

### Submitter Details

First Name: **Wayne**  
 Last Name: **Hulls**  
 Street: **13 Merioneth St**  
 Suburb: **Arrowtown**  
 City: **Arrowtown**  
 Country: **New Zealand**  
 PostCode: **9302**  
 Daytime Phone: **034098471**  
 Mobile: **0221210015**  
 eMail: **wayne@hulls.net.nz**

Trade competition and adverse effects:

- ☐ I could ☒ I could not  
 gain an advantage in trade competition through this submission  
☐ I am ☒ I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

- ☐ Yes  
☒ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1 Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

The guidelines will help Arrowtown retain its character and extend the "look and feel" to the proposed medium density and low density areas where appropriate

#### I seek that the following

Extend the coverage of the guidelines to INCLUDE all alterations and building throughout Arrowtown with the applicability reducing as the distance from the town center and historic zone increases For example new houses in the low density area could have just some of the characteristics to acknowledge their link to the Arrowtown character

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Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.5 Old Town Residential Neighbourhoods > 2.5.1 Six Neighbourhoods identified...

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

#### I seek that the following

The maps showing building footprints etc are very out of date. Suspect they come from 2006 guidelines with some changes - this is very misleading to readers of the document As a MINIMUM each map should include an "Accurate as at dd/mm/yyyy" statement included At best the maps should be updated from the latest QLDC aerial photography which I understand is as at 2014 If updating the maps is too expensive/time consuming then copies of the 2014 aerial photography should be included

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Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

2006 guidelines have worked !!!

#### I seek that the following

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### Attached Documents

File
No records to display.

### Submitter Details

First Name: **Judith**  
 Last Name: **Hanan**  
 Organisation: **N/A**  
 On behalf of: **N/A**  
 Street: **69 McDonnell Road**  
 Suburb:  
 City: **Arrowtown**  
 Country:  
 PostCode: **9302**  
 Mobile: **+44(0)7894223994**  
 eMail: **jmhanan@gmail.com**

Trade competition and adverse effects:

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Wishes to be heard:

- ☒ Yes  
☐ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1 Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

extra houses ("supply") ought not be considered without proper relationship to the overall infrastructure in a far broader sense than schools, sewage, lighting, traffic and rates (etc) for not only the contiguous area but the overall district. The plans for the district still finally economically turn on tourism and if there is little than dull conformity of buildings offered, the the advantage of difference is lost. Its wrong use was evident in the Retirement village proposal of Anderson & Monk. You can not ignore the fact that there must firstly be a passage of a change of use from rural to residential. Minimal supplies of supposedly affordable houses within a group of substantially non-complying houses is simply "sleight of hand stuff ". The fiction that the houses are affordable using a building cost valuation is utterly wrong because of what is known as "drag" the costlier houses nearby effectively dragging up any sale price over building cost. In a way this is just the old rule of "location,location,location" that ultimately determines price so that within a short time on resale the cost price is overtaken by the richness of the nearby and adjacent properties. All these developments in this rural area terminate the very thing needed to be protected. The scenic beauty of the area setting off the mountain backdrop. They are merely money making schemes devoid of long term sensitivity and sensibility. The actual developers (profiteers) are fairly wealthy and ingenious and are using their ingenuity to further their monetary ambitions which may have marketing attractiveness but is at the expense of the common good. The wide number of appeals against the rurality of the District scheme seeking to get this zoning changed about Arrowtown to residential type zones is culmulatively to do away with it when this is the very quality that sustains the appeal of the district. Let one get approval and the precedent is made. Instead we have spotty houses all over the hills some crammed behind greenery trees like mock apologies for their intrusion into yesterdays fields. It is argued that the income returns from rurality- utterly wrong. The needs of the community will need food, which will also need to be supported by rural land use. Otherwise food will have to be trucked in from elsewhere - more heavy trucks on roads that can barely keep pace with the current population. Do you therefore propose to cover the basin with even more roads and more cars? Such a short sighted, appalling view. I am ashamed that it's been allowed to get this far! Once a site is suburbanised it can't be got back. You even approved a Retirement Village which actually goes against the LAW and is an abuse of the Special Housing Act. The current District plan is good. May it be kept this way and not succumb to the waves of attacks from capital gainers. Also, as digital usability expert - one that's worked in international organizations and other governments on consultations using digital, this is one the worst consultations I have ever used. I have designed consultation systems for the UK Government. Frankly,would surprised that anyone will finish this and comment on it as it needs to section by section. There so many sections it makes it impossible for anyone from time and usability to fill out properly - or is that you what you intended? I would argue that you actually undermined the public right to comment by the very bad design you offered up and will be making views known as you have defeated by this, the right of people to have their say. APPALLING.

#### I seek that the following

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Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.1 Historic Overview

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

We must keep the historic nature of Arrowtown



**I seek that the following**

I cannot believe that such rampant development has been allowed and is being continued to being allowed. You're killing the golden goose- why everyone comes to Arrowtown is the beauty of the hills which you are destroying by infilling all the land - land that everyone comes for- with buildings. You've allowed greed to destroy the very thing that keeps the money coming in. Disgusting behavior.

Attached Documents

File
No records to display.

### Submitter Details

First Name: **ELIZABETH**  
 Last Name: **HANAN**  
 Street: **159 HIGHGATE**  
 Suburb: **DUNEDIN**  
 City: **DUNEDIN**  
 Country: **New Zealand**  
 PostCode: **9010**  
 Daytime Phone: **+64272211739**  
 Mobile: **+64272211739**  
 eMail: **ehanan@xtra.co.nz**

Trade competition and adverse effects:

☐ I could ☒ I could not  
 gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :

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- b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

- ☒ Yes
- ☐ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

This clearly defines the old urban boundary. However the leg extension on Jopp Street is actually outside the boundary as determined under the RMA PC 30 and PC29 . Part of the section in McDonnell Road has also been extended into the urban boundary . The map needs updating

#### I seek that the following

To clarify the boundary as determined under the RMA and Judge Jackson's ruling on PC29

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Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

#### I seek that the following

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Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

#### I seek that the following

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Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.3Arrowtown's Character Areas  
> 2.3.3New Town

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Support mainly except the doubtful extension on Jopp St plan 2 COORECTION NEEDED  
TOPLAN2 NO SPILL OVER MCDONNELL ROAD OF HOUSING INTO THE RURAL ZONE.

#### I seek that the following

Please note that the green 15 is NOT Butel park but is outside the now determined boundary of Arrowtown and is in Jopp St - 2.3.3 page 15 Plan 3 does show the extended boundary in McDonnell Road

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Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.6New Town Neighbourhoods > 2.6.6Neighbourhood 11

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

The brown section opposite the Dennison Fairways is now beyond the urban boundary as designated under PC30 and PC29 and although this is reflected as reserve , it should be retained as a reserve and Rural and not be built on

### I seek that the following

Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.6New Town Neighbourhoods > 2.6.7Neighbourhood 12

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

The walk ways reserve land and public open space designated should be clearly marked and maintained . Vistas from the Cotter Avenue must be protected where possible . Housing almost closes in these vistas.

### I seek that the following

Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.6New Town Neighbourhoods > 2.6.7Neighbourhood 12

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

THE SECTION of McDonnell Road 2.6.7 now has a defined urban boundary as a result of RMA Hearings finalised in 2015 for PC30 and 29 so plan4 page 19 needs updating. There must be no spill over of houses across McDonnell Road into the Rural zoned land. Parking should not be permitted on the side of the road opposite the houses.

Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.3Views and Vistas

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.8Parking

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

Parking should not be extended in the Town centre. The proposals are acceptable

### I seek that the following

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

Arrowtown is special and a jewel in the crown and the Arrowtown refined and improved guidelines are essential and extremely important . They must be included in the proposed District plan

### I seek that the following

Ensure the Arrowtown refined and improved guidelines are put into the proposed District Plan for the reasons outlined.

Proposed District Plan Text Affected > Chapter 4 - Urban Development > 4.2.5.2

- ☒ Support

- ☒ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

This is absolutely critical for the future of Arrowtown

**I seek that the following**

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Proposed District Plan Text Affected > Chapter 7 - Low Density Residential > 7.2.5.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

Include the ADG

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Proposed District Plan Text Affected > Chapter 7 - Low Density Residential > 7.4.10

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

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Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.2.6.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.2.6.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.4.11

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.2.1.2

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.4.4

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

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Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.2.1.2

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

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Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.2

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.4

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.5.1

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.5.2

- ☒ Support  
☐ Oppose  
☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

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Attached Documents

File

No records to display.

### Submitter Details

First Name: **J**  
 Last Name: **Hanan**  
 Organisation: **N/A**  
 On behalf of: **N/A**  
 Street: **69 McDonnell Road**  
 Suburb:  
 City: **Arrowtown**  
 Country:  
 PostCode: **9302**  
 eMail: **jmhanan@gmail.com**

Trade competition and adverse effects:

- ☐ I could ☒ I could not  
 gain an advantage in trade competition through this submission  
☐ I am ☒ I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
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Wishes to be heard:

- ☒ Yes  
☐ No



## Submission

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### Consultation Document Submissions

Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I support this fundamentally. These guidelines MUST be included in the District Plan. It is essential to prevent the rampant and absolutely appalling proliferation of houses that will destroy Arrowtown.

#### I seek that the following

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#### Attached Documents

File
No records to display.

### Submitter Details

First Name: **thomas**  
 Last Name: **jenkins**  
 Street: **21 Anglesea Street**  
 Suburb:  
 City: **Arrowtown**  
 Country: **New Zealand**  
 PostCode: **9302**  
 Daytime Phone: **034098990**  
 Mobile: **021909276**  
 eMail: **ak.jenkins@xtra.co.nz**

Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

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Wishes to be heard:

☐ Yes

☒ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

To prevent any increase in the Arrowtown town boundary I support the aims and objectives of the Arrowtown Design Guideline 2016.

#### I seek that the following

I believe that considerable weight should be given to the guidelines which should be seen as requirements rather than just guidelines. The increased intensification will result in more traffic both vehicular and pedestrian in the historic zone and therefore some consideration should be given to reducing traffic speed (perhaps 40km) in the historic zone along with providing gravel footpaths and improved street lighting on the main thoroughfares through the area .e.g. Merioneth Street Without such forward thinking an accident is waiting to happen.

#### Attached Documents

File
No records to display.

### Submitter Details

First Name: **Pam**  
 Last Name: **Hulls**  
 Organisation: **Chair, Akarua Arrowtown Autumn Festival in 2016.**  
 Street: **13 Merioneth Street**  
 Suburb: **Queenstown-Lakes District**  
 City: **Arrowtown**  
 Country: **New Zealand**  
 PostCode: **9302**  
 Daytime Phone: **4098471**  
 Mobile: **02102749125**  
 eMail: **pam@hulls.net.nz**

Trade competition and adverse effects:

- ☐ I could gain an advantage in trade competition through this submission  
☒ I could not gain an advantage in trade competition through this submission  
☐ I am directly affected by an effect of the subject matter of the submission that :  
☒ I am not directly affected by an effect of the subject matter of the submission that :
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Wishes to be heard:

- ☐ Yes  
☒ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1 Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I support the Guidelines as providing a holistic way of keeping the character of Arrowtown intact - but have the following comments: I do not agree that a single home on a section should be exempt. I believe all homes should adhere to the guidelines in some way - a hedge, a garage back from the street, using the recommended materials etc - so there is variety without being overwhelming. I believe the broken roof lines should be incorporated in all houses. I would be disappointed if Arrowtown became like some European towns/cities - a wonderful 'old' town and the rest of the place very ordinary! I do not wish to comment on each section of the guidelines.

