lean-to or skillion forms as secondary elements. Roofs are generally parallel to the street.
- **Materials:** Use of historically grounded materials such as corrugated iron roofing, vertical timber cladding (including rusticated weatherboards), and local schist stone in base courses, chimneys, and sometimes full walls.
- **Verandahs and Lean-tos:** Modest, recessed verandahs with simple timber posts are common and help animate the street interface.
- **Fenestration:** Vertically proportioned double-hung or casement windows with timber joinery, generally grouped in pairs or threes. Window head heights typically align across facades.
- **Fencing and Front Yards:** Low timber picket fences or open frontages are common, allowing clear visibility to building frontages. Planting is informal and often features heritage trees and cottage-style gardens.
- **Garages and Accessory Structures:** Typically located to the rear of lots or setback from the primary dwelling, minimising visual dominance and retaining the historic façade presentation.

These physical elements combine to form a coherent and legible architectural language that reflects the town's historic evolution and ensures compatibility with Arrowtown's heritage values. The ADG2016 provides detailed visual guidance and typologies that reinforce the importance of spatial rhythm, material integrity, and scale as key determinants of character.

Associative Dimensions

Arrowtown's identity is deeply rooted in its 19th-century gold mining heritage, with historic associations to both European and Chinese settlement. The ADG2016 reflects and reinforces this legacy through a range of specific character-defining measures, including:

- **Cultural Overlay:** The ADG2016 recognises the town's layered cultural identity, including its European settler architecture and surviving elements of Chinese miners' dwellings and landscapes. The guidelines encourage designs that acknowledge these cultural overlays through appropriate references in materiality, form, and spatial organisation.
- **Built Heritage:** Retention, adaptation, and respect for contributory buildings and structures are fundamental principles. The ADG outlines specific approaches to heritage protection, including maintaining original building fabric where possible, aligning new works with original rooflines and fenestration, and avoiding mimicry while maintaining compatibility.
- **Settlement Typologies:** The ADG2016 codifies early settlement patterns, such as narrow rectilinear plots with simple building forms, and encourages continuation of these patterns to retain the historic development logic that gives Arrowtown its distinctive feel.
- **Civic Memory and Continuity:** The Guidelines promote continuity by discouraging abrupt stylistic shifts or overtly contemporary expressions in the Historic Management Area. Instead, they call for thoughtful reinterpretation of traditional design cues to maintain the legibility of the settlement's story over time.
- **Symbolic and Historic Markers:** The presence of stone walls, early cottage forms, and landscape elements such as fruit trees and domestic gardens are seen as associative anchors. The ADG2016 encourages retention and celebration of these markers as contributors to cultural memory.
- **Chinese Settlement Acknowledgment:** Though the remaining fabric is limited, the ADG notes the importance of integrating interpretation or subtle reference to Arrowtown's Chinese settlement history into the built and landscape environment, especially near Buckingham Street and the Arrow River.

Collectively, these measures establish a framework in which new development not only respects the past but actively contributes to the continuity of Arrowtown's narrative. By anchoring design decisions in a clear understanding of cultural and historic associations, the ADG2016 supports a sense of identity, memory, and belonging that transcends individual properties and contributes to a cohesive townscape.

Perceptual Dimensions:

The experience of Arrowtown is shaped by a harmonious relationship between built form, human scale, streetscape rhythm, and the surrounding landscape setting. The ADG2016 elaborates a wide range of perceptual attributes that contribute to the town's distinctiveness:

- **Village Scale and Grain:** Arrowtown's compact layout and fine grain create a sense of

intimacy and containment. Modest lot widths and single-storey forms create a human-scaled environment that feels accessible and familiar.

- **Skyline and Views:** Rooflines are generally consistent, with minor variation, allowing for visual continuity across the street edge. The ADG stresses the importance of preserving views to surrounding hills and maintaining a balance between built form and open space.
- **Legibility:** Arrowtown's legibility is enhanced by its historic grid layout, narrow carriage-ways, and identifiable architectural vernacular. The consistent use of gabled roof forms, timber cladding, and low front fences provides visual cues that help users intuitively understand and navigate the area.
- **Rhythm and Coherence:** The ADG2016 reinforces a rhythmic pattern of built form through consistent front setbacks, facade widths, and spacing between dwellings. This repetition creates a visual cadence along streets, contributing to aesthetic unity.
- **Material Integrity:** Authenticity is a key perceptual quality. The use of materials with visual texture and patina—such as timber, stone, and corrugated iron—reinforces a sense of age, permanence, and appropriateness. The guidelines discourage the use of overtly modern or synthetic finishes that disrupt this material coherence.
- **Enclosure and Openness:** Low fencing, open gardens, and verandahs contribute to a semi-public threshold that blurs the line between private and public space, reinforcing a sense of community and openness while supporting passive surveillance.
- **Cohesion and Legibility of Rooflines:** The repetition of gable and lean-to roof forms, as well as their orientation to the street, supports a legible and cohesive streetscape. The ADG identifies excessive roof complexity, large unbroken roof planes, or flat roofs as incompatible with this perceptual order.
- **Temporal Layering:** Subtle differences in detailing between cottages of different eras are seen as part of the perceptual richness of Arrowtown. The ADG encourages design that respects the layering of time while maintaining consistency with the broader built language.
- **Harmony with Landscape:** Arrowtown's built form appears embedded in its landscape context. The relationship between street level and adjacent topography, the informal planting of trees and shrubs, and the visibility of distant hills all contribute to a setting that feels grounded and integrated.

In total, these perceptual dimensions underpin the ADG2016's guidance on achieving a sense of place that is unmistakably Arrowtown. Proposals are expected to contribute positively to this perceptual framework by maintaining coherence, promoting visual continuity, and enhancing the legibility and experiential quality of the built environment.

Interpretation of Arrowtown's Landscape Character

From these landscape dimensions, the character of the Arrowtown landscape can be interpreted.

Arrowtown's landscape character can be described as a cohesive and historically resonant township that reflects the settlement's 19th-century gold mining origins. The built form is modest and functional, arranged in a fine-grain grid that aligns with the natural contours of the Wakatipu Basin. Its defining characteristics arise from the interplay of its physical attributes, associative values, and perceptual coherence.

