

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 6A –  
Variation 1, Arrowtown  
Design Guidelines

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL FILING UPDATED ARROWTOWN DESIGN GUIDELINES 2016**

**17 February 2017**

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 **Simpson Grierson**  
Barristers & Solicitors

S J Scott / C J McCallum  
Telephone: +64-3-968 4018  
Facsimile: +64-3-379 5023  
Email: sarah.scott@simpsongrierson.com  
PO Box 874  
SOLICITORS  
CHRISTCHURCH 8140

**MAY IT PLEASE THE PANEL**

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) to provide the Hearing Panel (**Panel**) and submitters with updated Arrowtown Design Guidelines 2016 (**2016 ADG**).
2. Through the hearing process a number of changes to the 2016 ADG were identified and these were discussed in Mr Nigel Bryce's Reply Evidence.<sup>1</sup> Mr Bryce advised the Panel that an updated 2016 ADG would be filed with the Panel and served on submitters in due course.
3. In light of this, the Council has now completed updating the 2016 ADG to include the changes discussed in Mr Bryce's Reply Evidence, and the following is filed with this memorandum:
  - (a) **Appendix 1** – Overview of amendments to the 2016 ADG; and
  - (b) **Appendix 2** – Updated 2016 ADG.

**DATED** this 17<sup>th</sup> day of February 2017



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S J Scott / C J McCallum  
Counsel for the Queenstown Lakes District  
Council

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<sup>1</sup> Reply of Nigel Roland Bryce dated 11 November 2016, at section 5.

## **APPENDIX 1**

### **Overview of amendments to the 2016 ADG**

## **Queenstown Lakes District Proposed District Plan**

### **Variation 1 – Arrowtown Design Guidelines 2016**

#### **Overview of Final Amendments to the Arrowtown Design Guidelines 2016**

##### **Summary Report dated: 17<sup>th</sup> February 2017**

#### **1. Summary**

- 1.1. The following provides an overview of those changes to the Arrowtown Design Guidelines 2016 ('**ADG 2016**') identified at paragraph 5.4 of the right of reply of Nigel Bryce, dated 11 November 2016.
- 1.2. This document lists the changes to the text and then includes a page identifying the changes to the text in the Guidelines themselves or plans and then shows the 'clean' version of the text and plan.

#### **2. Amendments to the ADG 2016**

- 2.1. The Amendments are set out in detail as follows:

## Amendment 1

2.2. Integrate the following user guide within section 1.4 of the ADG 2016 as follows:

*“In order to use the Guidelines, there are six steps that users should follow when considering any new development activities that may trigger the need for resource consent:*

**Step 1** – Identify the zoning of your property under the Operative District Plan and Proposed District Plan and are there any resource consent requirements for proposed development, which would trigger the need for the ADG to inform future development;

**Step 2** – If resource consent is required, identify what character area your property is located within (Town Centre, Old Town Residential, or New Town);

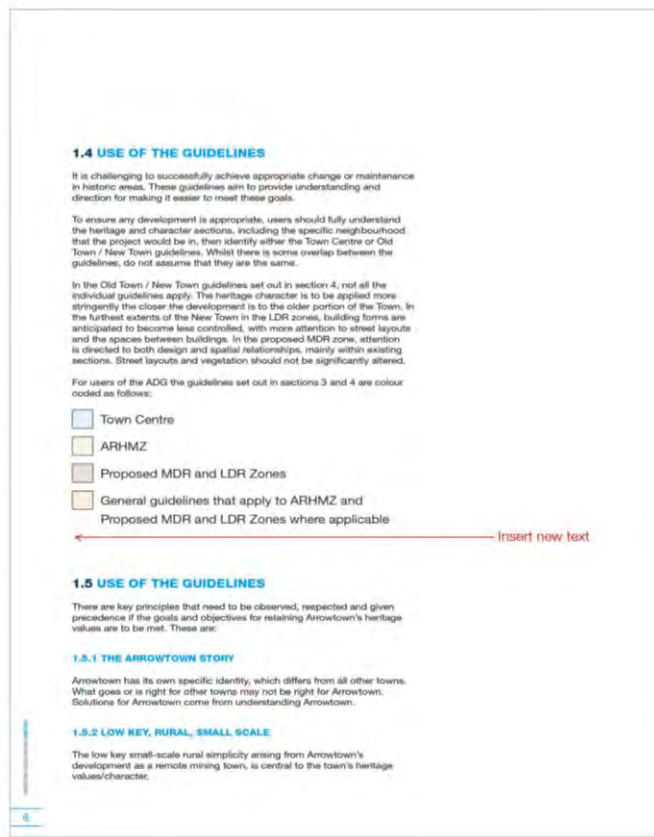
**Step 3** - Identify the relevant Neighbourhood Area that your property falls within and any identified constraints or heritage features of relevance;

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

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

**Step 6** – Ensure that your application provides for the necessary information set out in Development Assessment Checklist in Section 5.6, 5.7, or 5.8.”

Amendment 1



Amendment 2

2.3. The Panel raised concern that some of the Guidelines were worded very strongly and include wording such as "must be achieved" and "should be achieved". The ADG 2016 have been further amended to ensure that the wording does not elevate the importance of any one particular guideline.

Guideline 1.5.5 to be amended as follows:

"Projects (new, upgrades or maintenance) where a resource consent is required for whether a footpath, a fence, vegetation, or a new building or extension the design should ~~must~~ be compatible with Arrowtown's historic features and context and users should consider all relevant Guidelines."

Amendment 2

**1.5 USE OF THE GUIDELINES**

There are key principles that need to be observed, respected and given precedence if the goals and objectives for retaining Arrowtown's heritage values are to be met. These are:

**1.5.1 THE ARROWTOWN STORY**

Arrowtown has its own specific identity, which differs from all other towns. What goes or is right for other towns may not be right for Arrowtown. Solutions for Arrowtown come from understanding Arrowtown.