#### I seek that the following

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#### Attached Documents

File
No records to display.

### Submitter Details

First Name: **Elizabeth**  
 Last Name: **Winstone**  
 Street: **P.O Box 99253**  
 Suburb: **Newmarket**  
 City: **Auckland**  
 Country: **New Zealand**  
 PostCode: **1149**  
 Daytime Phone: **09 4227701**  
 Mobile: **021539844**  
 eMail: **lizandphilwinstone@xtra.co.nz**

Trade competition and adverse effects:

☐ I could      ☒ I could not  
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☐ I am      ☒ I am not

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Wishes to be heard:

- ☐ Yes
- ☒ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I attended the July 26 Public Meeting to hear more about the 2016 Arrowtown Design Guidelines and i would like to convey my broad support for what you are trying to achieve.

#### I seek that the following

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#### Attached Documents

File
No records to display.

### Submitter Details

First Name: **Jane**  
 Last Name: **Hazlett**  
 Street: **19 Merioneth Street**  
 Suburb:  
 City: **Arrowtown**  
 Country: **New Zealand**  
 PostCode: **9302**  
 Daytime Phone: **0273088582**  
 Mobile: **0273088582**  
 eMail: **d.j.hazlett@xtra.co.nz**

Trade competition and adverse effects:

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Wishes to be heard:

- ☐ Yes
- ☒ No



## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.4Use of Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

These guidelines help to protect the work/renovation/building that owners have already done in the Historic Zone and give us comfort surrounding the new proposed MDR and LDR zones, especially the MDR which borders the Historic zone. However, I think there needs to be more education for some in the proposed LDR as many seem to not understand they only need resource consent if putting two dwellings on one lot and then subject to guidelines which are assessed on case by case basis depending on proximity to old town etc. Some don't realise that suggested guideline may be as simple as planting/vegetation.

#### I seek that the following

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#### Attached Documents

File
No records to display.

### Submitter Details

First Name: **Noel**  
 Last Name: **Beggs**  
 Street: **154 Centennial Avenue**  
 Suburb: **RD 1**  
 City: **Queenstown**  
 Country: **New Zealand**  
 PostCode: **9371**  
 eMail: **beggsy@xtra.co.nz**

Trade competition and adverse effects:

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Wishes to be heard:

☐ Yes

☒ No

## Submission

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### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 1 Introduction > 1.1 Purpose of the ADG

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

The Arrowtown Design Guidelines are vital to protect the unique character of Arrowtown for future generations and ensure it is not destroyed by inappropriate change. I congratulate the review of the existing guidelines and applaud the resulting document.

#### I seek that the following

Ensure that the guidelines are an integral part of the Resource Consent/Management process.

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Arrowtown Design Guidelines 2016 > 1 Introduction > 1.5 Use of Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Reflects the importance of Arrowtown's heritage features and historic character.

#### I seek that the following

Implement the ADG in its entirety.

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Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.3 Arrowtown's Character Areas > 2.3.2 Old Town Residential

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

A common sense and entirely appropriate area for protection under the ADG.

#### I seek that the following

Inclusion in its entirety

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Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.1 Conservative Heritage Character > 3.1.2 Guidelines: Character Protection & Conservation > 3.1.2.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Clear and concise description

#### I seek that the following

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Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.1 Conservative Heritage Character > 3.1.2 Guidelines: Character Protection & Conservation > 3.1.2.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Consider the document to be extremely well compiled.

### I seek that the following

Implement in its entirety

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines >

4.1Conserve Heritage Character

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

Gives clear guidelines to development within the ARHMZ, and is sympathetic to the zone.

### I seek that the following

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines >

4.1Conserve Heritage Character > 4.1.2Guidelines: Character Protection and Conservation >

4.1.2.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

Vital that this is included, and followed.

### I seek that the following

Implement in its entirety

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines >

4.1Conserve Heritage Character > 4.1.2Guidelines: Character Protection and Conservation >

4.1.2.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

Proposed District Plan Text Affected > Chapter 4 - Urban Development > 4.2.5.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

Proposed District Plan Text Affected > Chapter 7 - Low Density Residential > 7.2.5.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

### The reasons for my support or opposition are

### I seek that the following

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Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.2.6.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

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Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.4.11

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

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Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.2.1.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---



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Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---



---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.2.1.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---



---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---



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Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.5.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.5.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

Attached Documents

File
No records to display.

### Submitter Details

First Name: **verona**

Last Name: **Cournane**

Street: **4 Tipperary Place**

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City: **Arrowtown**

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Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☐ Yes

☒ No

## Submission

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### Consultation Document Submissions

Proposed District Plan Text Affected > Chapter 4 - Urban Development > 4.2.5.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I support this because it will ensure the village characteristics are maintained.

#### I seek that the following

---

Proposed District Plan Text Affected > Chapter 4 - Urban Development > 4.2.5.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

This is because Arrowtown should have it's village type atmosphere preserved and maintained.

#### I seek that the following

---

Proposed District Plan Text Affected > Chapter 7 - Low Density Residential > 7.2.5.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

#### I seek that the following

---

Proposed District Plan Text Affected > Chapter 7 - Low Density Residential > 7.4.10

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Having smaller units available means that first home purchasers, and older people who wish to down size can potentially meet their housing needs. Currently in Arrowtown there are extremely few such units available.

#### I seek that the following

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

This is difficult. Neither option fully expresses my thoughts. The problem is an individual may plan to settle in Arrowtown but needs time to pay down a mortgage on a property. % years may not be sufficient time. Yet conversely speculators may buy up available property or bare land then land bank this for years and years for the purpose of capital gains only.

#### I seek that the following

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.2.6.1

- ☒ Support



- ☒ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

Urban land which has a very low density of housing must be protected. Arrowtown cannot sprawl further out into the greater community area

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.4.11

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

I support in principal, but consent should still be required and judged on a case by case example.

**I seek that the following**

---

Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.2.1.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 10 - Arrowtown RHMZ > 10.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.2.1.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.4.4

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are****I seek that the following**

---

Proposed District Plan Text Affected > Chapter 14 - Arrowtown Town Centre > 14.5.2

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

**The reasons for my support or opposition are**

**I seek that the following**

Attached Documents

File
No records to display.

### Submitter Details

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Trade competition and adverse effects:

☒ I could ☒ I could not

gain an advantage in trade competition through this submission

☒ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☒ Yes

☒ No

Submission

Attached Documents

File
ADG 2016 Submission

## SUBMISSION RE INCORPORATION OF ARROWTOWN DESIGN GUIDELINES (ADG) TO PROPOSED DISTRICT PLAN VARIATION 1

In principal I do not object to the incorporation of the Arrowtown Design Guidelines (ADG) into the Proposed District Plan (PDP) but I question the timing. The submission dates on Variation 1 may have been extended to 17 August 2016 but the information contained in the ADG also relates to previous Chapters of the Proposed District Plan which have already been presented through the Hearing process and cannot be considered in retrospect.

For example I made a submission (which closed in October 2015) on the proposed scheduling of Tree 1002 (Thuja Plicata – Western Red Cedar). At that stage the ADG was a stand-alone document and had no bearing on the Proposed District Plan. Now that the intention is to incorporate the ADG and the District Plan I would like to draw attention to the sections of the ADG that include the tree in question. Our address at 22 Wiltshire Street is classed in the ADG as Neighbourhood 1 (refer Attachment 1 - page 20 of ADG 2016 – Part 1).

Although our tree is included in the established tall trees and vegetation of Neighbourhood 1 it is also an entirely inappropriate tree for its current location as determined in the table of Structure Trees - Plant Lists (refer Attachment 2 - pages 148 and 151 of the ADG 2016 – Part 2).

As quoted in section 4.17 “Appropriate tree and plant species contribute in a positive way. Similarly, inappropriate species have a negative effect on appearance and character” (refer Attachment 3 - page 132 of ADG 2016 – Part 2).

This is not the first time the QLDC have introduced information relating to Chapters in the Proposed District Plan months after submissions on those Chapters have closed.

If it is considered appropriate to incorporate the ADG into the Proposed District Plan at this late stage then I request that the STEM evaluation methodology, as outlined in Mr David Spencer’s Statement of Evidence dated 1 June 2016, be added to the Proposed District Plan so that the public have an understanding of what qualifies as a significant tree. This should include Figure 1 – Full Tree Evaluation Score Sheet (refer Attachment 4 – pages 5 and 6 of the Statement of Evidence of David Spencer dated 1 June 2016).

I requested this information from the QLDC before submissions closed in October 2015 and it was not provided. I would like to have been given the opportunity to have my own Independent Arborist assess our tree using the same STEM evaluation scoring system that Mr Spencer used but this methodology has only been made available as of 1 June 2016. Why wasn’t this information made available to all submitters prior to submissions closing in October 2015?

The blanket tree rules in the Operative District Plan (ODP) were no longer applicable after 4 September 2015 as the Resource Management Act (Simplifying and Streamlining) Amendment Act 2009 removed the ability for councils to impose 'blanket' tree protection rules.

However the ADG is applying a blanket rule in section 4.20.1 by using the following guideline “Retain and maintain all large trees, hedges and other vegetation that contribute to the character or sense of enclosure of the ARHMZ and the Town Centre” (refer Attachment 5 – page 135 of ADG

2016 – Part 2). This is despite the fact that our tree, and no doubt others, are identified as inappropriate species for that area as referenced in Attachment 2.

I appreciate the aesthetic and value that trees add to the Arrowtown landscape and agree that there have to be some measures in place to protect heritage trees but consideration should also be given to private property owners where the benefits of scheduling the tree are outweighed by the negative impacts that the tree is causing.

I also wish to speak to this submission.

**2.5.2 NEIGHBOURHOOD 1 -  
ABOVE THE TOWN CENTRE**

This neighbourhood occupies the terrace face to the south of the Town Centre and relates more to the Town Centre than Old Town Residential. It overlooks and contrasts with the town forming the important backdrop. Arrow Lane runs along the base of the terrace.

Residential in character, with a mix of small-scale cottages and buildings, this neighbourhood is distinctly non-commercial.

The established tall trees and vegetation have heritage value and provide containment and a sense of enclosure to the town. They have amenity value and soften and relieve the predominantly built environs of the Town Centre. This vegetation is important to the neighbourhood and of even greater significance to the Town Centre. The 'lost in time', untended nature of the vegetation contributes significantly to the character and experience and along with stonewalls and rock outcrops relates well to the character of Arrow Lane.

**2.5.2.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN  
(PLAN 5)**

- 27 Buckingham Green from Arrow Lane
- 29 View from top of Berkshire Street overlooking Town Centre
- 30 Wiltshire Street west to mountains
- 31 View east along Wiltshire Street

**2.5.2.2 THREATS**

- a) Pressure for commercial expansion into residential area.
- b) Tree removal/vegetation removal.
- c) Loss of stonewalls, rock outcrops or their context.
- d) Loss of key views.
- e) Introduction of built form that does not reflect the small scale of the existing cottages and buildings.
- f) Loss of heritage buildings or lack of maintenance.



Looking east toward Arrow Lane from the Buckingham Green, showing existing residential dwelling located within Neighbourhood 1 – Above Town Centre.



Arrow Lane at Right.



Western end of Arrow Lane with existing dwelling to rear.