As the ADG2016 quotes from the community summary: "Arrowtown is a place of strong community values and identity, where the scale, form and fabric of the built environment are valued by both residents and visitors. It is not a museum town, but a living place that evolves carefully with respect for its special qualities." This sentiment reinforces the living, evolving nature of Arrowtown's character, which is both treasured and adaptable.

- *Physically*, Arrowtown is marked by narrow lot widths, small single-storey or modest two-storey dwellings, gable roof forms, and a consistent material palette of timber, schist, and corrugated iron. Buildings are modest in scale and typically feature recessed verandahs, vertical window proportions, and low or open fencing. The narrow street corridors and grass verges reinforce the settlement's intimate scale.
- *Associatively*, Arrowtown is a culturally layered landscape. It bears strong connections to both European and Chinese mining communities, with visible remnants and spatial patterns reflecting these histories. Elements such as stone boundary walls, early cottage forms, and garden plantings carry symbolic meaning. The town's development pattern and materials are inseparable from its cultural story, creating a powerful sense of identity, continuity, and community memory.
- *Perceptually*, the town exhibits a high degree of aesthetic unity. Its legible grid structure, harmonious rooflines, material authenticity, and containment by surrounding topography all contribute to a distinctive and memorable sense of place. The repetition of architectural forms, scale, and setbacks enhances visual rhythm and spatial clarity, while informal planting and framed views to the hills reinforce Arrowtown's embeddedness in its landscape.

This character is not static but rather accumulative—layered over time through careful additions that respect established rhythms and materials. The ADG2016 crystallises this character into clear expectations for new development, ensuring that proposals align with the town's narrative, architectural cadence, and community identity.

Assessment of any proposal must therefore consider the extent to which it: - Respects the lot layout, setbacks, and height proportions typical of historic development; - Reinforces or interrupts the visual and spatial continuity of the street; - Upholds the material and architectural language codified in the ADG2016; - Contributes positively to Arrowtown's perceptual harmony and cultural legibility.

Such a character-led assessment enables a nuanced evaluation of how a proposal engages with the wider landscape context, and whether it sustains, diminishes, or enhances the enduring identity of Arrowtown.

Neighbourhood 9: Adamsons

Local Area of Character* - Integrated Landscape and Urban Design Values

Neighbourhood 9: Adamsons forms part of Arrowtown's New Town area—a part of the settlement that, while more recent in its development history, is intrinsically linked to the broader landscape identity and character coherence of Arrowtown. In this area, strict compliance with the Arrowtown Design Guidelines 2016 (ADG2016) is not intended. However, the legislative and policy framework—when read holistically—nonetheless anticipates that all development contributes positively to the established character of the town.

This obligation arises not only through formal rule triggers in the Queenstown Lakes District Plan (PDP), but through the intent and effect of relevant objectives and policies that require development to “be compatible with the character of Arrowtown” and “guided by the Arrowtown Design Guidelines” (e.g., Objective 7.2.4, Policy 4.2.2.12, Policy 3.2.3.1). While these may not strictly bind permitted activities, they express a clear policy expectation that applies to all development—forming a benchmark for assessing coherence and cumulative effects on character.

Within the framework of *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Neighbourhood 9 is recognised as a local area of character. It possesses a distinctive combination of physical, associative, and perceptual values that contribute to the broader identity of Arrowtown. These values may differ in origin or age from the Historic Core but are nonetheless coherent extensions of Arrowtown's settlement form and cultural memory.

Enduring Character Attributes Evident in Neighbourhood 9

Despite its later subdivision—primarily during the 1960s and 70s—Neighbourhood 9 displays a continuity of character through its original use as a modest crib and holiday-home enclave. These early dwellings, often unpretentious in form and scale, shared common traits with Arrowtown's historic vernacular and remain legible in the landscape today.

While the gable roof form is less consistently applied in this area, many dwellings retain simple building footprints and modest profiles. Several key character attributes remain strongly evident:

- Fine-grain subdivision pattern, with modest lot sizes and narrow frontages that reflect the settlement's original rhythm and orientation.
- Simple and modest form, primarily gable and lean-to roof forms, though with greater variation in pitch than in the historic core. While the pitch of roof varies, the simple rectangular plan with gable roof remains the dominant form.
- Single-storey or modest two-storey dwellings, maintaining the town's human scale and visual consistency.
- Material palette continuity, simple materials prevail, including the use of timber cladding, corrugated iron roofing, and occasional use of local schist—linking new builds with traditional vernacular expression.
- Open or low front fencing, soft landscape edges, and informal planting, contributing to the

visual permeability and domestic character of the street frontage.

- Street trees and informal road edge treatments, which echo the grassed verges and boundary conditions of the historic town.
- Distant views to surrounding mountains, which reinforce Arrowtown’s embeddedness within a wider landscape context and contribute to the perceptual identity of both old and new parts of the town.

These attributes serve as tangible and perceptual links to Arrowtown’s identity. Their presence in Neighbourhood 9 supports the interpretation of this area as a coherent part of the wider townscape, and underscores the appropriateness of applying a character-led lens—even where formal compliance with the ADG2016 is not mandated. The intent of the ADG is for new forms to continue the vernacular traditions in terms of scale, form, and rhythm—enhancing the connection with the historic core and reinforcing Arrowtown’s unique and cohesive character.

Receiving Environment and Landscape Setting

The above describes the receiving character of Arrowtown’s Medium Density Residential Zone (MDRZ) Neighbourhood 9. Within this context, the specifics of individual projects may be assessed against the character of the area.