**1.5.2 LOW KEY, RURAL, SMALL SCALE**

The low key small-scale rural simplicity arising from Arrowtown's development as a remote mining town, is central to the town's heritage values/character.

**1.5.3 THE SENSE OF PLACE**

Arrowtown's sense of place comes from its natural setting, and its remaining heritage fabric, i.e. the streets, the buildings, vegetation and other elements. Above all else, the relationship and connection between heritage elements and their setting provides the sense of place.

**1.5.4 RETAIN HISTORIC FEATURES AND HISTORIC CONTEXT**

Arrowtown's heritage features and historic character have already been depleted. It is vital to understand what remains and retain and enhance all aspects.

**1.5.5 PROJECTS, IRRESPECTIVE OF SCALE MUST BE COMPATIBLE (IN CHARACTER) WITH HISTORIC FEATURES AND CONTEXT**

Projects (new, upgrades or maintenance) ~~where a resource consent is required for whether a footpath, a fence, vegetation, or a new building or extension the design must~~ be compatible with Arrowtown's historic features and context.

To achieve the outcomes expressed within the ADG the consideration of the development assessment checklists should be provided and support any resource consent application (the development assessment checklist for the Arrowtown Town Centre, the ARHMZ and New Town Areas are set out in Section 5, page 175 to 182).

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Amendment 3

2.4. Guideline 3.7.1.1(b) be amended as follows:

"a) Retain vegetation identified Section 5 of this Guidance, including trees and other existing vegetation that are recognised as Arrowtown Character Trees under Chapter 32 – Protected Trees of the Proposed District Plan"

b) Trees lost, deemed unsafe, are damaging property or at the end of their life span ~~must be~~ are replaced with the same species or species of a similar form. Where species are no longer permitted to be planted, e.g., hawthorn, use an appropriate substitute from the plants list appended to this Guidance."

Amendment 3

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**3.7 EXISTING VEGETATION**

Historically, there were no tree plantings in Buckingham Street. Tree plantings in the Avenue and in the adjacent residential areas provide a framework of vegetation, which is of great importance to the character of the Town Centre including the lanes.

This includes the willows on the edge of Ramshaw lane, street trees on Wilshire Street and the trees and vegetation on the terrace face south of Arrow Lane.

The early settlers planted almost exclusively exotics (species many of which may be considered weeds today), such as sycamore, hawthorn and periwinkle. Other significant plants include fruit trees, walnuts and hazelnuts. Some of these species are potential wildings and therefore have been excluded from the planting list in Section 5 (as this relates to planting of new vegetation); however, the Arrowtown Workshops identified the wildings on the adjacent hills (below a certain level) for retention as they contribute to the character of Arrowtown.

**3.7.1 GUIDELINES: EXISTING VEGETATION**

**3.7.1.1 Retain and protect historic vegetation within and adjacent to the Town Centre.**

a) Retain vegetation identified Section 5 of this Guidance.

b) Trees lost, deemed unsafe or at the end of their life span ~~must be~~ are replaced with the same species or species of a similar form. Where species are no longer permitted to be planted, e.g., hawthorn, use an appropriate substitute from the plants list appended to this Guidance.

**3.8 PARKING**

Areas for parking have increased significantly in recent years in line with the growth of the town. The main parking areas are on Ramshaw Lane, Buckingham Street, Hansen's Park, Buckingham Avenue, and Berkshire Street with overflow parking within the river area and adjacent to Ramshaw Lane.


Parking areas have the potential to dominate the Town Centre and significantly detract from historic character. Careful management is required. Options need to be investigated that free up parking space.

**3.8.1 GUIDELINES: PARKING**


**3.8.1.1 Car parking should not isolate the Town Centre from adjacent areas or undermine the character of the Town Centre or adjacent areas.**

a) Do not create more parking in the Town Centre area. No further parking areas can be developed without adversely affecting the character of the Town Centre and adjacent areas.


b) Do not allow parking for the Town Centre to dominate further in the river environment.



Trees on Wilshire Street enclose the Town Centre and form part of the historic fabric.



Willows on Ramshaw Lane are part of the historic vegetation.



Historic poplars and willows provide well sought after shade for parking in summer and reduce the dominance of parked vehicles.

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## Amendment 4

2.5. Guideline 3.13 be amended to include "are" to be encouraged within the guideline as follows:

*"While works of art are to be encouraged there are already a number of sculptures and artifacts within the streets, lanes and courtyards and care needs to be taken to 'overdo' the number of these works."*

Amendment 4

are

### 3.13 SCULPTURES, WORKS OF ART, ARTEFACTS AND MEMORABILIA

While works of art to be encouraged there are already a number of sculptures and artifacts within the streets, lanes and courtyards and care needs to be taken to 'overdo' the number of these works. Too many would detract from the historic simplicity of Arrowtown and this point has or is close to being reached. The context, site, scale and relationship of works of art to Arrowtown are very important.

#### 3.13.1 GUIDELINES: SCULPTURES AND WORKS OF ART

##### 3.13.1.1 Works of art should respect and respond to the character of Arrowtown.

- Works of art should connect with Arrowtown. They should aim to complement, not dominate, and be appropriate to context and setting.
- Avoid cluttering the Town Centre with works of art. Do not compromise the historic simplicity of Arrowtown's streets and open spaces.
- Materials used for works of art should be limited to those that are sympathetic to traditional Arrowtown.
- The display of further artefacts relating to gold mining requires careful consideration. The museum or gold mining sites would be a better place to display these where they can be understood in an appropriate context.