Appropriately Scaled Building.



On Arrow Lane looking south towards the 'Above Town Centre Neighbourhood'.

**THE PLANT LISTS INCLUDE:**

- Large Structure Trees
- Small/medium Structure Trees)
- Fruit Trees
- Other Trees and Large Shrubs (> 2.0m)
- Hedges
- Native Plant Species
- Heritage Roses
- Maintenance of Trees  
(a few key pointers are included on tree maintenance)

**How to use these lists.**

'TC' refers to the Arrowtown Town Centre Zone;

'ARHMZ' refers to the Arrowtown Residential Historic Management Zone

'NT' for New Town (encompassing the proposed Medium Density Residential and Low Density Residential Zones).

✓ Indicates appropriate material.

✗ Indicates inappropriate material.

**STRUCTURE TREES**

Structure trees are the large trees, which are the single most important structural plant element of the Arrowtown character. The Old Town is dominated by large trees, in the streets, private gardens and public reserves and it is important to maintain this characteristic and develop it in the New town. Ways to successfully integrate structure trees within new urban areas are shown in the guidelines.

Fruit and nut trees can make good small to medium structure trees – refer list.



## ATTACHMENT 2 - PAGE 151 OF ADG 2016 – PART 2

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	<i>Quercus robur</i> 'Fastigiata'	Cypress Oak		
x	x	x	<i>Robinia pseudoacacia</i>	Black Locust		white
x	✓	✓	<i>Sequoia sempervirens</i>	Coast Redwood		conifer
x	✓	✓	<i>Sequoiadendron giganteum</i>	Wellingtonia	✓	conifer
✓	✓	✓	<i>Sophora japonica</i>	Pagoda Tree		white-yellow
x	x	✓	<i>Taxodium distichum</i>	Swamp Cypress		Deciduous conifer
x	x	✓	<i>Thuja plicata</i>	Western Red Cedar		conifer
✓	✓	✓	<i>Tilia cordata</i>	Small-leaved Lime		
✓	✓	✓	<i>Tilia intermedia</i> syn. <i>T. x europaea</i>	Common Lime		
✓	✓	✓	<i>Tilia platyphylla</i>	Large-leaved Lime		
✓	✓	✓	<i>Ulmus glabra</i>	Wych Elm		

## NATIVE SPECIES

Arrowtown has developed a uniquely exotic 'European character' and hence while native plants are by definition appropriate anywhere in New Zealand they should be seen in Arrowtown as adding accents as opposed to providing the dominant planting theme i.e natives en masse.

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	<i>Nothofagus fusca</i>	Red Beech		
x	✓	✓	<i>Nothofagus menziesii</i>	Silver Beech		
x	✓	✓	<i>Nothofagus solandri</i> var. <i>cliffortioides</i>	Mountain Beech	✓	
x	✓	✓	<i>Podocarpus hallii</i>	Hall's Totara		

4.16.1 GUIDELINES: EXISTING VEGETATION

4.16.1.1 The sense of spaciousness and simplicity within the ARHMZ must be preserved.

- a) Retain all those plantings shown on the Neighbourhood Plans included in Section 2.
- b) Consider how all the existing vegetation (not only vegetation of stature) contributes to the overall historic character of the ARHMZ and the proposed MDR and LDR zones. The rambling shrubs as well as the trees can be very important to heritage values.



Street trees, evenly spaced, hedges, grass verges and swales.



Vegetable gardens – a link to agricultural/horticultural heritage.

4.17 NEW TREES AND PLANTING

As outlined above, trees and plants in both public and private areas have a major influence on the character Arrowtown.

Appropriate tree and plant species contribute in a positive way. Similarly, inappropriate species have a negative effect on appearance and character.

For Arrowtown, the guide to appropriateness comes from the ARHMZ. The vegetation here has matured and provides a distinctive fabric or character. For example, the avenue - one of the most photographed features of Arrowtown - is simple, strong and effective.

A key feature of these early plantings was their simplicity in terms of species and placement. Plantings similar to these will give cohesion to Arrowtown. Some other more modern varieties - usually those with variegated, blue, yellow or other colourful foliage - disturb the cohesive appearance of the urban landscape of Arrowtown. A wider variety of plant material, however, can be used in the newer parts of Arrowtown.



Promote good integration between public and private landscape – simplicity.

4.17.1 GUIDELINES: TREES AND PLANTING

4.17.1.1 Keep planting simple and choose trees and plants appropriate to the context of Arrowtown as set out in Section 5 of this Guidance.

4.17.1.2 Only plant trees that are appropriate to Arrowtown's character as key species and as set out in Section 5 of this Guidance.

4.17.1.3 Within the proposed MDR and LDR zones, as a second choice, plant species that are appropriate to your neighbourhood.

- a) Using only tree species already found in the ARHMZ within that areas will help to conserve its character. Using these species within the proposed MDR and LDR zones will help to create cohesion between them and the character of Arrowtown. Within these Zones, plant these species first and in greatest numbers.



Avoid busy garden and planting design. Keep it simple..

## ATTACHMENT 4

## SECTION 5 PAGE 5 STATEMENT OF EVIDENCE OF DAVID SPENCER - 1 JUNE 2016

## Standard Tree Evaluation Methodology (STEM) – Summary

- 5.3 STEM uses a set of established criteria developed for New Zealand conditions to evaluate trees. It is a quantitative assessment protocol for scoring trees based on their varying attributes using a series of ordinal scales. Points are awarded in each of the categories in increments of three from 0 to 18 inclusive, depending on how well the tree fits a particular descriptor within the ordinal scaling system. The final STEM score is the sum of all the points in each of the categories. The assessment relies on the objectivity and experience of the assessor.
- 5.4 The evaluation criteria are separated into four major sections;
- (a) condition;
  - (b) amenity;
  - (c) notability; and
  - (d) value.
- 5.5 Aesthetic (amenity) considerations are a separate issue to that of the health (condition) of trees, but are equally important. This separation prompts objectivity and includes different points of view.
- 5.6 Arborists are normally concerned with these first two considerations as it may be necessary to consult other recognised professionals for a historical, botanical or ecological context. An example of a STEM score sheet is set out below as Figure 1.

**ATTACHMENT 4**  
**SECTION 5 PAGE 6 STATEMENT OF EVIDENCE OF DAVID SPENCER - 1 JUNE 2016**

**Figure 1 – Full Tree Evaluation Score Sheet**

**Condition Evaluation**

Points	3	9	15	21	27	Score
Form	Poor	Moderate	Good	Very Good	Specimen	
Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	
Vigour and Vitality	Poor	Some	Good	Very Good	Excellent	
Function	Minor	Useful	Important	Significant	Major	
Age (yr)	10yrs. +	20yrs. +	40yrs. +	80yrs. +	100yrs. +	
Subtotal Points						

**Amenity Evaluation**

Points	3	9	15	21	27	Score
Stature	3 to 8	9 to 14	15 to 20	21 to 26	27 +	
Visibility	0.5	1.0	2.0	4.0	8.0	
Proximity	Forest	Parkland	Group 10 +	Group 3 +	Solitary	
Role	Minor	Moderate	Important	Significant	Major	
Climate	Minor	Moderate	Important	Significant		
Subtotal Points						

**Notable Evaluation**

Recognition	Local	District	Regional	National	International	Score
Points	3	9	15	21	27	
Stature						
• Feature						
• Form						
Historic						
• Age 100 +						
• Association						
• Commemoration						
• Remnant						
• Relict						
Scientific						
• Source						
• Rarity						
• Endangered						
Subtotal Point						
Total Points						

- b) There are also species that reflect the character of the era of the development of different subdivisions within the proposed MDR and LDR zones. These can be planted as secondary species. To identify a secondary species look around your area and note a type of tree that is planted in many gardens and appears as a 'theme' within the neighbourhood.



Structure trees reflecting the importance of large trees to Arrowtown's character.

#### 4.18 STRUCTURE TREES

Trees are the most important structural plant element in Arrowtown. The structure trees are the large trees in the private gardens, the avenue, streets and the public reserves which dominate ARHMZ and are of a height well above the buildings. It is important to develop and maintain this 'canopy' in the proposed MDR and LDR zones. The comparatively large scale of many of the buildings, including the more common two storey height of buildings these zones makes this very important. One structure tree per section would make an enormous difference along with trees in the streets and reserves.

##### 4.18.1 GUIDELINES: STRUCTURE TREES

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

- a) Plant structure trees in private sections, streets and public reserves.
- b) Plant trees on the south/south-easterly side of the house to avoid shading.
- c) Deciduous trees planted to the north will provide shade in summer and allow through sun in winter.
- d) Plant in gaps to avoid shading neighbour's houses and blocking their views. Consult with neighbours.
- e) Plant a minimum of one structure tree per lot, which will grow to a height of not less than least 4m above building height.
- f) Plant structure trees along streets and in public reserves. If shading is a potential problem locate carefully in relation to property boundaries and use medium sized deciduous trees.
- g) Avoid the topping of trees. Limb up or thin out to increase sun. See advice on maintenance included in Section 5.
- h) Select species from the list included in Section 5.



4.20 VEGETATION: PLANT MATERIALS

A simple palette of plant materials, almost entirely exotic, was traditionally used and/or survived in Arrowtown. This provides a logical limit to the range of plants appropriate for this area.

Large tall trees include species such as ash, oak, English elm, walnut and poplar. The smaller fruit and nut trees (pear, apples, almond, plum, hazelnut) are significant for the character and framework for this Precinct. Shrubs, old-fashioned roses and perennials add a finer grain of texture and colour to the characteristic planting and pattern.

Other species have been added in more recent years and contribute positively to the character and amenity while others are not appropriate. Inappropriate species include yellow conifers and golden elm. Traditional plantings generally did not include many native species.

Inappropriate tree maintenance such as topping can leave disfigured and unattractive trees, which degrade the character areas. Limbing up trees or thinning out branches is preferable.

4.20.1 GUIDELINES: VEGETATION: PLANT MATERIALS

4.20.1.1 Protect and maintain historic vegetation within the ARHMZ and within all zones ensure new plantings are appropriate to the historic context.

- a) Retain and maintain all large trees, hedges and other vegetation that contribute to the character or sense of enclosure of the ARHMZ and the Town Centre.
- b) Retain and maintain existing hedges and plant new hedges on the street frontage and side boundaries. Use appropriate species for new hedges. (See Section 5). A hedge maintained at 1.2m will fulfil both historic and amenity functions.



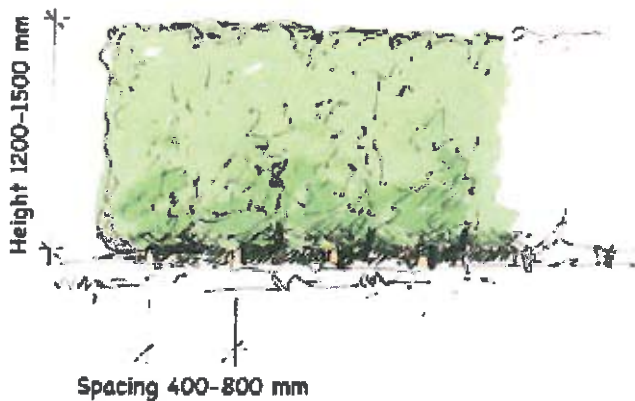
Informal hedges with more than one species (Angelsea Street).