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4 Prichard Place: Detailed Landscape Character Assessment

Summary of Landscape Effects

Character Dimension	Nature of Effect	Magnitude of Effect	Reasoning
Physical - Settlement Pattern	Departure from fine-grain pattern through oversized building elements	Moderate adverse	900m³ volumes significantly exceed 250m³ guideline; lacks traditional articulation
Physical - Building Form	Contemporary roof form differs from traditional gables	Low-moderate adverse	Mono-pitch roofs depart from character but maintain simple geometry
Physical - Materials	Appropriate materials with contemporary treatments	Low-moderate adverse	Timber weatherboard appropriate but finishes and aluminum joinery reduce authenticity
Associative - Cultural Continuity	Limited heritage connection through material choices	Low adverse	Some traditional elements maintained but contemporary interpretation reduces cultural resonance

Character Dimension	Nature of Effect	Magnitude of Effect	Reasoning
Associative - Settlement Typology	Maintains traditional lot patterns and development logic	Very low effect	Appropriate subdivision and building positioning preserves settlement patterns
Perceptual - Street Relationship	Poor street activation compromises public interface	Moderate-high adverse	Lack of street-facing windows and entrance significantly reduces streetscape engagement
Perceptual - Visual Rhythm	Reduced fine-grain quality but maintains basic spatial relationships	Low-moderate adverse	Appropriate setbacks but large building scale compromises visual rhythm
Perceptual - Landscape Integration	Good landscape design with prominent building form	Low adverse	Heritage species and boundary treatment appropriate but building height reduces integration

Assessment of Effects on Arrowtown Character

The following assessment evaluates the effects of the proposed development at 4 Prichard Place on the established character and values of the Arrowtown landscape. This assessment is structured around the key dimensions of landscape character—physical, associative, and perceptual—as established in the methodology statement and neighbourhood character analysis.

The proposal is located within Neighbourhood 9: Adamsons, part of Arrowtown’s New Town area, positioned 340m from the ARHMZ boundary. While strict compliance with the ADG2016 is not mandated in this location, the policy framework nonetheless expects development to contribute positively to Arrowtown’s established character and maintain the coherence that defines the town’s distinctive identity.

Physical Dimensions of Arrowtown Character

Settlement Pattern and Building Scale

Nature of Effect: The proposal introduces two detached dwellings with individual volumes of 900m³ each, significantly exceeding the preferred maximum of 250m³ for individual building elements within the MDRZ. This represents a departure from the fine-grain settlement pattern that characterizes Arrowtown, where buildings are traditionally composed of modest, articulated elements rather than large monolithic forms. The simple rectangular massing (7M x 18M per house) under single mono-pitch roofs lacks the visual articulation and smaller-scale elements that reflect the town’s historic building patterns.

Magnitude of Effect: This represents a **moderate adverse effect** on Arrowtown's physical character. While the buildings are positioned as separate structures rather than a single large development, their individual scale substantially exceeds character expectations. The lack of articulation into smaller visual elements compromises the fine-grain quality that is fundamental to Arrowtown's settlement pattern, though the effect is moderated by the New Town location and separation from the ARHMZ.

Building Form and Roof Configuration

Nature of Effect: The mono-pitch roof form at 15 degrees represents a departure from the traditional gable roof forms that dominate Arrowtown's skyline and contribute to its visual coherence. The absence of eaves and the continuous roof plane over each entire building differs from the traditional approach of varied roof elements that create visual interest and reflect the incremental development patterns typical of historic Arrowtown buildings.

Magnitude of Effect: This represents a **low-moderate adverse effect** on Arrowtown's physical character. While the roof form is contemporary, the simple geometric approach and modest pitch maintain some compatibility with the town's preference for uncomplicated building forms. The dark grey tray roofing material while not traditional corrugated iron, provides appropriate visual weight and color consistency.

Material Palette and Authenticity

Nature of Effect: The proposal employs timber weatherboard cladding, which aligns with Arrowtown's traditional material palette and maintains the authentic texture and visual character associated with the town's built heritage. However, the material treatments—charred timber weatherboard for House 1 and stained cedar for House 2—represent contemporary interpretations that differ from the traditional painted timber finishes typical of Arrowtown. The aluminum windows and doors, while acknowledged as potentially acceptable in some contexts, depart from the preferred timber joinery that contributes to material authenticity.

Magnitude of Effect: This represents a **low-moderate adverse effect** on Arrowtown's physical character. The use of appropriate base materials (timber weatherboard) maintains fundamental compatibility, but the contemporary finishes and aluminum joinery reduce the material authenticity that contributes to the town's historic coherence. The effect is moderated by the quality of materials and the New Town context.

Associative Dimensions of Arrowtown Character

Cultural Continuity and Heritage Connection

Nature of Effect: The proposal maintains some connection to Arrowtown's cultural heritage through the use of traditional building materials (timber weatherboard) and simple rectangular building forms that reference historic settlement patterns. The stone boundary wall treatment echoes traditional Arrowtown boundary treatments and maintains cultural associations with the town's built heritage. However, the contemporary material treatments and building scale

represent a departure from the incremental, modest development patterns that reflect the town's mining heritage and community-scale development.

Magnitude of Effect: This represents a **low adverse effect** on Arrowtown's associative character. While the proposal does not directly compromise significant cultural associations, it represents a contemporary interpretation that maintains limited connection to the town's heritage narrative. The effect is mitigated by the New Town location and the retention of some traditional elements.

Settlement Typology and Development Pattern

Nature of Effect: The subdivision into two rectangular lots maintains consistency with historic lot patterns, and the positioning of buildings with street frontage orientation preserves traditional development logic. The side-access garage arrangement keeps vehicle requirements appropriately subordinated, consistent with historic development patterns where utilitarian functions were kept secondary to residential presentation.

Magnitude of Effect: This represents a **very low effect** on Arrowtown's associative character. The development pattern maintains appropriate relationships with traditional settlement typologies and preserves the logic of street-oriented development that characterizes Arrowtown's historic neighborhoods.

Perceptual Dimensions of Arrowtown Character

Street Relationship and Public Interface

Nature of Effect: The proposal significantly compromises the traditional relationship between buildings and the public realm through the absence of ground floor street-facing windows and the location of the primary pedestrian entrance on the side rather than street-facing. This reduces the visual connection and passive surveillance that characterizes Arrowtown's streetscapes, where buildings traditionally engage directly with the street through prominent entrances and window arrangements. The recessed upper-level balconies provide some street activation but cannot compensate for the lack of ground-level engagement.