### 3.14 SIGNAGE

There are range of signs in the Town Centre including traffic, parking, information, interpretation and commercial signs. Traditionally signs were relatively simple in character. Historic photographs illustrate a limited range of types. On Buckingham Street signs were mounted flush on building fronts or projected over the footpath.

Today the number of signs is greater than historically. It is important that signs remain subordinate to the overall street scene and their size relates to purpose including the pedestrian nature of the area and low traffic speed. Their placement and design should respect historic buildings and the character of the Town Centre.

#### 3.14.1 GUIDELINES: SIGNAGE

##### 3.14.1.1 Sign design and placement should respect historic buildings and the character of the Town Centre.

- Signs must not obscure historic building details or important vistas.
- Reduce the number of signs used in a single location by the use of directory of finger signs.
- Signs handwritten on the building in the traditional way are best, provided that they do not alter or obscure parts of the building.



Low-key finger signs are an effective means of conveying information but watch location.



Signage on Buckingham Street that appropriately responds to historic buildings and the street heritage.

66

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## Amendment 5

2.6. Guideline 4.1.1 should not be included within the colour box as this is setting out key elements that generate heritage character and is not a guideline.

### Amendment 5

delete  
coloured  
box around  
4.1.1

#### 4.1 CONSERVE HERITAGE CHARACTER

The heritage character of the ARHMZ is derived from the combination of natural and cultural features. It includes the context and setting, landform and cultural features such as roads, buildings, planting, walls and hedges and their relationship with each other.

It is essential that developments within the ARHMZ respect and conserve this heritage character. However, it is also important to ensure that elements of this character are seen in new developments in both the proposed MDR and LDR zones, so that they also contribute towards the unique character of Arrowtown.

Specific characteristics within individual neighbourhoods are highlighted in the descriptions in Section 2 of the ADG. Designers are encouraged to consider this detailed information and ensure that their designs embrace this to ensure that they closely reflect the individual character of each neighbourhood.

##### 4.1.1 MAINTAINING AND EXTENDING THE CHARACTER OF THE ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

A number of key elements combine to generate the heritage character and identity of the ARHMZ. These include:

- a) The grid street pattern - distorted in places to follow landform.
- b) The rich legacy of heritage buildings, features and vegetation.
- c) Cottage size buildings on large sections.
- d) Abundant vegetation - tall, mature trees, and other vegetation on both public and private land that dominate over built form.
- e) Avenues dramatising the main routes.
- f) Streets - narrow carriageway, gravel shoulders, grass verges and swales.
- g) Churches.
- h) Hedges (in particular), fences, and gates defining private lot boundaries and the street.
- i) The low-key rural town residential character.
- j) The sense of timelessness, the sometime semi-wildness, the non-perfect.
- k) The spacious, simple, uncluttered, peaceful character.
- l) Vistas and views - to the surrounding hills.
- m) The illustration in ARHMZ-Figure 1 and the plan views in ARHMZ-Figures 2 and 3 highlight a number of the key character generators. These key character generators, must be retained, individually and in combination.



Trees dominate over buildings.



Cottage sized buildings, abundant vegetation, hedges.



Narrow carriageway gravel shoulders, grass swales and verges with street trees.



Old stonewall and gate, 'crafted' with accrued patina.



Casseron Street looking west, showing narrow carriageway, gravel shoulders and grass-verges and established street plantings, all of which are characteristic of the ARHMZ.

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## Amendment 6

2.7. Guideline 4.5.1.3(b) to be amended to better define what is meant by street frontage and guidance on how the 60% of street frontage needs to be retained in green space.

### Amendment 6

contained within the road setback (measured from the front road boundary back into the site)

#### 4.5.1.3 Within the LDR zone, new development/redevelopment should aim for a more spacious appearance with reduced domination by buildings.

- Relate part of the house to the street i.e. have a door and windows facing the street that looks inviting. Avoid a closed off back of house presentation to the street i.e. garage and no windows or doors. This also helps provides safety to the street and neighbourhood and can contribute to a sense of belonging.
- Set part of the building back from the street to allow 60 % of the street frontage to be in garden or green space not hard surface.
- Garages for buildings with a street frontage should be set back further than the front of the house (as per the MDRZ-Figures 1, 2, 3) and be designed so that vehicles and their requirements do not dominate the street frontage of sections.
- Keep the front garden simple, e.g. hedges, grass, trees and simple plantings.
- Screen sheds (garden and other) from the street.

#### 4.5.1.4 The historic character of adjacent sites (and enjoyment of neighbours) must not be compromised.

- Consider and do not compromise the historic character of neighbouring properties, the vicinity, and wider area i.e. the setting and context.
- Consider and respect the effects on neighbour's sun and views.

### 4.6 EXISTING BUILDINGS AND NEW CONSTRUCTION

Buildings are a major determinant of character and streetscape within the ARHMZ and Arrowtown as a whole. It is very important that new buildings, within any of the Zones, do not begin to look just like contemporary housing elsewhere in the District.

The protection of heritage character is a priority in Arrowtown and the ARHMZ in particular and buildings that contribute to this character should be conserved and maintained.

The ARHMZ is an established area and there is unlikely to be any development site that is completely without existing buildings (and/or vegetation). There is a real danger that the existing buildings (and vegetation) that make a positive contribution to the character of the neighbourhood will be seen as constraints to development when, in fact, they represent the best chance of new development fitting into a site and the area.

All new construction in the ARHMZ is a Restricted Discretionary Activity under the Proposed District Plan, with the Council's discretion over a number of limited matters, including the consideration of these Guidelines.