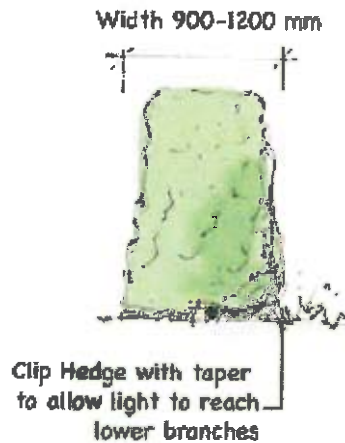
Yellow conifers are not appropriate to historic character.



Avoid the planting of tussocks: en masse is inappropriate in the ARHMZ.



Hedge details.



### Submitter Details

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Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☐ Yes

☒ No

## Submission

---

### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 5 Approved Lists > 5.1 Plants

- ☐ Support
- ☐ Oppose
- ☒ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

Amelanchier is tree which grows to 7m and is planted on the eastern and northern side of the museum. I think this is a great tree which has beauty to all seasons - therefore it is called a 4 season tree (red new leaves in early spring, white flowers in spring, blue edible berries in summer, copper red autumn colour and nice multi stemmed habitus. On the list it is listed under the wrong size and not ticked for historic Arrowtown.

#### I seek that the following

Please change and check with other trees as well. I think we need a very good list of medium high trees for Arrowtown as these have a good chance to survive here. Tall specimen trees like oak or maple are too big for normal sections and should only be planted in reserves.

---

Proposed District Plan Text Affected > Chapter 8 - Medium Density Residential > 8.2.6.1

- ☐ Support
- ☐ Oppose
- ☒ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

"In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design RDGuidelines 2016 as a guide" . This is not enough power.  
 "Notwithstanding the higher density of development anticipated in the zone, development is of a form that is sympathetic to the character of Arrowtown, including its building design and form, scale, layout, and materials in accordance with the Arrowtown Design Guidelines 2016." This is better - it needs to be in accordance.

#### I seek that the following

The Arrowtown design guidelines should not just be guidelines for all zones in Arrowtown but a paper which needs to be acted upon. We have the design guidelines since 10 years and have got developments here which would have not complied with the old design guidelines if they had more power. I would like to see the ADG having the same power as the Jacks Point design guidelines. Which would mean that every new project will need to be signed off and we therefore need a review board. This should consist of professionals. Secondly should every Arrowtownner know about the guidelines as changes to a property especially in the garden can be done any time. But without valuing the goals and knowing about them damage can be done easily. The guidelines need to be alive and not just made for the drawer, which happened the last 10 years. Arrowtownner need to be informed and helped with. Only then it makes sense to have these guidelines. We can have a person helping Arrowtownner plan their project -especially if it is renovation - like getting more privacy in the garden or changing the entrance way or pruning a tree. All these little steps done right are a success just as any new project done right as well. Only if the ADG are used and acted upon and not just as a guide we will keep Arrowtown special.

---

### Attached Documents

File
No records to display.



### Submitter Details

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Trade competition and adverse effects:

☐ I could ☒ I could not

gain an advantage in trade competition through this submission

☐ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☐ Yes

☒ No

## Submission

---

### Consultation Document Submissions

Arrowtown Design Guidelines 2016 > 2 Heritage and Character > 2.2 Arrowtown's Heritage Character

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I support the guidelines in trying to retain the low key, rustic and rambling nature of Arrowtown. I respond to these as an Arrowtown resident who cares about the character of the whole town, not just my own 'patch'. I support these guidelines in attempting to keep Arrowtown's 'comfortable and lived-in' feeling created by the older buildings and features - especially the stone/iron elements and vegetation. I like the idea of retaining a sense of equality in the town and the feeling of community. I support that redevelopments and new features do not 'pretend' to be old but rather are in keeping with Arrowtown's historic nature.

#### I seek that the following

---

Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.8 Parking > 3.8.1 Guidelines: Views and Vistas > 3.8.1.1

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

#### I seek that the following

What are the options for future parking if not in the places listed in this section?

---

Arrowtown Design Guidelines 2016 > 3 Town Centre Design Guidelines > 3.17 The False Front Shop Building Type > 3.17.1 Guidelines: The False Front Shop Building Type > 3.17.1.6

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

I support the use of multiple cells to accommodate larger homes and businesses in the town centre and the 'old town'. We do need our town to continue to develop and not be hamstrung by guidelines that restrict growth. Multiple cells could be subtly joined together to form larger developments.

#### I seek that the following

---

Arrowtown Design Guidelines 2016 > 4 Old Town and New Town Residential Area Guidelines

- ☒ Support
- ☐ Oppose
- ☐ Other - Please clearly indicate your position in your submission below

#### The reasons for my support or opposition are

While I live in a 'new town' area, I am happy to support cohesion in the town by applying as many guidelines as possible and practical when redeveloping my home and landscape. I like the many examples given in photos of what aspects work with the Arrowtown look and those that don't.

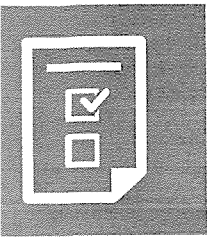
#### I seek that the following

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Attached Documents

File
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No records to display.



# FORM 5: SUBMISSION

VARIATION 1 - ARROWTOWN DESIGN GUIDELINES



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

**TO** // Queenstown Lakes District Council

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: **JOHN MURRAY HANAN**

Phone Numbers: Work:

Home: **03 4774388**

Mobile: **027 2211739**

Email Address: **jmhnan@xtra.co.nz**

Postal Address: **159 HILLCREST, DUNEDIN 9010**

Post code:

**PLAN CHANGE** // To which this submission relates to:

**ARROWTOWN DESIGN GUIDELINES**

QLDC  
03 AUG 2016  
QUEENSTOWN

I ☐ **na** gain an advantage in trade competition through this submission.

\* I ☐ **na** \*\* directly affected by an effect of the subject matter of the submission:  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.

**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

**BOUNDARY GUIDELINES**



## MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

See attached



## I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

CONFIRMATION P.C. 29

1

LA

wish to be heard in support of my submission. NOT NOW AS

INAPPROPRIATE TO

PRESENT REQUEST

1

LA

consider presenting a joint case with others presenting similar submissions.

## SIGNATURE

Signature (to be signed for or on behalf of submitter) \*\*

*Jim Mann*

Date

2/8/16

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.



QUEENSTOWN  
LAKES DISTRICT

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

P: 03 441 0499  
E: pcsubmission@qldc.govt.nz

JOHN MURRAY HANAN

SUBMISSION ON ARROWTOWN DESIGN GUIDELINES

31/7/2016

I Agree with option 2. Option 3 as it is too loose (would allow open slather)  
Option 1 as it is too rigid. Some adaption maybe required. As tourism appears likely to remain the dominant job and income driver for Arrowtown so the conditions for its existence remain paramount. Thrill attractions (bungy jump/sky diving etc) are contrary to Arrowtown village life. This means "smallness is beautiful" so the internal guidelines presented are to be complimented upon. Its extant boundaries need also to remain circumscribed else its Heritage values will be forfeit. To emphasize its appeal its approaches need to retain their rurality free of peri urban developments. So PC29 is to be defended against well funded intruders.



# FORM 5: SUBMISSION

VARIATION 1 – ARROWTOWN DESIGN GUIDELINES



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: **MICHAEL MARTIN**

Phone Numbers: Work:

Home: **09 300 6318**

Mobile: **021 338 500**

Email Address: **Michael @ nzthoroughbred.co.nz**

Postal Address: **20 B Wittshire Street,  
Arrowtown**

Post code:

**9351**



**PLAN CHANGE** // To which this submission relates to:

**Arrowtown Design Guidelines 2016**

~~I ☐ gain an advantage in trade competition through this submission.~~

\*I ☒ **b** \*\* directly affected by an effect of the subject matter of the submission:  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.  
\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

**Out of date Maps are shown  
in the new 2016 Guidelines  
Excellent job has been done, but it's  
let down by 2006 Maps.**



**MY SUBMISSION IS**

//

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

The 2016 Guidelines would be much better presented if the maps are updated from the 2006 version.

We completed building a house and 2 Sleepouts in 2014 and are not shown. The two large willow trees on Arrow Lane came down in a storm before we built in 2012. I have attached a map to show the changes just on our section.

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY**

// Give precise details:

Please update the maps using the aerial photos that were taken in 2014 and put the dates on the maps in the Guidelines. This will make for a much better "updated" set of Guidelines

I

☐

wish to be heard in support of my submission.

I

☐

consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

Date

15<sup>th</sup> August 2016

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Phone: 03 441 0499

P: 03 441 0499  
E: pcsubmission@qldc.govt.nz



208 Wiltshire St,  
New House  
+ Sleep-outs



## Julia Chalmers

---

**From:** QLDC Services  
**Sent:** Wednesday, 27 July 2016 8:25 AM  
**To:** Helen Parr  
**Subject:** FW: Arrowtown Design Guidelines Submission

**From:** martin barrett [<mailto:nandm.barrett@gmail.com>]  
**Sent:** Tuesday, 26 July 2016 11:14 PM  
**To:** QLDC Services  
**Subject:** Arrowtown Design Guidelines Submission

This submission is made following the public meeting at St John's Church in Arrowtown. It will be recalled that one questioner raised the point that "The horse had bolted" with respect to some recently approved new properties in the New town zone. In particular the questioner referred to the two "Black Boxes" at the end of Advance Terrace which were and still are an eye sore from Centennial Avenue and other streets.

It would appear that QLDC took little cognisance when assessing the Resource Consent of the visual impact from afar. In this particular case a major tourist road into Arrowtown. Reference was made at the meeting to the other double section at the end of Advance Terrace where the same thing could happen again. This is quoted simply as an example of the need to take consideration of the visual impacts from a distance, for all consents.

### **What is the lesson to be learned from this ?**

It is not sufficient to prescribe (or provide guidelines) on heights, materials, plot ratios, style, etc in an isolated context. A property could comply with all requirements but still look inappropriate from a distance, or from a remote location. As an example a design for Arrow Lane might meet all requirements for that particular site and location, but careful analysis might show that a particular view from Buckingham street (say) made the proposed building out of context or inappropriate !

The Design Guidelines therefore need the addition of a clause stipulating that :

*"All buildings in addition to particular or generic requirements for a site or zone, also need to be considered for their visual impact from a distance and a variety of view points, especially where those view points relate to tourist routes, historic areas, and other areas."*

Martin Barrett

24a, Advance Terrace  
Ph 4098688  
[nandm.barrett@gmail.com](mailto:nandm.barrett@gmail.com)



## Julia Chalmers

---

**From:** QLDC Services <SERVICES@QLDC.GOV.T.NZ>  
**Sent:** Friday, 12 August 2016 11:51 AM  
**To:** Therese Visser  
**Subject:** FW: Arrowtown Design Guidelines Submission [#2A69DO]  
**Attachments:** Submission on Design Guidelines.doc

-----Original Message-----

**From:** "John Moore" <[johmar@paradise.net.nz](mailto:johmar@paradise.net.nz)>  
**Sent:** Friday, 12 August 2016 11:45 AM  
**To:** "QLDC Services" <[services@qldc.govt.nz](mailto:services@qldc.govt.nz)>  
**Subject:** Arrowtown Design Guidelines Submission

Sorry, but couldn't navigate your web site to offer a submission, but the attachment sets out my points.