Magnitude of Effect: This represents a **moderate-high adverse effect** on Arrowtown's perceptual character. The poor street activation fundamentally compromises the interactive, community-oriented streetscape character that is central to Arrowtown's identity. This effect is particularly significant as it affects the primary interface between private development and the public realm.

Visual Rhythm and Spatial Coherence

Nature of Effect: The building setbacks (3-4m from the street boundary) maintain consistency with traditional setback patterns, preserving the spatial rhythm that characterizes Arrowtown streets. The positioning of two separate buildings rather than a single large structure maintains some visual rhythm, though the large scale of individual buildings reduces the fine-grain quality typical of the town. The simple building forms contribute to visual clarity but lack the articulation

that creates visual interest in traditional Arrowtown development.

Magnitude of Effect: This represents a **low-moderate adverse effect** on Arrowtown's perceptual character. While basic spatial relationships are maintained, the reduced articulation and large building scale compromise the visual rhythm and fine-grain quality that contribute to the town's distinctive streetscape character.

Landscape Integration and Contextual Harmony

Nature of Effect: The landscape design employs appropriate heritage species (Hornbeam hedge, Oak tree) and maintains simple planting arrangements consistent with Arrowtown's informal domestic character. The stone boundary wall and hedge combination provides appropriate enclosure while maintaining visual permeability. However, the building height (6.5m) and two-storey form create a more prominent presence in the landscape than the preferred single-storey development that better integrates with Arrowtown's modest scale.

Magnitude of Effect: This represents a **low adverse effect** on Arrowtown's perceptual character. The appropriate landscape treatment and boundary design maintain good integration with the town's domestic character, though the building height creates some visual prominence that reduces harmony with the preferred modest scale.

Overall Assessment

The proposed development at 4 Prichard Place demonstrates a mixed relationship with Arrowtown character, incorporating some appropriate elements while departing significantly from others. The most substantial adverse effects relate to building scale, street activation, and the contemporary interpretation of traditional materials and forms.

Overall Magnitude of Effect: Moderate adverse effect on Arrowtown character.

While the New Town location provides some flexibility for contemporary interpretation, the cumulative effect of departures from character guidelines—particularly the oversized building elements, poor street relationship, and reduced material authenticity—compromises the coherence and continuity that the policy framework seeks to maintain. The development would benefit from design refinements to better reflect the modest scale, street orientation, and traditional material treatments that characterize Arrowtown's distinctive built environment.

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19 Kent St: Detailed Landscape Character Assessment

Effects on Arrowtown Character

The assessment of landscape effects considers the consequences of the proposed development on the established character and values of Arrowtown, as identified through the integrated framework of physical, associative, and perceptual dimensions. This assessment evaluates how the proposal affects the specific attributes that define Arrowtown's distinctive identity, particularly given the site's prominent corner location directly opposite the Arrowtown Historic Management

Zone (ARHMZ).

The effects are assessed against the existing Arrowtown character values and the relevant statutory provisions that require development to be compatible with and strengthen the established character of the town. The assessment considers both the nature of effects (what is actually happening to Arrowtown's character attributes) and the magnitude of effects (the degree of change using the seven-point scale from Te Tangi a te Manu guidelines).

Physical Dimension Effects

Settlement Pattern and Building Scale

Nature of Effect: The proposal introduces building volumes of 346m³ and 619m³ that significantly exceed the traditional cottage scale and the ADG2016 recommended maximum of 250m³ per building element. This disrupts the fine-grain settlement pattern that is fundamental to Arrowtown's physical character, where modest single-storey cottages create a human-scaled environment with consistent rhythm and proportion.

Magnitude of Effect: Moderate-High Adverse

Reasoning: The building volumes represent a substantial departure from the established pattern, with the larger element being more than double the recommended size. This scale of change materially alters the physical character of the streetscape and sets a precedent that could cumulatively undermine the fine-grain character that defines Arrowtown.

Roof Form and Architectural Language

Nature of Effect: The flat roof forms at 4-degree falls fundamentally contradict Arrowtown's defining characteristic of pitched gable roofs that create the town's distinctive skyline and visual rhythm. The "floating" roof forms described in the proposal represent an architectural statement that prioritizes contemporary expression over character integration.

Magnitude of Effect: High Adverse

Reasoning: Roof form is one of the most defining physical attributes of Arrowtown character. The complete departure from gabled roofs to flat forms represents a major change that directly conflicts with the established architectural language and visual coherence of the area.

Material Authenticity and Palette

Nature of Effect: The dominance of precast concrete panels, Eurotray metal tray profile, and Alucobond aluminum cladding over traditional materials disrupts the material continuity that links Arrowtown's built form to its heritage origins. While some timber weatherboard is included, it represents only a minor component of the overall palette.

Magnitude of Effect: Moderate-High Adverse

Reasoning: Material authenticity is central to Arrowtown's physical character. The proposal's contemporary material palette creates a visual disconnect from the traditional timber, schist, and corrugated iron materials that provide texture, patina, and historical resonance to the townscape.

Associative Dimension Effects

Heritage Character Integration

Nature of Effect: The proposal fails to incorporate any heritage character elements from the adjacent ARHMZ, missing the opportunity to strengthen cultural connections between the New Town area and the historic core. Instead, it presents a distinctly contemporary architectural approach that emphasizes difference rather than continuity with Arrowtown's cultural narrative.

Magnitude of Effect: Moderate-High Adverse

Reasoning: The site's location directly opposite the ARHMZ creates a heightened responsibility for heritage character integration. The complete absence of heritage references represents a significant missed opportunity to reinforce the cultural continuity that is essential to Arrowtown's associative values.

Settlement Typology Continuity

Nature of Effect: While the proposal maintains appropriate setbacks that respect the historic grid layout, the building forms and materials do not continue the settlement typologies that reflect Arrowtown's mining heritage and cottage vernacular. The contemporary architectural language disrupts the narrative continuity that connects new development to the town's cultural story.

Magnitude of Effect: Moderate Adverse

Reasoning: The proposal maintains some spatial relationships but fails to continue the architectural typologies that embody Arrowtown's cultural identity. This represents a moderate disruption to the associative values that depend on visible connections to heritage patterns.