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- Set part of the building back from the street, in accordance with the road setback requirements for the LDRZ, and allow 60% of the street frontage contained within the road setback (measured from the front road boundary back into the site) to be in garden or green space not hard surface.
- Garages for buildings with a street frontage should be set back further than the front of the house (as per the MDRZ-Figures 1, 2, 3) and be designed so that vehicles and their requirements do not dominate the street frontage of sections.
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Amendment 7

2.8. Guideline 4.10.1.3(a) to be reviewed to consider if the provision to provide a landscape plan for the street frontage is too onerous and need to better define instances where this may not be required.

Amend Guideline 4.10.1.3(a) as follows:

a) Where new building is proposed within the Arrowtown Historic Management Transition Overlay Area identified on Planning Maps 27 and 28 of the Proposed District Plan ~~Prepare~~ an overall landscape plan for the streets to integrate New Town with Old Arrowtown (or ARHMZ) should be provided for. ~~and avoid inappropriate and ad hoc works in the street should be avoided.~~

Amendment 7


should be provided for.

in the street should be avoided


Where new building is proposed within the Arrowtown Historic Management Transition Overlay Area identified on Planning Maps 27 and 28 of the Proposed District Plan

**4.10.1.3 Within the MDR and LDR zones treatment of the street should reflect the proposed ARHMZ.**


- a) ~~Prepare~~ an overall landscape plan for the streets to integrate New Town with Old Arrowtown (or ARHMZ) should be provided for. ~~and avoid inappropriate and ad hoc works~~
- b) Retain or create narrow carriageways during redevelopment with grass swales and no kerb and channelling.
- c) Preferably use a concrete 'nib' beneath seal edge so that it cannot be readily seen (refer cross-section 1). The placement of a narrow strip of gobi blocks could be tried against the seal to prevent wheel ruts along edges.
- d) Grass verges - retain where they exist, and reinstate and develop where possible.
- e) Do not repeat 'the Devon Street treatment' for any streets. It is excessively wide, dominated by vehicles, hard paving and kerbs. Arterial roads with grass verges and swales and footpaths e.g. Adamson's drive are far more successful and also do not encourage excessive speed. Refer cross-section, above.
- f) Design streets for pedestrians. Footpaths should be narrow compacted gravel paths, sited mid grass verge. Avoid footpaths situated hard against the road edge.
- g) Plant street trees that will create cohesion with the proposed ARHMZ.
- h) Plant hedges on the street boundary (where there is the space) especially in primary collector roads, e.g. Adamson's Drive, Devon and Cornwall Streets.
- i) Keep verges simple with only street trees and grass. Do not plant any other vegetation on the road reserve, except hedges adjacent to the boundary line to screen a fence or wall. Liaise with Council to plant on the road reserve.
- j) For driveways, use gravel or exposed aggregate as this fits the Arrowtown character.
- k) Planting at town entrances and in traffic islands should reflect the character of Arrowtown. Keep it simple. Choose grass, a low hedge or trees to suit location and visibility issues. Tussock is inappropriate.
- l) Do not install further traffic islands.




Avoid excessively wide carriageway with low profile kerb and channel.



Adopt grass drainage swale and flush concrete edge to seal. Instead place concrete beneath seal edge.



Avoid raised planters and spotty planting does not contribute to Arrowtown character.



Do not plant or place stones or boulders on the verges.