My details are : John Moore

67/207 Riddell Road, Glendowie, Auckland 1071

Phone : 09 575 5022 or 0223096618

I will not be able to attend a hearing.

Regards  
John Moore

SUBMISSION FROM :

12 August 2016

J D Moore  
67/207 Riddell Road  
Glendowie  
Auckland 1071

Phone 09 575 5022 or 0223096618  
Email : [johmar@praradise.net.nz](mailto:johmar@praradise.net.nz)

#### ARROWTOWN DESIGN GUIDELINES 2016 AND PROPOSED DISTRICT PLAN TEXT AFFECTED

I wish to support the proposals to adopt the revised 2016 Style Guide in its entirety as the planning requirements for the future of Arrowtown.

As a trustee of the then Arrowtown Heritage Trust which commissioned the 2006 guidelines, I am pleased to support this endorsement of our original concepts and agree it is necessary to preserve the special qualities of the township as envisaged by the last Arrowtown Borough Council and its partner in the Heritage Trust, the former N Z Historic Places Trust. The joint trust came about after many years of different attempts to respect the desire to preserve the Arrowtown village character.

I am still involved as a joint owner of a listed historic property which features in a number of quoted examples in the guidelines. As long term owners we have an interest in maintaining the historic character of the property as far as possible and regard the surrounding township an essential part of our interest in its maintenance, long term interest and enjoyment.

I would like to emphasise our original concerns at the use of replica architecture and promote your reference to the ICOMOS charter principles.

Your proposed overall plan of the 2016 revision are accepted in general as I detect no major changes from our original document apart from the inclusion of the more recent development areas (New Town) which could be difficult to change at this point.

I strongly object to future developments similar to area 13, Chartres. This type of development is not suitable within the Arrowtown character and proliferation of similar designs could start to replicate some of the worst examples seen in Australian Victoria mountain villages, at Cardrona and even Whistler in Canada. It is pleasing that developments have moved away from this example with the Suffolk Street small homes as recently completed.

## Julia Chalmers

---

**From:** QLDC Services  
**Sent:** Thursday, 18 August 2016 8:13 AM  
**To:** Helen Parr  
**Subject:** FW: Arrowtown Design Guidelines Submission - NZ Fire Service Commission  
**Attachments:** NZ1-12963172-Arrowtown Design Guidelines Submission - NZFS Commission (0).pdf

---

**From:** Alex Strawbridge [<mailto:alex.strawbridge@beca.com>]  
**Sent:** Wednesday, 17 August 2016 5:08 PM  
**To:** QLDC Services  
**Cc:** Alice Burnett  
**Subject:** Arrowtown Design Guidelines Submission - NZ Fire Service Commission

Hello,

Please find attached a submission made on behalf of the New Zealand Fire Service Commission regarding Proposed Plan Variation 1 to the Queenstown Lakes District Plan.

May I please have confirmation of receipt of this email.

Thanks and regards,

**Alex Strawbridge**

Senior Planner

Beca

Phone: +64 4 473 7551 Fax: +64 4 473 7911

DDI: +64 4 550 5995

[www.beca.com](http://www.beca.com)

[igniteyourthinking.beca.com](http://igniteyourthinking.beca.com)



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## Form 5

Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Queenstown Lakes District Council (the Council)  
**Name of submitter:** New Zealand Fire Service Commission (the Commission)  
**This is a submission on:** Plan Variation 1 - Arrowtown Design Guidelines 2016 (Variation 1)

**The Commission could not gain an advantage in trade competition through this submission.**

**The specific provisions of Variation 1 that this submission relates to are:**

The aspects of the Arrowtown Design Guide 2016 (the Design Guide) that have the potential to inappropriately restrict or prevent the effective and efficient the operation of the Arrowtown Fire Station.

**The Commission's submission is:**

The Commission is the governing body that controls the NZ Fire Service (NZFS). This role is established under the Fire Service Act 1975, which sets out the governance, management and operational requirements for protecting life and property from fire in New Zealand.

One of the key roles of the Commission is to ensure that the NZFS is able to operate in an effective and efficient manner. A key aspect of this is to ensure that the NZFS can operate from properties and facilities that are designed in a manner that supports their activities. A more detailed description of the design requirements of fire stations is provided in the Background section below.

The Arrowtown Fire Station (2 Hertford Street) is located within the Arrowtown Residential Historic Management Zone (ARHMZ) of the Proposed Queenstown Lakes District Plan ('the Proposed Plan'). Under the Design Guide, the Arrowtown Fire Station is located within the 'Old Town Residential Area', specifically within 'Neighbourhood 4 – Top Terrace (Wiltshire Street to Stafford Ridge)'. A fire station was first erected on this same site in 1897. The NZFS in its various organisational forms has been present on this site since then, with the facilities being upgraded as required to reflect progression in equipment and operational requirements.

The NZFS exists to protect the social, economic and environmental well-being of the community in terms of protection against fire damage, loss of property and life. This includes the protection of heritage buildings and structures during a fire emergency. As set out in more detail below, the NZFS requires certain design aspects for a fire station in order to be able to both prepare for and respond to a fire emergency. The Commission notes that the Design Guide does not allow for essential community services that have certain design requirements that may not completely align with the directions set out in the Guide. Particularly, the following aspects of the Design Guide restrict essential design aspects of the Arrowtown Fire Station:

- 4.7 – The Cottage and Shed Building Types: the height and bulk dimensions set out in this section are focussed on residential development and do not take into consideration other forms of land use that may be required to be located within the ARHMZ, such as the Arrowtown Fire Station. The Fire Station does not meet these dimension requirements, and any

alterations/redevelopment will also not be able to comply, given the operational requirements of a fire station, the need to house large vehicles, and location of siren poles and hose drying towers.

- 4.14 – Parking, Driveways and Garages: the requirements for these aspects of development are also focussed on residential land uses. The Arrowtown Fire Station requires clear and open access ways for fire appliances when responding to an emergency in a swift and safe manner. Car parking needs to be easily accessible for volunteers when arriving at the Station. The requirement to avoid parking on the front of a section, and for driveways to be a single car width only are therefore not able to be met. Similarly, constraints on the type of paving used may not be feasible or practical given the weight of fire appliances.

Any maintenance, alteration and/or redevelopment of the site is not expected to be dramatically different to the bulk, height and hard surface coverage of the activities that are currently present on the site, and any further degradation of the wider heritage environment would therefore be expected to be minimal. Any redevelopment of the Arrowtown Fire Station would not be expected to interfere with the identified key views of the Neighbourhood 4 – Top Terrace area as identified in Section 2.5.5 of the Design Guide, nor contribute to the 'Threats' identified for this area. It is also noted that any redevelopment of the site will need to comply with the provisions of the District Plan, or apply for resource consent.

The Commission notes that any departure from the Design Guide is strongly discouraged within the Objectives, Policies and Rules of the Proposed District Plan. The Commission is not opposed to the protection of the significant heritage value of Arrowtown. However, in the interests of allowing for the continued effective protection of Arrowtown during fire and other emergencies, the Commission requests that specific exemptions be made within the Design Guide to allow for the essential design requirements of the Arrowtown Fire Station at 2 Hereford Street.

#### **Background:**

The Commission has also submitted on the Proposed Queenstown Lakes District Plan (as Submitter #438). This submission includes a more detailed description of the statutory mandate of the Commission (under the Fire Service Act 1975) and the operational requirements of the NZFS in terms of the provision of fire stations. With regards to the Arrowtown Fire Station, this submission notes and supports that 'Community Activities' (which include fire stations) are listed as a Permitted Activity in Rule 10.4.17 within the ARHMZ, subject to compliance with relevant Standards. In addition, to assist with facilitating the on-going permitted operation of the NZFS within Arrowtown, the submission has requested an exemption for fire stations from Standards 10.5.3 (Building Coverage), 10.5.4 (Combined Building Coverage and Hard Surfacing) and 10.5.1 (Building Height – for fire station towers only). Exemptions to allow for the essential design requirements of the Arrowtown Fire Station within the Design Guide will also assist with ensuring that the NZFS can continue to operate from this site without contravening the wider Objectives and Policies proposed for this Zone.

#### Fire Station Design Requirements

The Commission provides to the New Zealand Government a Statement of Intent (SOI) under which it operates and funding is provided. The SOI describes the overall outcomes the Commission seeks to achieve in its capacity as the governing board of the NZFS.

The SOI contains a commitment by the Commission to the New Zealand Government for the following:

- Response times to emergencies in urban areas –



- Career fire stations within 8 minutes for 90% of emergency call outs;
- Volunteer fire stations within 11 minutes for 90% of emergency call outs;
- Medical emergencies relating to motor vehicle accidents within 30 minutes for 90% of emergency call outs;
- Emergencies involving the HAZMAT appliance within 20 minutes for 90% of emergency call outs.
- Response times to emergencies in rural areas –
  - 95% of the rural population and 95% of rural addresses are within 10 minutes travel time of either a NZFS urban fire station or the Rural Fire Authority.
- Fire safety prevention –
  - 98% of the population will believe a fire can become un-survivable in 5 minutes or less.

In order to meet these commitments, fire stations must be able to be located throughout the urban environment, including in residential and more sensitive areas. The response times listed above are critical for determining the optimal location for fire stations and their primary response area.

In order to effectively carry out their operations, the NZFS requires facilities which meet certain operational specifications and the ability to carry out essential activities at these facilities. In order to operate effectively within the primary response area fire stations have functional requirements which are difficult to compromise. These include:

- the height and length of fire appliance bays;
- set back distance of appliance bays from road frontages to accommodate the stopping of appliances outside bays but off the road reserve area;
- appliance cleaning areas;
- hose drying towers;
- operational noise; and
- on-site training facilities and areas for training exercises.

In terms of height requirements, fire stations will generally be single storied buildings within 8-9 metres in height. Hose drying towers may also be required in some cases, which can be around 12-15 metres in height.

**The Commission seeks the following decision from the local authority:**

That the Arrowtown Fire Station be recognised as an essential community activity within the ARHMZ by exempting any alterations and/or redevelopment relating to the operations of the NZFS from the Design Guide in terms of:

- the height and bulk of buildings and structures
- The configuration of parking and access

**The Commission wishes to be heard in support of their submission.**

**If others make a similar submission the Commission will consider presenting a joint case with them at a hearing.**

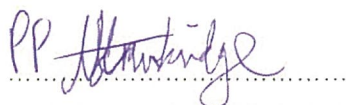


**Address for service of submitter:** c/- Beca Limited  
PO Box 13960  
WELLINGTON 6140

**Telephone:** +64 3 550 0038

**Email:** alice.burnett@beca.com

**Contact person:** Alice Burnett, Planner

A handwritten signature in purple ink, appearing to read 'PP Huntley', is written over a horizontal dotted line.

(Signature of person authorised to sign on behalf of the Commission)

**Date:** 17 August 2016

## Julia Chalmers

---

**From:** QLDC Services  
**Sent:** Wednesday, 17 August 2016 11:44 AM  
**To:** Rhea McLean  
**Subject:** FW: Arrowtown Design Guidelines Submission from Shaping our Future Inc  
**Attachments:** Shaping our Future Inc Arrowtown Design Guidelines 2016 Submission.pdf

**From:** executive [<mailto:executive@shapingourfuture.org.nz>]  
**Sent:** Wednesday, 17 August 2016 11:34 AM  
**To:** QLDC Services  
**Subject:** Arrowtown Design Guidelines Submission from Shaping our Future Inc

Please find attached Shaping our Future Inc submission on the Arrowtown Design Guidelines.