Perceptual Dimension Effects

Visual Rhythm and Streetscape Coherence

Nature of Effect: The large building masses, flat roof forms, and contemporary materials create visual elements that stand out as discordant within the established streetscape rhythm. Rather than contributing to the harmonious repetition of forms that characterizes Arrowtown streets, the proposal introduces elements that disrupt visual continuity and coherence.

Magnitude of Effect: Moderate-High Adverse

Reasoning: The proposal's prominent architectural features work against the established visual rhythm that is fundamental to Arrowtown's perceptual character. The disruption is significant enough to materially affect the streetscape experience and visual unity of the area.

Scale Relationship and Human Proportion

Nature of Effect: The building height of 4.8m and large floor plates create a scale relationship that exceeds the intimate, human-scaled environment that defines Arrowtown's perceptual

appeal. The buildings read as more imposing than the modest cottage forms that create the town's accessible and familiar character.

Magnitude of Effect: Moderate Adverse

Reasoning: While still single-storey, the scale represents a noticeable departure from traditional proportions that contributes to a gradual erosion of the intimate scale that is central to Arrowtown's perceptual identity.

Boundary Interface and Street Character

Nature of Effect: The solid boundary fencing and absence of hedge planting creates a hard edge that contrasts with the soft, permeable boundaries typical of Arrowtown streets. Combined with front yard parking, this creates a vehicle-dominated street interface that undermines the pedestrian-friendly character of traditional Arrowtown streetscapes.

Magnitude of Effect: Moderate Adverse

Reasoning: The boundary treatment and parking arrangement represent a clear departure from the open, garden-oriented street interface that contributes to Arrowtown's sense of community and visual permeability.

Overall Assessment of Effects on Arrowtown Character

The proposal generates predominantly moderate to high adverse effects on Arrowtown character across all three dimensions of landscape assessment. The cumulative impact of these effects represents a substantial departure from the character attributes and values that define Arrowtown's distinctive identity.

Physical Effects: The proposal's building scale, roof forms, and material palette create significant conflicts with the established physical character. The flat roofs represent the most severe departure, fundamentally contradicting the gabled roof tradition that is central to Arrowtown's visual identity.

Associative Effects: The failure to incorporate heritage character elements represents a missed opportunity to strengthen the cultural connections between the New Town area and the historic core, particularly given the site's prominent location opposite the ARHMZ.

Perceptual Effects: The combination of oversized building elements, contemporary materials, and hard boundary treatments creates a development that reads as discordant within the established streetscape, undermining the visual rhythm and human-scaled character that defines the Arrowtown experience.

The overall magnitude of adverse effects on Arrowtown character is assessed as **Moderate-High**, reflecting the substantial nature of the departures from established character attributes and the cumulative impact across multiple dimensions of landscape character. These effects are inconsistent with the statutory requirements for development to be compatible with and strengthen Arrowtown's established character, and represent a significant erosion of the values

that make Arrowtown distinctive and valued by both residents and visitors.

The proposal, as currently designed, does not fulfill the policy expectation that development in the Medium Density Residential Zone should contribute positively to Arrowtown's character and strengthen connections with the historic town. Substantial design modifications would be required to achieve compatibility with Arrowtown's established character values and fulfill the statutory framework's expectations for character-sensitive development.

Appendix 7 - Permitted Activity Bulk and Form Study

ADG2016 Compliant Form

This study assesses a potential form when two sites are amalgamated. By amalgamating two sites, sunlight recession planes are removed. This significantly increases the developable building envelope. Amalgamation is a reasonably anticipated development strategy to increase feasibility of development.