**4.10.1.3 Within the MDR and LDR zones treatment of the street should reflect the proposed ARHMZ.**

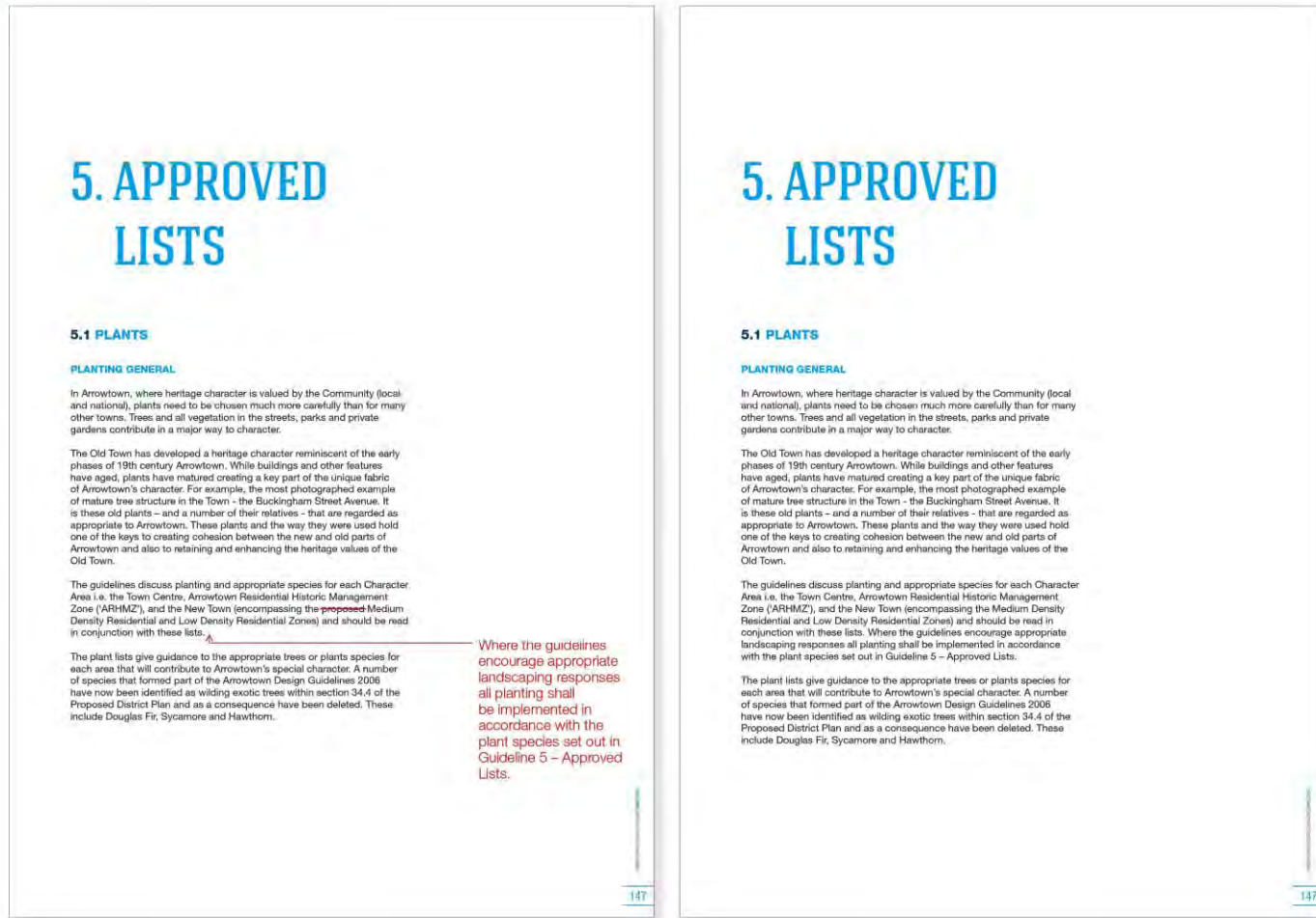
- a) Where new building is proposed within the Arrowtown Historic Management Transition Overlay Area identified on Planning Maps 27 and 28 of the Proposed District Plan an overall landscape plan for the streets to integrate New Town with Old Arrowtown (or ARHMZ) should be provided for. Inappropriate and ad hoc works in the street should be avoided.
- b) Retain or create narrow carriageways during redevelopment with grass swales and no kerbs and channelling.
- c) Preferably use a concrete 'nib' beneath seal edge so that it cannot be readily seen (refer cross-section 1). The placement of a narrow strip of gobi blocks could be tried against the seal to prevent wheel ruts along edges.
- d) Grass verges - retain where they exist, and reinstate and develop where possible.
- e) Do not repeat 'the Devon Street treatment' for any streets. It is excessively wide, dominated by vehicles, hard paving and kerbs. Arterial roads with grass verges and swales and footpaths e.g. Adamson's drive are far more successful and also do not encourage excessive speed. Refer cross-section, above.
- f) Design streets for pedestrians. Footpaths should be narrow compacted gravel paths, sited mid grass verge. Avoid footpaths situated hard against the road edge.
- g) Plant street trees that will create cohesion with the proposed ARHMZ.
- h) Plant hedges on the street boundary (where there is the space) especially in primary collector roads, e.g. Adamson's Drive, Devon and Cornwall Streets.
- i) Keep verges simple with only street trees and grass. Do not plant any other vegetation on the road reserve, except hedges adjacent to the boundary line to screen a fence or wall. Liaise with Council to plant on the road reserve.
- j) For driveways, use gravel or exposed aggregate as this fits the Arrowtown character.
- k) Planting at town entrances and in traffic islands should reflect the character of Arrowtown. Keep it simple. Choose grass, a low hedge or trees to suit location and visibility issues. Tussock is inappropriate.
- l) Do not install further traffic islands.

Amendment 8

2.9. Guideline 5: Plant List needs to provide clearer guidance on how the plant lists should be applied and the need for certainty for users.

*“The guidelines discuss planting and appropriate species for each Character Area i.e. the Town Centre, Arrowtown Residential Historic Management Zone (‘ARHMZ’), and the New Town (encompassing the proposed Medium Density Residential and Low Density Residential Zones) and should be read in conjunction with these lists. Where the guidelines encourage appropriate landscaping responses all planting shall be implemented in accordance with the plant species set out in Guideline 5 – Approved Lists.”*

Amendment 8



Amendment 9

2.10. The ADG 2016 to be amended to remove all references to proposed zones, which have been included within the final version of the ADG 2016.

Amendment 10

2.11. Page 182 to consider wording of matters set out under this checklist and be amended as follows:

*“For the street boundary (and side boundaries) a hedge is to be planted as a first preference, with planting ~~The species taken~~ from the Plant lists (Section 5). As an alternative, Second preference – a fence of a style and materials from the Lists, Section 5) for the New Town ~~is to~~ can be used.”*

Amendment 10

		Yes / No
3	<b>Proposal in context</b>	
	If the proposal is adjacent to the MDRZ or LDRZ:	
	• The proposal will protect and enhance the historic character of ARHMZ.	
	• The proposal will protect the sun and views of neighbours.	
	The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or ARHMZ.	
4	<b>Site planning and design</b>	
	The proposed house relates to the street (will not dominate from the street).	
	The proposed house is an arrangement of simple forms, each conforming to the recommended cell size.	
	Garages, driveways, parking areas and parked vehicles will not dominate the street.	
	Double garages will not come close to the street.	
	60% of the frontage will be garden/vegetated as opposed to building and hard surfacing.	
	Paving materials are selected from the list provided.	
	For the street boundary (and side boundaries) a hedge is to be planted <u>as a first preference, with planting</u> <del>The species taken</del> from the Plant lists (Section 5). <u>As an alternative, Second preference</u> – a fence of a style and materials from the Lists, Section 5) for the New Town <del>is to</del> <u>can</u> be used.	
	Vegetation will dominate the proposed and existing built form.	
	Trees to be planted will grow taller than the building, i.e. structure trees and/or fruit trees.	
	Plants are selected from the lists provided.	
	New plantings will link Old and New Arrowtown.	