If you have any questions please do not hesitate to contact me.

Kind Regards  
Anita

Anita Golden  
Shaping Our Future Executive  
M: 021 222 1231  
E: [executive@shapingourfuture.org.nz](mailto:executive@shapingourfuture.org.nz)  
W: [www.shapingourfuture.org.nz](http://www.shapingourfuture.org.nz)



**SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL  
ARROWTOWN DESIGN GUIDELINES 2016**

**TO:** Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

**Name of submitter:** **Shaping Our Future Inc – Arrowtown Community Visioning Taskforce**

1. This is a submission on the Queenstown Lakes District Council ("the Council") Arrowtown Design Guidelines 2016 ("the Guidelines").

The Shaping our Future Arrowtown Community Visioning Taskforce ("the Taskforce") is currently working on a vision and strategy report for Arrowtown's long term future development. The Taskforce is working with the views and opinions of the local community as they develop what will be published as a Community owned, long term vision for Arrowtown following a second public forum in late 2016.

The Shaping our Future process will not be complete until the second community forum presenting the taskforce report. Information gathered at the original forum, that forms the basis of the taskforce work, is relevant to the guidelines. The taskforce requested that the Shaping our Future Steering Group submit on their behalf to enable the incorporation of the community feedback to date.

The Taskforce welcomes the opportunity to provide a submission on the proposed Arrowtown Design Guidelines 2016 based on community feedback gained at a series of visioning forums held late 2015 and would like to be heard. The feedback is of a general nature as our brief is to take a long term (50 years) view therefore we have not drilled down to the level of detail represented in the Guidelines.

2. The Taskforce acknowledge the important and successful role that previous Design Guidelines have played in preserving much of what the community values about the historic character of Arrowtown, particularly in the Town Centre and Residential Historic Management Zone. We commend the Council for continuing to offer protection to these important areas of Arrowtown.

Key themes presented by the community supported by the Guidelines are;

- a) The authentic character of Arrowtown as a village is maintained by appropriate planning and growth management
- b) Historic areas are protected by design controls developed by the appropriate experts and administered/regulated by people with specialist knowledge of Arrowtown.
- c) Trees and streetscapes are protected and enhanced to reflect the character of Arrowtown – enhancing, protecting and maintaining the heritage of Arrowtown's buildings, green spaces and environment

The Taskforce supports efforts to support the pedestrianisation of the town in favour of vehicle traffic. However we caution against traditional forms of foot paths and other infrastructure that may clash with the informality that is an identified and valued trait of Arrowtown's physical personality.

3. The Taskforce suggest that the final Guidelines are enforceable for all areas of Arrowtown including the Low Density Residential zone and the New Town:
  - a) Previous versions of the Design Guidelines have not been successful in ensuring development in the New Town reflects the Arrowtown vernacular. While the proposed Guidelines make reference to the New Town there is no obligation that they be applied which leaves further development open to be conducted in direct conflict with the objectives of the Guidelines.
  - b) The Guidelines as proposed are possibly too constraining to be rigorously applied to the New Town. They would possibly result in a contemporary version of the Old Town Design, limiting the evolution of Arrowtown's design landscape.
  - c) The Taskforce has identified that the character of Arrowtown is made up of a series of design themes reflecting the people and era of the development. The common traits through the years have been building of modest scale placed with sensitivity to the site, generous use of local/natural materials, simple structure forms, sizable trees, uncluttered spaces, and easy access throughout the town through connectivity of green spaces.
  - d) The Taskforce recommend that less prescriptive guidelines be established for the New Town that ensure further development respects and reflects the traits that have formed the town's character in earlier phases of Arrowtown's

- development and that these guidelines be applied as rigorously as they are in the Old Town. More control is required to assist new development 'fitting in'.
- e) The possibility of medium density housing and further development within Arrowtown threatens to undermine the value of the Guidelines unless they are applied in all cases. The Taskforce is concerned that the proposed Guidelines are not applicable in all instances in their current form.
  - f) Trees are identified as an important contributor to Arrowtown's character by the community and in the Guidelines. In some cases, previous recommendations of species have seen us live with an unfortunate legacy. The Taskforce would like to see all relevant agencies such as DOC consulted prior to the Guidelines being confirmed.
  - g) The Taskforce would like to see support for design that represents sustainable values.
  - h) The Taskforce would like to see a section that outlines the process of consistent application and enforcement of the Guidelines.

### **Actions Sought**

Address the issues raised in this submission particularly in regard to:

Consistent application of suitable Design Guidelines to the New Town

Adding a section to the Design Guidelines outlining the process of application and enforcement

### **Shaping Our Future – Arrowtown Visioning Taskforce**

---

David Kennedy, Chair, Shaping our Future

Amanda Woolridge, Chairperson, Arrowtown Community Visioning Taskforce

Contact: [executive@shapingourfuture.org.nz](mailto:executive@shapingourfuture.org.nz) or 021 222 1231

Date: 17/08/2016



## Julia Chalmers

---

**From:** QLDC Services  
**Sent:** Wednesday, 17 August 2016 11:40 AM  
**To:** Louise Gill  
**Subject:** FW: Re Arrowtown Design Guidelines 2016 esp re Soldiers Hill

-----Original Message-----

From: Ian&Tricia [<mailto:12villiers@gmail.com>]  
Sent: Wednesday, 17 August 2016 10:26 AM  
To: QLDC Services  
Subject: Re Arrowtown Design Guidelines 2016 esp re Soldiers Hill

The QLDCouncil,

Dear Mayor , Councillors and Staff ,

I would like to appear and present a submission .

First . Thank you for putting on such a pleasant and nicely informal meeting recently at St John's Church Hall . Jack Reid would have been , I am sure , proud of the of the meeting .

As residents of Villiers St across the road from Reidhaven we are very familiar with the Soldiers Hill section of the Historic Area . We are also sure that there must remain only 3 Main ,speedy ,entrances into Arrowtown and its Historic charms . We as residents are only experts on the busy and speedy third ,the "secret" entrance in from Manse Rd .

The many Walkers and Children need to be separated from the speedy Utes, Trucks and Cars some still doing kangaroo jumps on the brow of Cemetery hill road (Caernarvon St ).

There is a simple answer which I would like to be questioned about at the Hearings .

Proposal 1 , Easy .

Restrict the traffic in Surrey St , below the proposed , already planned entrance to Cleary's proposed subdivision to ; Walkers eg Camera toting Tourists from China and other local walkers to the walkway to the Chinese Village and to the Old Cemetery , to Cyclists and to Residents .

Just half a dozen ,inexpensive , Bollards or similar , put in place after consultation with the very few local residents will do wonders for Arrowtown's 1864 gem, " Reidhaven " , and for Walkers ,for Residents , for Cyclists and for the spirits of Jack and the Reid family from Orkney ,1862 . The proposed ,new sections would have access from Surrey St ,as planned , but by car only from above the Bollards and through to Caernarvon St .

Proposal 2 Much Harder !

Talk the Cleary family into turning the wonderful old stone home, Reidhaven (retaining the name ) but , the land , including the orchard into " Eamon Cleary Park " (the area on the lower terrace ). It is not big but is big enough for a small wonderful park .

Eamon already has endowed a Chair of Celtic Studies at Otago University . He therefore definitely has a kind Celtic Crofter's soul , his heritage as well as the Reid's . This 1864 building with or without the newer dairy , is in fact the only obviously Celtic Crofter's Cottage that I know of in New Zealand .

Thankyou for your consideration of this Submission . One of us residentsk would like to speak to and answer questions on this submission at the hearings .

Please let me know when that is likely to be .

Yours sincerely ,  
Ian Robertson

PS please confirm your receipt of this submission

## Julia Chalmers

---

**From:** QLDC Services  
**Sent:** Wednesday, 17 August 2016 9:54 AM  
**To:** Kacie English  
**Subject:** FW: Arrowtown Design Guidelines Submission

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**From:** Judy Stevenson [[mailto:judy\\_stevenson2002@yahoo.co.nz](mailto:judy_stevenson2002@yahoo.co.nz)]  
**Sent:** Wednesday, 17 August 2016 9:10 AM  
**To:** QLDC Services  
**Subject:** Arrowtown Design Guidelines Submission

I am Judith A Stevenson, homeowner at 16 Thomson St, Arrowtown  
Ph 021428895  
PO Box 109610 Newmarket, Auckland, 1149

Previously I sent this submission (below) last year and I still feel the same about adding more population to Arrowtown by subdividing or putting 2 residents on a property

I strongly object to the proposed medium density residential zone. My reasons are:

1. My family have proudly owned this property since the 1970's when my parents (Norma and Doug Cowan) bought it. We love the "sleepy hollow" feel of Arrowtown and want it to stay that way.
2. Arrowtown would lose its character and uniqueness
3. Traffic will be a problem with medium density housing and so many extra people living there.
4. The main street is a tourist attraction, which is already crowded when bus loads arrive. There is no room for more people
5. Tourists will not continue to come and bring in revenue if it becomes too crowded
6. We need to retain Arrowtown's character and unique feel to keep it different to Queenstown and other areas
7. My family and I love Arrowtown the way it is - small unique, quaint, beautiful, different and adorable.
8. The schools cannot cope, they are overflowing already
9. We need to celebrate Arrowtown's uniqueness, its history, its differences and not make it the same as other areas. Let Queenstown and Wanaka have extra housing and keep Arrowtown small.
10. I thought Arrowtown was ring-fenced with boundaries that can't be expanded, in order to preserve its uniqueness and smallness. I never dreamed the council would think of putting in 2 story houses etc (medium density housing). I was shocked to receive this letter in the mail
11. I bought the family property 2 years ago with the intention of retiring there soon, and want it to stay the same as it is. I am not interested in living in a medium density housing zone like parts of Auckland!!

My submission today is:

If the proposed medium density plan does go ahead (despite my objection to it) I fully endorse that the Arrowtown Design Guidelines 2016 be incorporated into the proposed district plan.

Thank you

Kind regards

Judy Stevenson

## Julia Chalmers

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**From:** QLDC Services <SERVICES@QLDC.GOV.T.NZ>  
**Sent:** Tuesday, 16 August 2016 4:25 PM  
**To:** Lea Pooley  
**Subject:** FW: ARROWTOWN DESIGN GUIDELINES [#2A87BM]  
**Attachments:** ARROWTOWN GUIDELINES16016\_0000.pdf

-----Original Message-----

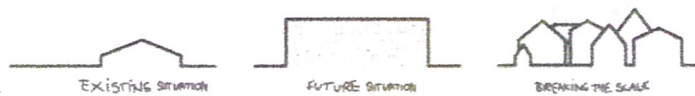
**From:** "Alanna Harrington" <[alannaharrington@hotmail.com](mailto:alannaharrington@hotmail.com)>  
**Sent:** Tuesday, 16 August 2016 4:20 PM  
**To:** "<[services@qldc.govt.nz](mailto:services@qldc.govt.nz)>" <[services@qldc.govt.nz](mailto:services@qldc.govt.nz)>  
**Subject:** ARROWTOWN DESIGN GUIDELINES

I support the inclusion of the Arrowtown Design Guidelines in the District Plan. Reasons stated in attachment.