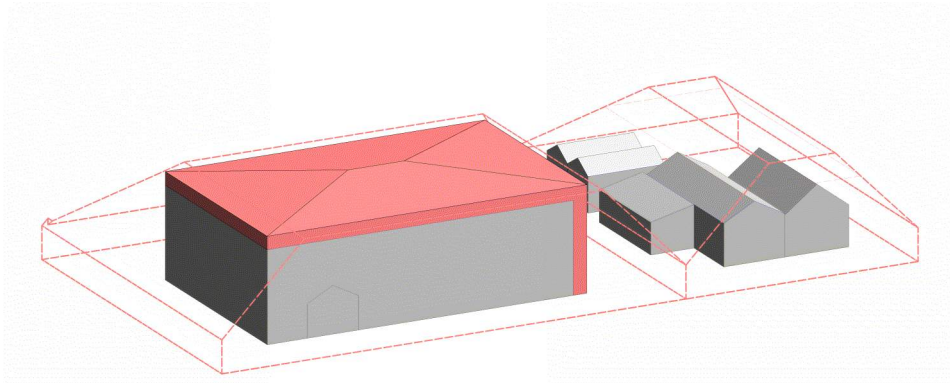


Figure 5: Mass Study

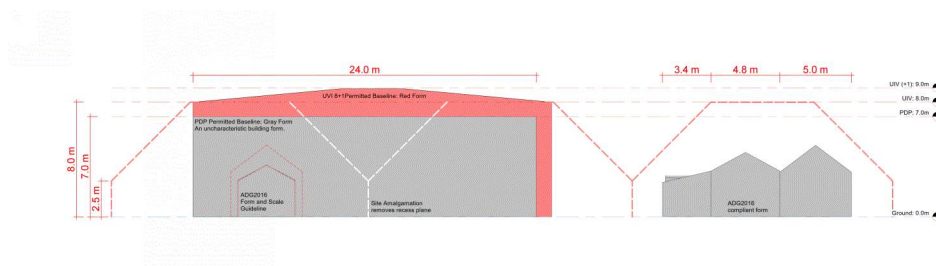


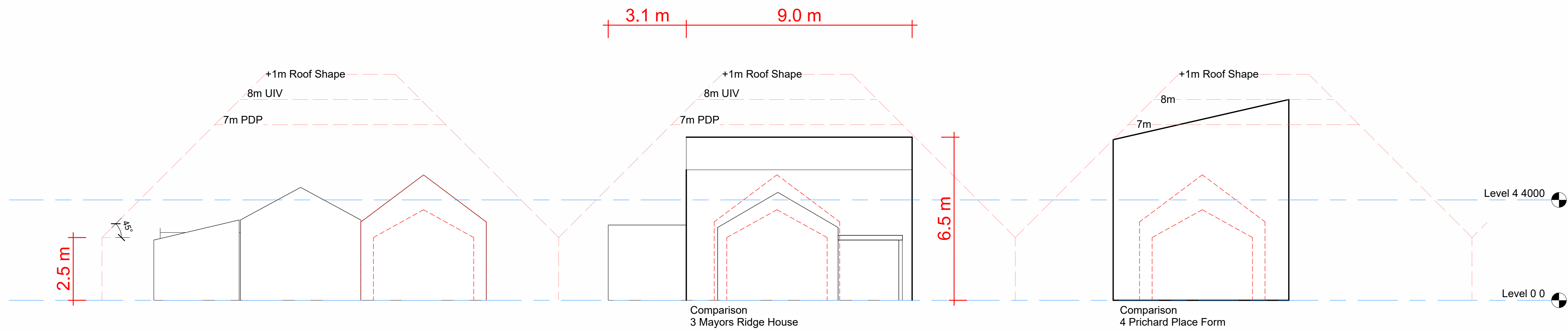
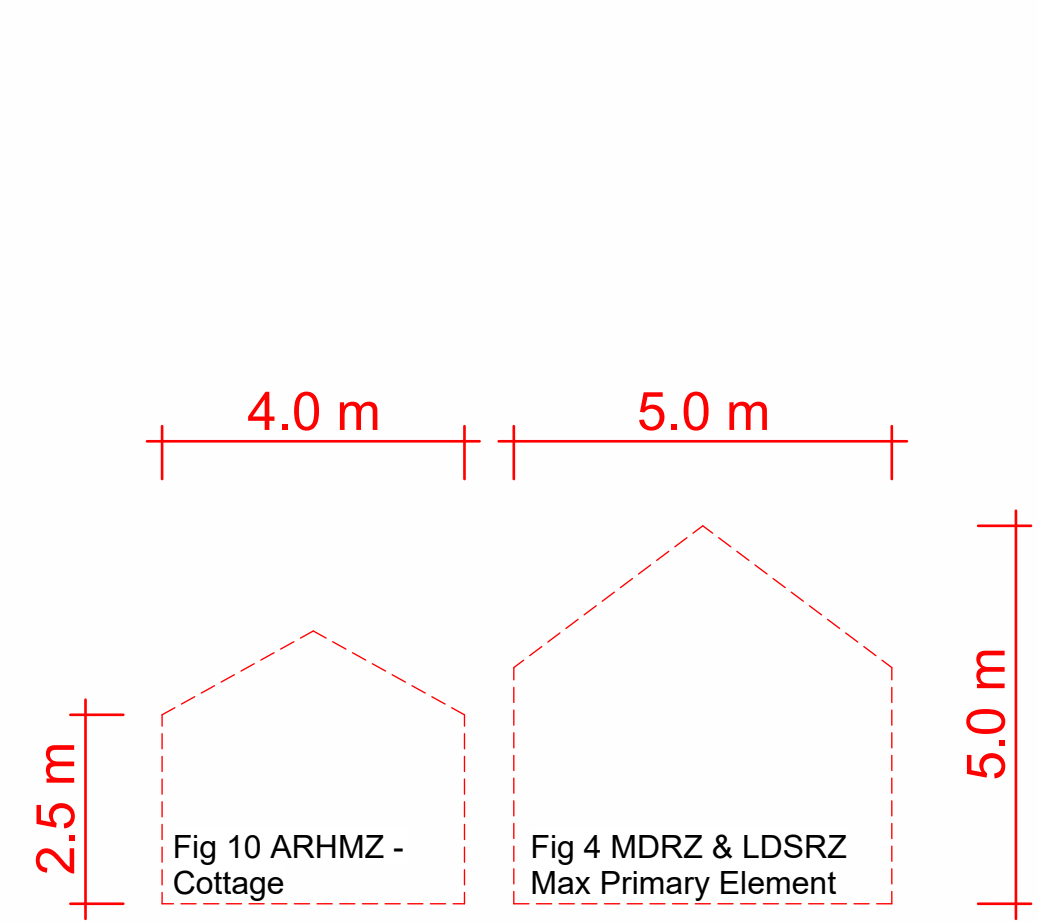
Figure 6: Elevation Study

The gray single box form to the left meets the PDP permitted activity rules, while the red form to the right shows the additional bulk and form that is permitted under the UIV 8+1 height rules.

The low-level aggregated form to the right is of a scale and mass that follows the additive composition of the ADG2016.

This mass study demonstrates the extent to which the permitted activity bulk and form is inconsistent with the ADG2016. Further detailed technical analysis and character assessment is not required.