		Yes / No
3	<b>Proposal in context</b>	
	If the proposal is adjacent to the MDRZ or LDRZ:	
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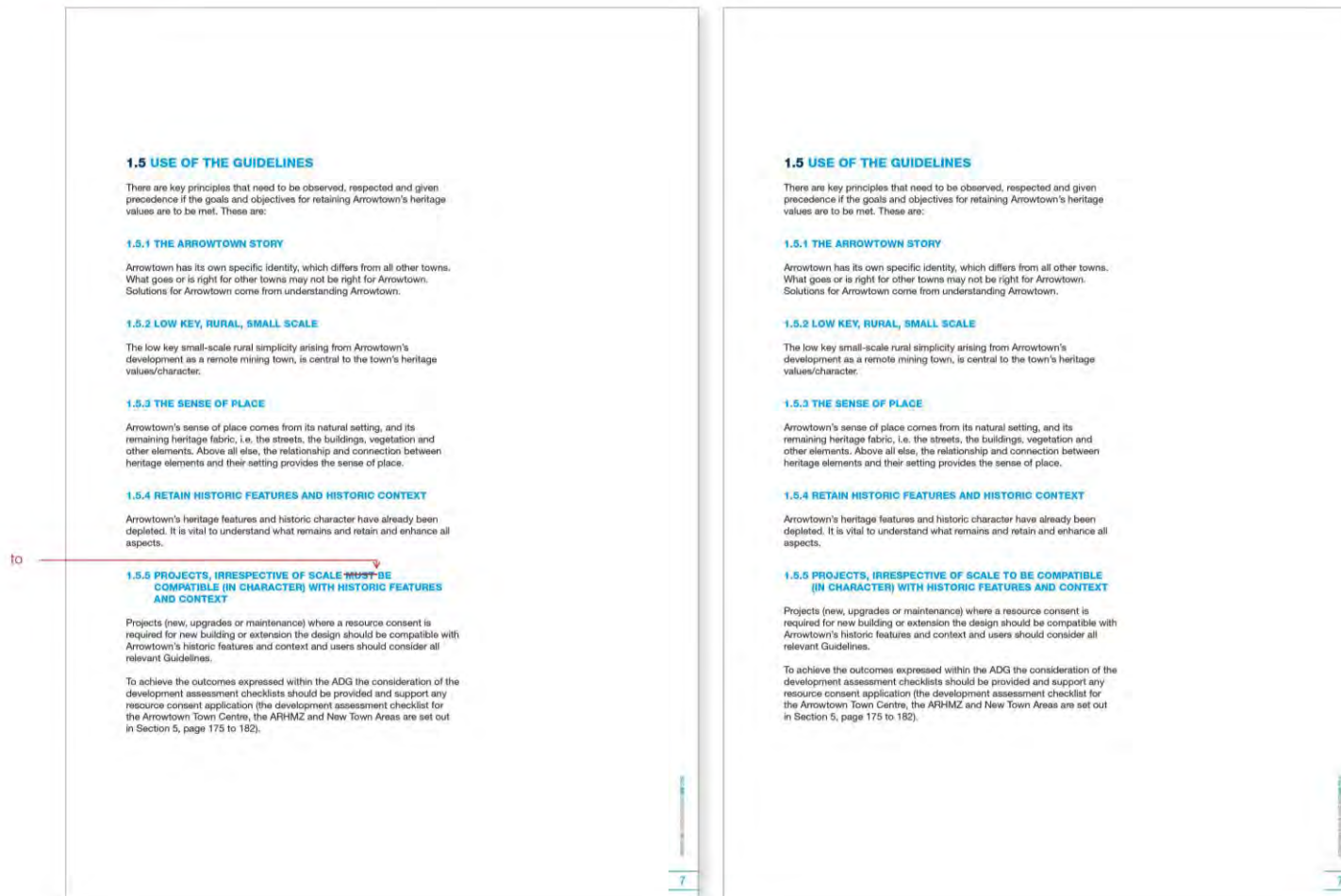
Amendment 11

2.12. The 2016 ADG be amended to delete reference to 'must be achieved' and 'should be achieved' and provide for amended wording that does not elevate the importance of a particular guideline (rather they should all be considered based on a case by case assessment). Refer the following key amendments:

Amend Guideline 1.2 as follows:

*“The Queenstown Lakes District Plan provides a planning framework for Arrowtown. There is no intention here to repeat the District Plan provisions; however, they ~~must be~~ should be referred to when planning a development and considered on a case by case basis applying the relevant guidelines that apply to the development.”*

Amendment 11



Amend Guideline 1.5.5 as follows:

*“1.5.5 projects, irrespective of scale ~~must~~ to be compatible (in character) with historic features and context Projects (new, upgrades or maintenance) whether a footpath, a fence, vegetation, or a new building must be compatible with Arrowtown’s historic features and context.”*

Amendment 11

**1.5 USE OF THE GUIDELINES**

There are key principles that need to be observed, respected and given precedence if the goals and objectives for retaining Arrowtown’s heritage values are to be met. These are:

**1.5.1 THE ARROWTOWN STORY**

Arrowtown has its own specific identity, which differs from all other towns. What goes or is right for other towns may not be right for Arrowtown. Solutions for Arrowtown come from understanding Arrowtown.

**1.5.2 LOW KEY, RURAL, SMALL SCALE**

The low key small-scale rural simplicity arising from Arrowtown’s development as a remote mining town, is central to the town’s heritage values/character.

**1.5.3 THE SENSE OF PLACE**

Arrowtown’s sense of place comes from its natural setting, and its remaining heritage fabric, i.e. the streets, the buildings, vegetation and other elements. Above all else, the relationship and connection between heritage elements and their setting provides the sense of place.