Alanna Harrington



## ARROWTOWN DESIGN GUIDELINES



I have designed new homes and alterations to existing buildings in Arrowtown over the last 25 years. Since 2009 I have been a member of the APAG and during that time have had to present my designs for comment and suggestions, whilst standing back from the discussions and decisions of the group. This has made me very aware of the process from both sides, appreciating the frustrations of not always getting a design right the first time. The benefits though of consultation result in quicker consent processing and clients with homes that suit them, their neighbours and the town.

The Guidelines have helped provide a reference that is easy to apply to any design both in the historic zone and new neighbourhoods. Contemporary buildings can be designed using both the Architectural principles of scale and proportion along with the use of local materials, not dictating replica style buildings and allowing good results within any budget.

Clients and their consultants, from many areas of New Zealand and from overseas may have little knowledge of the history of the area and the reason and historic merits of the built form and the surrounding vegetation. Guidelines provide the framework and reference for both land owner and designer to focus on a building that is appropriate in its context. This results in successful outcomes with very little compromise to the initial brief. Every land owner wants to use their property for their specific needs and design. Good design is subjective but the application of exterior appearance rules are used in many of the housing zones in the district and Arrowtown will be treated no differently. Through the Resource Consent process each applicant can put forward reasons for breaching any of the rules or guidelines allowing consideration of neighbours and the decision based on the individual application. This has worked in the Historic Zones and I believe would also result in successful outcomes in the LDR zone.

The guidelines have been in use since 2006 and applied in the Historic town and Historic Residential zone which requires resource consent for new buildings and exterior alterations. The application of the Guidelines to the Low Density Residential and possible Medium Density Residential zones will only be triggered where more than one residential dwelling is proposed for the site. This will not cause any additional cost in fees as Resource consent would already be required.

In the current climate where consent and construction costs are rising, the present free service offered by the Arrowtown Planning and Advisory Group is unique and has the ability to save property owners and designers the cost of submitting inappropriate designs to council planners only to have to readdress their plans. The APAG consists of people from the community with long term knowledge and interest in the town that is their home. An impartial and consistent approach to each application along with a sound knowledge of the District Scheme has aided many people through the consent process. This must also benefit the efficiency in processing Resource consents for council. The APAG deal with each application quickly to avoid delays and in many instances several site visits and meetings occur with designs being fine tuned before final plans are submitted to council.

I support the inclusion of the Guidelines in The District Plan. It will make them easier for people to use when considering the zone rules for their property whether at the purchase or design stage. Once incorporated in the District Plan the Design Guidelines will have considerably more statutory weight but in my opinion will still require the safe guard of the local community having some involvement in the process.

## Julia Chalmers

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**From:** Julia Chalmers  
**Sent:** Thursday, 18 August 2016 1:14 PM  
**Subject:** Submission Arrowtown design Guidelines  
**Attachments:** Arrowtown Submission.doc

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**From:** M J Kramer [<mailto:mjkramer@xtra.co.nz>]  
**Sent:** Friday, 5 August 2016 2:21 PM  
**To:** QLDC Services  
**Subject:** Submission Arrowtown design Guidelines

Mark Kramer

6 Criterion street  
Arrowtown 9302

Phone 03 442 1614

Cell 021 1057905

Submission in regard to the Arrowtown design guide lines.

I support the extension of the Arrowtown Design guide lines to cover Arrowtown in its entirety.

Two things are of some concern

1 The guide lines do not discriminate in regard to the type of dwelling to which they apply.

For example. An application to construct two separate dwellings on one section flags up the need for a resource consent and consideration of the Arrowtown design guide lines.

This also applies if the application is to convert an existing building in to a separate self contained dwelling. For example installing a kitchen in the loft space over an existing garage, or converting an existing sleep out to self contained.

2 There is no requirement for a recourse consent, or for the Arrowtown design guide lines to be considered if the application is for construction of a single building on a section. Even if that building were to contain two dwellings. Under the most contentious part of the proposed medium density zone in Arrowtown the changes in site coverage and height recession plains mean buildings seven meters high by sixteen meters long could be possible be built one and a half meters off a common boundary. with no control.

This lack if design consideration is already evident in the recently constructed high rise buildings situated at the end of Jack Reid park.

To summarize under the current proposal if I wish to convert my existing sleep out to self contained, I need a recourse consent and the involvement of the Arrowtown urban design group along with the associated cost.

Where as my neighbour could build a seven meter high sixteen meter long high-rise with in a meter and a half of my boundary with out any controls.

Submission

Remove the current and proposed need for a recourse consent for simple conversions

Include the need for a recourse consent and design controls over single buildings.

Rational

There is a greater need for small self contained affordable dwellings in Arrowtown than exclusive expensive high rise developments. This should be reflected in the process required in creating them.

Mark Kramer.



# FORM 5: SUBMISSION

VARIATION 1 – ARROWTOWN DESIGN GUIDELINES



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: ANGE VAN DER LAAN

Phone Numbers: Work:

Home:

Mobile: 0274844677

Email Address: angevanderlaan@xtra.co.nz

Postal Address: 13 Inverness Cres, Arrowtown

Post code:  
9302



**PLAN CHANGE** // To which this submission relates to:

This submission relates to Arrowtown Design Guidelines 2016 - Variation 1.

I  gain an advantage in trade competition through this submission.

\*I  \*\* directly affected by an effect of the subject matter of the submission:  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

Do not agree that ADG should apply to the whole of Arrowtown  
ADG are far too prescriptive - schedules on fencing, paving and planting should be deleted.



## MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

I oppose the ADG:

- being applied to the whole of Arrowtown
- imposing a "heritage" framework over future development in the whole of Arrowtown.

I support the concept of tighter development controls in Arrowtown but believe the appropriate mechanism for this is the District Plan.

My reason for this view is that most of Arrowtown has been built after the 1950's - the bulk in the 1970's (Adamson subdivision) with successive waves after that. All of these eras signify a distinctly unique chapter in the evolution that is Arrowtown's built environment and are no less important than the era that saw european miners settle in the town.

To require all neighbourhoods, be they 50 years old or 5 years, to pay homage to the towns origins as a mining town by, for instance, building picket fences or planting cherry trees, risks compromising the integrity and history of these areas. Issues with new developments are often about poor road and pedestrian environment, inadequate setbacks from the road and size and scale of homes disproportionate to the section, neighbouring houses or road. All of these issues are evident in the Cotter Ave area.



## I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

- abandon the ADG for the whole of Arrowtown and apply to sensitive developments in the ARHMZ only
- IF the ADG are adopted
  - ensure the process for decision making is transparent and robust
  - those involved in making recommendations are accountable
  - to be revised to recognise and respect the distinctly different development phases and that it is inappropriate to impose a "heritage" framework on the New Town

I

do not

wish to be heard in support of my submission.

I

consider presenting a joint case with others presenting similar submissions.

## SIGNATURE

Signature (to be signed for or on behalf of submitter) \*\*

Ange van der Laan

Date

17 August 2016

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.



## Submission on the Arrowtown Design Guidelines

David Clarke- dwclarke@xtra.co.nz

### Personal submission

I have been involved in heritage protection and civic affairs in Arrowtown since 1989 and in the development of the Arrowtown Guidelines since 2003. The 2003 community planning workshop called for their introduction to guide development in the Arrowtown Historic Management Zone ( both residential and the CBD). The premise for their development was that the older parts of Arrowtown have heritage, character and amenity that residents and visitors really enjoy and appreciate. These attributes needed to be protected from insensitive development, planting, and infrastructure. The guidelines were to apply to both the public and private domain, so that council were also expected to adhere to low level infrastructure that is part of the town's character.

The Guidelines were produced in 2006 and after going through public consultation, were adopted by Council as something to be referred to by planners, architects and owners if development was being undertaken in the 'old' town.

Since 2006 the guidelines have worked very well and most people would agree the character in Arrowtown has been retained when there could have been a very different result ( due to development pressure). People accept that if you build or redevelop in the 'old town and CBD' then you develop in a certain way. This is something that is routine in heritage towns elsewhere in the world. Locally, Jacks Point and Millbrook have design controls in place.

The issue has been, how do the guidelines relate to the new town? The 2006 guidelines sought to influence those developing in the new town. They were asked to consider things like scale, materials, amenity, planting, and fences. In a lot of cases in the guidelines have been ignored and the result has been a number of large houses being built that do not reflect the Arrowtown vernacular.

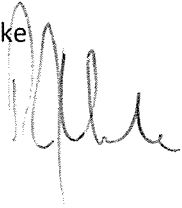
Some people might say that that big scale new development that has been undertaken just reflects a different period of development, but I also constantly hear 'how were those houses allowed to be built'. I think there needs to be a compromise, so I support the guidelines for the new town. However if they are to be relevant they need to have some teeth.

When the Council proposed mid density zoning and a public meeting was held, the consensus was against blanket mid density zoning. If it was going to be pushed by council ( and it appears it is) there was a call to upgrade the Design Guidelines to include all the new town with specific reference the mid density zoning. This is what we have before us now. However if you have a single lot and want to build or redevelop on that lot there is no requirement to adhere to the guidelines. For this reason they are toothless and for most of the new town, nothing will change. I would sooner have no mid density and infilling in the new town low density residential on a case by case basis, taking into consideration scale, character and amenity of any such intensification. This would require a review panel, similar to the Arrowtown Planning Advisory Group that currently vet development in the 'old town'.

Many say Arrowtown is full- why do we need to keep pushing people into the town to the extent that it will be detrimental to what people hold dear? I think there can be some infilling but there is a finite number and it needs to be done well.

In conclusion I support the 2016 guidelines being used across the whole town. The 2006 guidelines have worked very well to control planning in the historical Town but for the 2016 guidelines to be effective across the whole town then I think development, wherever it takes place in the town, needs to be vetted using the guidelines.

Regards David Clarke

A handwritten signature in black ink, appearing to read 'David Clarke', written over the printed name.



## Submission on the Arrowtown Design Guideline

Lakes District Museum Inc.

August 2016

The Lakes District Museum Inc. committee represents over 350 members. The committee is elected each year at the AGM. The museum was founded in 1948 and is the district museum. As part of its constitution, the museum has a vested interest in protecting built heritage district wide, as well as ensuring the preservation of heritage character.

The museum committee has a specific interest in Arrowtown, specifically the Arrowtown Historic Management zones. Over the years it has provided a number of submissions to council, on historical matters. The museum itself has three heritage buildings on site, owns the historic Arrowtown Post Office and looks after the Arrowtown Gaol.

The museum supported the various Arrowtown Community workshops in 1994, and 2003 and the development of the Design Guidelines 2006

We understand that the Design Guidelines 2006 have been used to guide development, both private and public, in the Arrowtown Historic Management zone for the last 10 years and appear to have been worked very well. This has ensured Arrowtown remains a very desirable place to live and work in but has also had the economic spin off due to its popularity with tourists.

The committee supports the guidelines continued use to ensure heritage is protected and character and scale is maintained. At the same time, the museum committee supports the ongoing development of appropriate infrastructure to service the 'old' town's needs. This needs to be developed along side the guidelines recommendations.

We note that there is a requirement to use certain building materials in the heritage zones. We also understand that these materials are recommendations only and that colour steel, aluminium joinery and linear weatherboard for instance have been used and are acceptable in certain circumstances providing they fit in with other design criteria. We support the use of alternative materials on this basis.

The museum committee support the retention and under planting of the towns heritage trees.

In terms of the development and redevelopment of the new town the museum supports the intentions of the Guidelines 2016 to bring the scale, character and appropriate planting from the old town into the new town.