Appendix 8 - Kent St Mass Studies



2 ADG Guidelines Scale

1: 100 @ A1

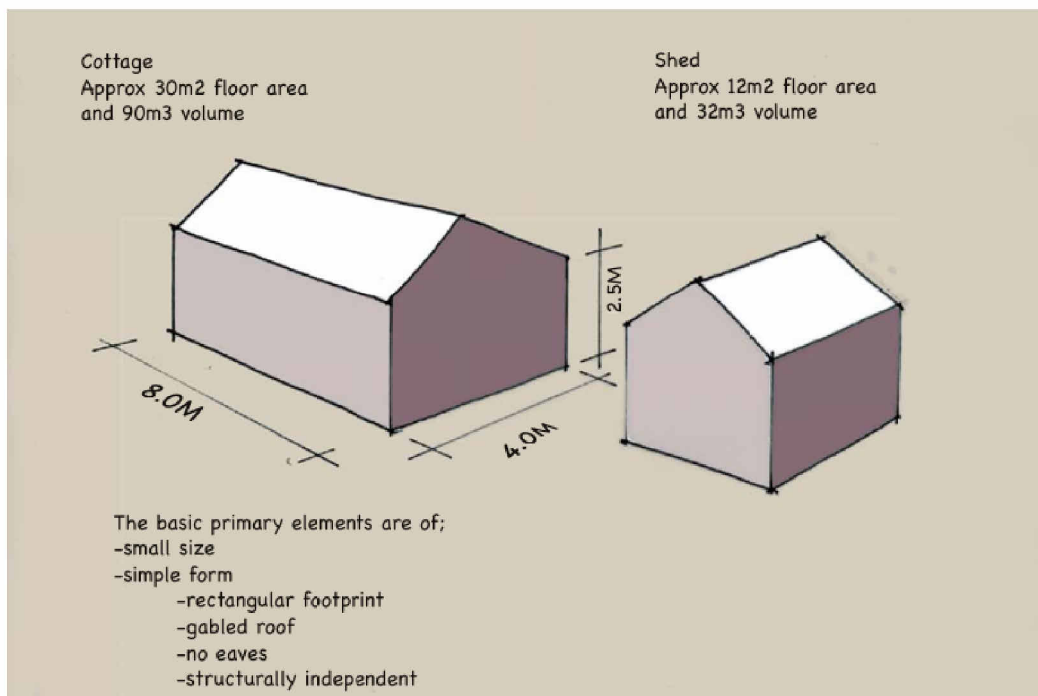


Fig 10 ARHMZ - Form Size

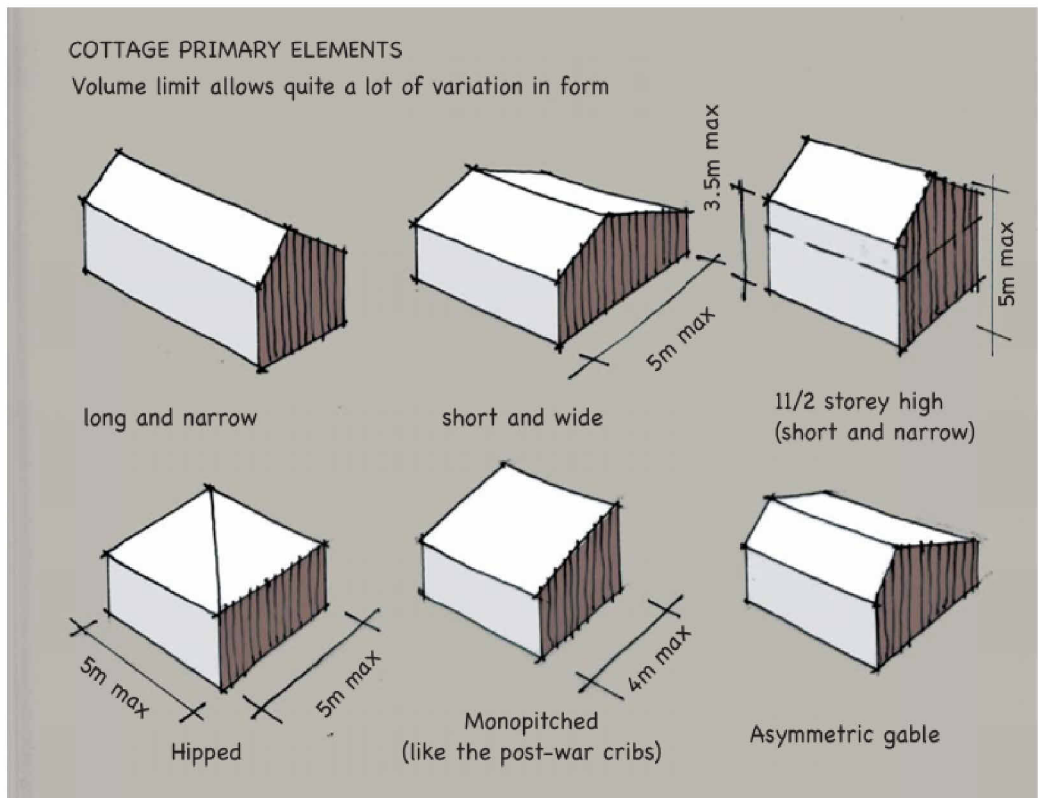
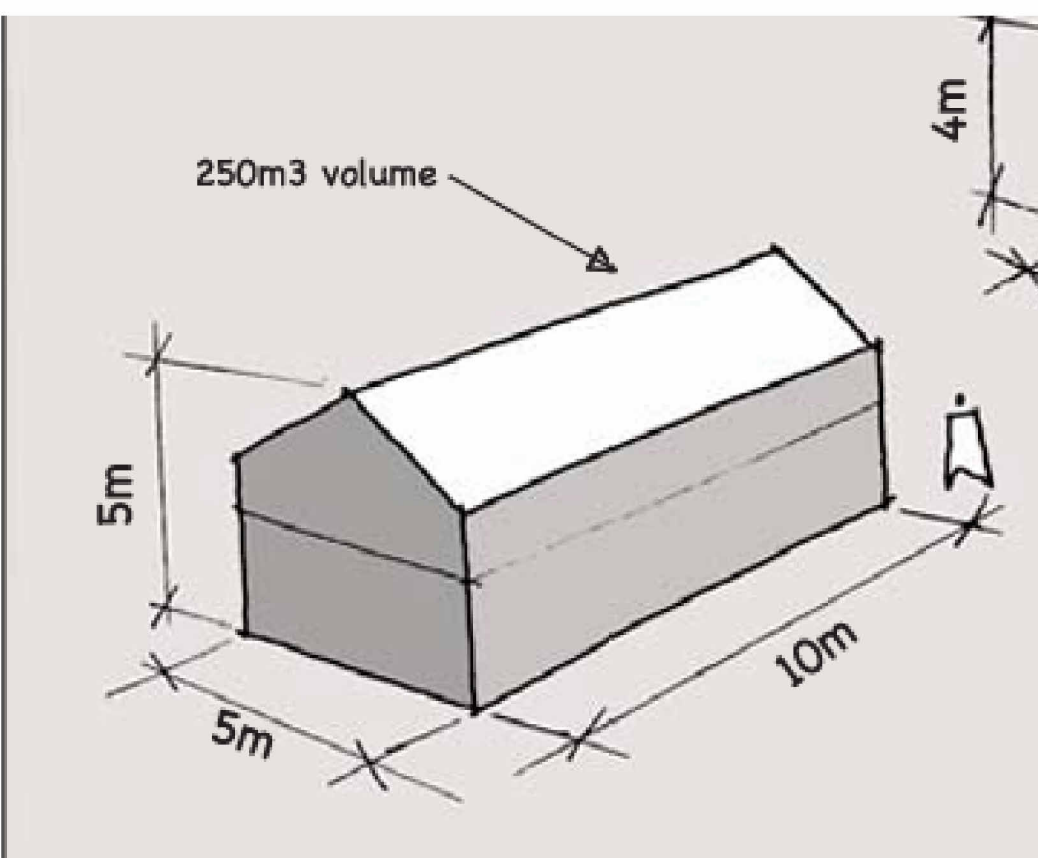