**1.5.4 RETAIN HISTORIC FEATURES AND HISTORIC CONTEXT**

Arrowtown’s heritage features and historic character have already been depleted. It is vital to understand what remains and retain and enhance all aspects.

**1.5.5 PROJECTS, IRRESPECTIVE OF SCALE ~~MUST~~ TO BE COMPATIBLE (IN CHARACTER) WITH HISTORIC FEATURES AND CONTEXT**

Projects (new, upgrades or maintenance) where a resource consent is required for new building or extension the design should be compatible with Arrowtown’s historic features and context and users should consider all relevant Guidelines.

To achieve the outcomes expressed within the ADG the consideration of the development assessment checklists should be provided and support any resource consent application (the development assessment checklist for the Arrowtown Town Centre, the ARHMZ and New Town Areas are set out in Section 5, page 175 to 182).

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Amend Guideline 3.1.1 as follows:

**“There are essential principles that ~~must~~ **should** be applied when evaluating change and new work to ensure protection and conservation of the Town Centre’s heritage values – these are listed in the Guidelines for character protection and conservation.”**

Amendment 11

**3.1.1 CHARACTER**

Important aspects and relationships that generate the historic character for the Town Centre include those outlined below. It is not intended to provide a complete list here, but rather to demonstrate the integrated approach that is important to historic character protection and management.

- a) The intimate and tightly bound assemblage of buildings, streets and open spaces confined within two blocks. The confined nature of the town is a very important aspect of the town’s heritage character.
- b) The main street, narrow along most of its length, changing direction and widening at its eastern end.
- c) The small-scale historic buildings, the false fronted shops (predominantly) or the shed type, coming to the main street edge.
- d) Buildings set further back and more open space where the main street widens. Commercial buildings mixed with residential.
- e) The relationship of the different types of buildings to the lot boundaries, the main street, the lanes, the courtyards and open space.
- f) The traditional nature of the lanes, including the types of buildings and their presentation to the lanes. The different characteristics of Ramshaw and Arrow lanes.
- g) The features and detail of the historic buildings, traditional fences, walls, street treatment (paving, lighting) and planting styles in relation to place. E.g., the design and style differs for the lanes and the main street.
- h) The relationship of the Town Centre to its context; the river environs, the avenue, the old residential areas on the terrace face to the south and southwest of the town.
- i) The vegetation within the Town Centre and adjacent areas that contributes to the character and amenity of the town. The relationship and characteristics of neighbouring areas are important to the character of the town and vice versa.
- j) Views and vistas
- k) The low key, the simple, the sense of timelessness and the accrued patina on the fabric of elements.

Heritage character is fragile. Loss or change in relation to any aspects that contribute to character however small, can impact on historic character. Similarly, inappropriate new buildings / alterations or other works such as paving, street furniture or planting can severely diminish historic character and historic integrity. Proposed change (including maintenance and upgrades), must therefore be preceded by very careful analysis and consideration.

There are essential principles that ~~must~~ **should** be applied when evaluating change and new work to ensure protection and conservation of the Town Centre’s heritage values – these are listed in the Guidelines for character protection and conservation.



Buckingham Green and Pitchards Store.



Patina acquired with age.



Post Masters Restaurant, with new development to the rear of Post Office, located at the Northeastern end of Town Centre, Buckingham Street demonstrates the tightly bound nature of buildings and open spaces within the Town Centre.



Looking west along Buckingham Street, showing the small-scale of historic buildings and examples of false fronted shops.

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Amend Guideline 3.2.1.1 as follows:

“3.2.1.1 All development decisions ~~must~~ should be in accordance with best practice heritage conservation principles.”

Amend Guideline 3.2.1.2 as follows:

b) Manage ~~C~~change ~~must be managed~~ so that the historic relationship between features / structures is not lost.

Amendment 11

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### 3.2 APPLY BEST PRACTICE HERITAGE CONSERVATION


The Town Centre is also a heritage precinct in the Proposed District Plan and the principles of heritage conservation should guide all change and intervention. Best conservation practice is described in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. The conservation of historic sites, buildings, features and open spaces should be in accordance with this Charter.

#### 3.2.1 GUIDELINES: HERITAGE CONSERVATION


3.2.1.1 All development decisions ~~must~~ should be in accordance with best practice heritage conservation principles.

3.2.1.2 Follow the principles of the ICOMOS New Zealand Charter (2010).

- a) All projects within the precinct and its setting for buildings, street works, paving, planting – should protect historic character and heritage values.
- b) Change must be managed so that the historic relationship between features / structures is not lost.
- c) Conservation requires the least possible intervention with a site.
- d) Choose an appropriate conservation method, i.e., preservation, restoration, reconstruction or adaptation.
- e) Heritage conservation is a specialist field and qualified experts should be used to provide guidance.
- f) New works should protect the historic value of the site, vicinity and wider context.
- g) New work should be identifiable of the era of its construction while respecting the context.
- h) Historic vegetation should be retained and replanted when diseased or at the end of its life. Lost or missing heritage vegetation should also be replanted. Replace with the same species.



Passing combination of wall, window and vegetation.



The collective contribution of heritage features – building, vegetation, stone walls.

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Amend Guideline 3.9.1.1 as follows:

“3.9.1.1 Any new fences and walls ~~must be~~ **are** simple **in design** and similar to those used traditionally and appropriate to location.”

“b) Schist stone dry stacked retaining walls ~~must be~~ **is similar** in appearance ~~similar~~ to those used historically within Arrow lane and Buckingham Green. Local schist stone must be used and shall be consistent with the local schist stone used within existing development within the Town Centre.”