In conclusion the Lakes District Museum supports the 2016 Arrowtown Design Guidelines as the community has everything to gain their continued use.



Bob Farrell President Lakes District Museum Inc.



## Submission on the Arrowtown Design Guidelines

Arrowtown Planning Advisory Group August 2016

The Arrowtown Planning Advisory Group stemmed from the Arrowtown Planning Group that was established as part of a council amalgamation agreement in 1989. After the current District Plan finally became operative, the terms of reference were laid out for an Arrowtown Planning Advisory Group (APAG) in 2004. The 2003 community workshop called for such a group to be formed. The group's function is quite wide. It advises council (specifically the planning department) on any matters relating to history or development in Arrowtown. This is more defined as commenting on development in the heritage management zones in Arrowtown and comment was based around the objectives, policies and rules in the District Plan. The 2003 workshop also called for Design Guidelines to be produced for the 'old town' and this was undertaken in 2006 and these guidelines were adopted by council. They are what's known as the Arrowtown Design Guidelines 2006.

Since 2006 the guidelines have been an invaluable tool in the tool box of the APAG and have guided successful development in Arrowtown's heritage zones for the last 10 years. Development in these zones, generally requires a resource consent. The APAG a free volunteer service and has resulted in locals with expert knowledge making themselves available to advise and guide applicants, architects, planners and developers.

The 2006 Guidelines made mention of the new town and it was always hoped that aspects of the old town would be reflected in new development. This was not intended to mimic the past but get development that was sympathetic in terms of scale, design and materials. Unfortunately a lot of new development has not respected this and many people are disappointed in what has occurred in some parts of Arrowtown with huge houses that pay no respect to the Arrowtown vernacular.

Architects, designers and owners have almost always supported the process in the old town as it has reduced planning costs and ensured quality results. Since 2004 only 2 or 3 owners/developers have objected to the use of the guidelines. Most people find it a very valuable and collaborative process. The results have generally been considered to be excellent and the old town is seen to have retained its character and amenity while allowing for sustainable redevelopment and new building to occur.

The Design Guidelines 2006 and now 2016, are fine grained and talk about things like suitable planting, footpaths, swales, kerb and channel and lighting. One thing the APAG is aware of, is the low key engineering in 'old' Arrowtown which has repeatedly been seen as a point of difference, that adds to the amenity and character. This has been confirmed by the community in the 1994 and 2003 workshops and the 2015 Shaping our Future forum. We are aware traffic, pedestrian and parking pressures are having an impact on low key infrastructure and some people are calling for sealed footpaths. We support the status quo as outlined in the guidelines but seek better council maintenance in terms of gravelling footpaths and cleaning out drains and swales.

We support sensitive street lighting that adequately guides pedestrians but allows the night sky to still be viewed.

The APAG have always been concerned about inappropriate development in the 'new town' and these concerns were further raised when council proposed mid density zoning in parts of the 'new' town. To that end, if mid density zoning is to occur, the APAG supports the use of design guidelines to vet multi-unit development. The APAG also supports the neighbourhoods in the new town to be included in the guidelines. The APAG was told that the intention was to use the guidelines for all of Arrowtown. This has been done in Millbrook and Jack's Point for instance. It is not trying to make Arrowtown a special zone but say that if you build in Arrowtown there are certain expectations.

What the message seems to be is:

*That there are development rights presently existing in the new town that allow development of a single house as a controlled activity ( if all the site rules are adhered to).*

*There is no need to take any notice of the guidelines if you don't wish to in the new town but we are hoping that you as property owners, architects and designers will take consideration of the guidelines when planning development or redevelopment of sites in the new town.*

We had hoped for a more overarching use of the guidelines to cover all development.

Generally we see the Arrowtown Guidelines 2016 as an excellent document that will continue to work well in Arrowtown and ensure sensitive development in the 'old town' while assisting development in the new town in terms of scale, character and amenity. We were concerned at the public meeting on the guidelines to hear comments suggesting the guidelines were trying to make Arrowtown into a museum and were denying people their rights. In our view this is not the intention and we see the balance being between retaining the character that is universally appreciated and allowing reasonable and responsible development rights.

David Clarke for the Arrowtown Planning Advisory Group



Details of submitter28

Submitter:	Philip Blakely
Submitter Address:	PO Box 121, ARROWTOWN, ARROWTOWN, New Zealand

**Submitter Details**

First Name: **Philip**  
Last Name: **BLAKELY**  
Street: **PO Box121**  
Suburb: **ARROWTOWN**  
City: **ARROWTOWN**  
Country: **New Zealand**  
PostCode: **9302**  
Daytime Phone: **+6434420303**  
Mobile: **+64278460452**  
eMail: **blakelywallace@gmail.com**

Wishes to be heard:

- ☒ Yes  
☐ No

Are you a Certain Person:

- ☐ Representing Public Interest  
☐ Having Special Interest  
☐ Local Authority

Certain Person Comment:

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**Submission**

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**Consultation Document Submissions**

Original Submitter:

Original Point:

- ☒ Support  
☐ Oppose

The reasons for my support or opposition are

I seek that the following

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Original Submitter:

Original Point:

- ☒ Support  
☐ Oppose

The reasons for my support or opposition are

I seek that the following

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Original Point:

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☐ Oppose

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Original Submitter:

Original Point:

- ☒ Support
- ☐ Oppose

The reasons for my support or opposition are

I seek that the following

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Original Submitter:

Original Point:

- ☐ Support
- ☒ Oppose

The reasons for my support or opposition are

I oppose the combining of the Old Town and New Town Guidelines. This has resulted in the weakening of the Old Town guidelines and creates confusion in how they have been reorganised from the 06 Guidelines. It creates the perception that the cottage styles and forms of the old town are to be used in the New town when the intention is to encourage some of the characteristics of the old town into the New Town but not slavishly adhere to cottage styles

I seek that the following

THat the document is reorganised to separate out the Old Town residential zone (as per the 06 Guidelines) and have separate guidelines for MDRZ and LDRZ

Attached Documents

File
Arrows-town Design Guidelines - 2016



## COMMENTS ON DRAFT 2016 ARROWTOWN DESIGN GUIDELINES

These comments are divided into:

1. Overall comments and
2. General comments

### Overall comments

The first chapters of the revised document work well ie

- Introduction
- Heritage and character
- Town Centre Design Guidelines

### **4 Old Town New Town Residential areas Guidelines**

While there is logic in attempting to combine the Old town and New town it has created some confusion and importantly has weakened the DG for the Old Town. Chapter 4 seems muddled and confused and is the result of attempting to cobble together/amalgamate aspects of the 06 Guidelines and as a result doesn't work.

Combining the two has also given the perception that cottage buildings and features of the AHRMZ are intended/enforced across the whole of the town (which is not the case) but can be interpreted that way due to the layout and way it is presented in 016 draft. Some of the criticism from the public meeting that the Guidelines were trying to enforce cottage style buildings in the new residential areas results from the combining of the old and new town residential guidelines (even though it is made clear in the document that following the character of the old town is less important further way from the old town boundary)

In addition some of the guidelines for the old town are not applicable in the new residential areas. ie Site planning and design appropriate to the old town is not applicable to the new town and mostly cannot be achieved eg spaciousness as a key characteristic of the old town cannot be achieved especially for MDR. Similarly settlement pattern is a characteristic of the old Town (which possibly could be incorporated in new development for both the old and new town).

The old town would be better left stand alone in my opinion.

Also confusing is that features that are characteristic of the old town eg Churches and church grounds have been included under General Guidelines and in this location is out of context.

There are other examples out of context under General Guidelines eg (4.9) spaciousness and (4.10) the streetscape.

### **Suggested solution**

Start with a general discussion on the elements that create the character of residential Arrowtown (with emphasis on the old town) and include the general guidelines that flow from that. Then have a section devoted to the Old Town (so that its guidelines remain strong and clear to owners/developers in that zone) and a separate section for the MDRZ and LDRZ.

Guidelines need to allow for development/evolution of new building styles in the new town (as has happened up to now eg crib era, but the key characteristics they should retain are scale and modular, or broken up forms (to avoid McMansions). There are also some key elements such as encouraging hedging and trees that can help achieve a degree of cohesion of the old and new town.

Therefore suggest Chapter 4 start with:

**General Guidelines** (Old and New Town Residential Areas ) ie elements that make up the character of Arrowtown and relevance to the whole town ie sets the scene for the residential section.

- Settlement pattern (street layout, Lot size, and pattern)
- Views and Vistas
- Spaciousness and simplicity
- Churches and Church Grounds
- New section on buildings (but reference to Old Town section for more detail)
- The streetscape
- Pedestrian Networks
- Existing Vegetation
- Hedges fences, walls and gates
- Structure Trees
- Native vegetation
- Vegetation: Plant Material
- Paving surfaces and material
- New Trees and planting
- Utilities, signs and structures
- Reserves and Parkways

**Old Town Guidelines** should be stand alone and separate

- Conserve heritage character
- Site planning and Design
- Existing buildings and new construction
- The Cottage and Shed building Types
- Parking Driveways and Garages
- Openings
- Construction and materials
- Colour
- Possible Variations

This format would help avoid criticism that the Guidelines appear to be intent on making cottage style buildings apply to the whole town when that is not the case.

**New Town ( MDRZ and LDRZ)**

- Introduction/general discussion
- Redevelopment, Upgrade and New Subdivision

- Site Planning and Design (includes parking and driveways)
- New Construction
- Reserves and Parkways
- Private boundaries with Reserves and Parklands

Add discussion on possible styles and is not the intent of Guidelines to stifle new evolution of new design styles.

Reference General Guidelines for landscape component applicable to MDRZ and LDRZ ie structure trees, hedges, paving materials etc (rather than repeat again)

### **Effect of Guidelines on LDRZ**

It was hoped that the 2016 version of the DG would be able to have more effect on the LDRZ as the 06 Guidelines were largely ineffectual in this zone and much of what has been developed is 'could be anywhere.'

The same situation will apply to the revised Guidelines. The question needs to be addressed should the Guidelines for LDRZ be enforced through District plan processes as for other zones?.

### **Issues not addressed and/or need further work**

Section on MDRZ is good as far as it goes but doesn't provide guidelines that deal with for example:

- shading (and importance of design to maximise sunlight)
- stormwater (given stormwater is to ground in most areas of Arrowtown – may not be appropriate with medium density?). Also swales and no kerb and channel may not work for higher density.
- parking. Probably 2 cars minimum per house. How will parking be handled.

### **General comments /corrections/typos**

Neighbourhoods - add Issues/Threats (instead of just threats) in this section

2.3.3.2 add under Threats - add lack of a footpath

Plan 20 new buildings in PO Development shown as heritage buildings –delete  
p54 – photo of historic cottage out of context in Town Centre Guidelines

- 3.4.5 (g) Delete Lighting will be required in Arrow Lane ie lighting has been installed
- (h) willow trees have been removed from Arrow Lane
- (i) Delete powerlines underground (done)

3.5 Capital G for Buckingham Green

p59 Thompson St photo out of context.

3.6.1 (a) Replace Do not use with Avoid

3.7 – para3 Delete 'all' of this species with 'some of these species

3.8.1.1 (d) delete 'plant willows behind the Bus Park to decrease its dominance' ie planting done.

MDRZ and LDRZ - Figure 5 correct spelling of component

4.8.2.3(b) correct spelling of 'element'

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