Fig 11 ARHMZ - Form Size



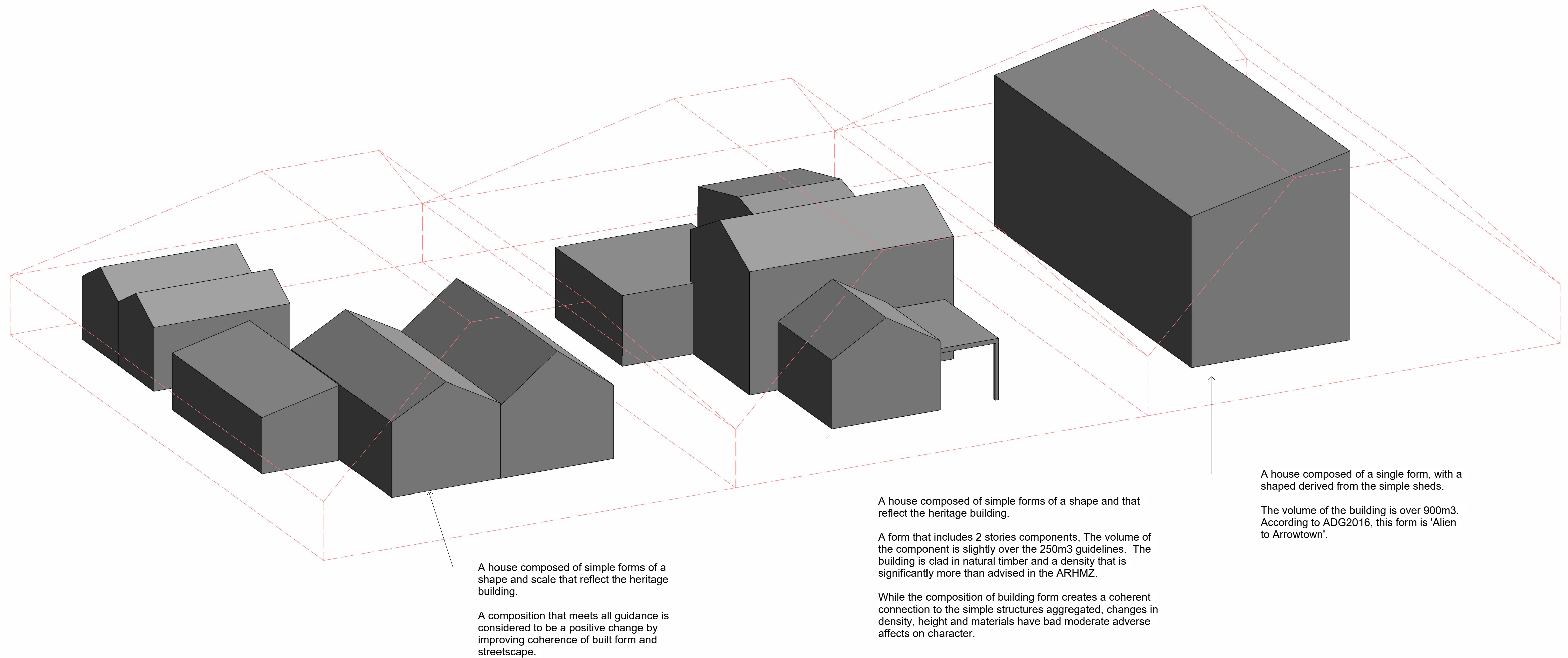
MDRZ & LDSRZ-Figure 4

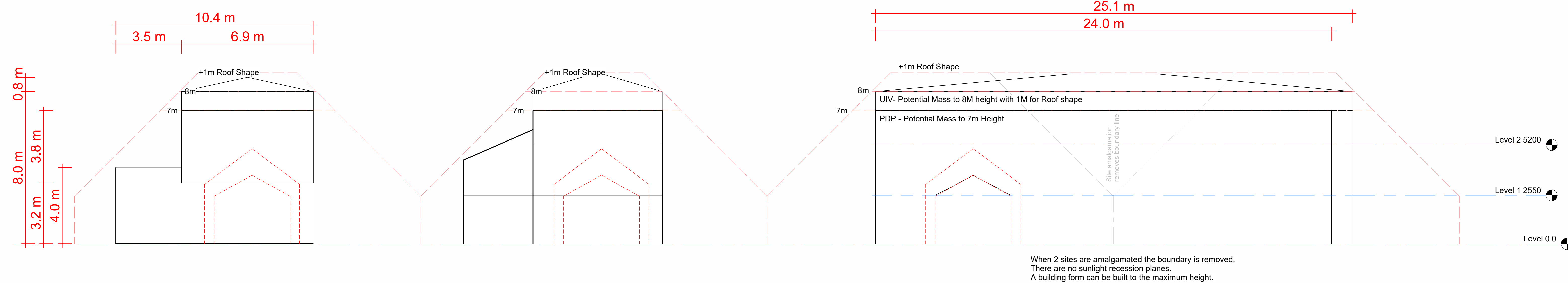


3 Mayors Ridge House



4 Prichard Place Town Houses





When 2 sites are amalgamated the boundary is removed.
There are no sunlight recession planes.
A building form can be built to the maximum height.

2 Kent St
1 : 100 @ A1