Amendment 11


a) Do not create more parking in the Town Centre area. No further parking areas can be developed without adversely affecting the character of the Town Centre and adjacent areas.

b) Do not allow parking for the Town Centre to dominate further in the river environment.


c) Do not plan parking for peak days. Parking around the streets on special event days is acceptable and this approach fits better with the historic character as opposed to having vast parking areas.

d) Bus parking is adequate for current and projected use. Seek ways to reduce the dominance of hard surfaces by breaking up with planting.


e) Require Town Centre business staff to park in the car park to the north of Romans Lane.




Traditional picket fencing fronting the Postmasters Restaurant, Buckingham Street.




Good example of Picket fencing outside Miner's Cottage, Buckingham Street.



Good example of simple timber bollard.



Good example of stonewall with coping.



Avoid steel fences and modern forms of masonry fencing.

### 3.9 FENCES AND WALLS

Fences were traditionally predominately timber, corrugated iron and post and wire. Picket fences were often used in the main street and there are two examples that are appropriate for the Town Centre. One is located on the front and side yard of the Postmasters house and the other is in front of 59 Buckingham Street – a miner's cottage.

Local stone freestanding and retaining walls were also part of the historic fabric of the Town Centre.

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a) Simple wood picket fences are appropriate. The simple fence design in front of the mining cottage is a good example of detail and timber dimensions.

b) Schist stone dry stacked retaining walls ~~must be~~ **is similar** in appearance ~~similar~~ to those used historically within Arrow lane and Buckingham Green. Local schist stone must be used and shall be consistent with the local schist stone used within existing development within the Town Centre.

c) Free standing stonewalls in the traditional form of dry stonewalls with 'coping' stones are appropriate.

d) Mortared stone is an acceptable alternative for high public use areas where the stability of dry stonewalls would be an issue. Mortar should appear similar to other existing examples in the Town Centre.

e) Fences must not be of a height to obscure views to buildings and yards as this would detract from the experience of the lanes and Town Centre. The maximum height for ordinary walls and fences is 1.2 m. 2m high fences, as defined in the District Plan, should only be used for the minimum area required to hide rubbish receptacles and other services. Do not use 2 m fences for entire yards.

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62

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Amend Guideline 3.10.1.1 as follows:

**“3.10.1.1 New plantings ~~must~~ to be appropriate to the historic context.”**

Amendment 11

**3.10 VEGETATION: PLANT MATERIALS**

A simple palette of plant materials was grown / survived in early Arrowtown.


The type of plants and the way they grow, (including the thickets and overgrown, rambling nature of some areas), contribute significantly to historic character.

**3.10.1 GUIDELINES: VEGETATION: PLANT MATERIALS**


**3.10.1.1 New plantings ~~must~~ to be appropriate to the historic context.**

**3.10.1.2 Retain historic plantings.**


- a) Trees should not be introduced to Buckingham Street within the Town Centre. Trees should be set back from the main street within courtyards or public spaces.
- b) Trees are appropriate on Ramshaw Lane and Arrow Lane.
- c) All trees and other vegetation should be from the historic palette of plants or listed substitutes where species such as hawthorn are no longer permitted (refer planting list included within section 5.1 of this Guidance).
- d) Native plants should be used sparingly within courtyards and adjacent to the Town Centre and only as a secondary to historic plants. Exotic historic species should dominate. Do not use tussock species or natives en masse.
- e) Plantings should be simple.
- f) Allow the 'overgrown' rambling character of plantings to remain or evolve as this is important to the historic patina and special qualities / character. 'Weeds' can also be an acceptable part of the Arrowtown streetscape. Do not remove or spray in the quest for the neat and tidy.




Periwinkle rambling over a bank. The vegetation contributing to the patina of age.



Planting in Ramshaw Lane.



Simple rose garden against stone building.



Vegetation dominates over buildings in old Arrowtown.

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Amend Guideline 3.10.1.1 as follows:

“3.11.1.1 Site furniture ~~must~~ to be simple in design, well placed and satisfy a real need.”

Amendment 11

**3.11 STREET FURNITURE**

Street furniture including rubbish bins, seats, light standards and picnic tables are features of contemporary life in Arrowtown, however not all were present historically. It is important that the character of new elements does not contradict the historic character of the town.

**3.11.1 GUIDELINES: STREET FURNITURE**

**3.11.1.1 Site furniture ~~must~~ to be simple in design, well placed and satisfy a real need.**

- a) All street furniture including seats and rubbish receptacles should be simple and appropriate to the historic context of a mining town.
- b) Limit street furniture to where there is a real need to retain the uncluttered simplicity of the street character. Place furniture where it will complement historic buildings and features and not obscure or detract from.
- c) Avoid ornate designs that would misinterpret the history of the area.
- d) Street furniture should use traditional materials but be of a contemporary design that is sympathetic to its historic context.
- e) Timber and wrought iron are best. Copper, brass and galvanised steel may be appropriate. Do not use stainless steel, plastic, bright colours, aluminium or fibreglass.
- f) Avoid one repeated generic design for individual items. A limited variety of designs suited to Arrowtown would be appropriate.
- g) Do not adopt items from the street furniture used in other historic towns, or elsewhere in the District, unless they are appropriate to Arrowtown.



Wooden unpainted bench seating, with appropriate streetlighting to the rear.



Appropriate style rubbish bins.



While the design is appropriate, the colour choice is too loud. Adoption of natural timber is favoured instead.



Avoid inappropriate design responses, with little or no historical reference.



Encourage the use of street furniture that fits the character of Arrowtown.

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- f) Avoid one repeated generic design for individual items. A limited variety of designs suited to Arrowtown would be appropriate.
- g) Do not adopt items from the street furniture used in other historic towns, or elsewhere in the District, unless they are appropriate to Arrowtown.



Wooden unpainted bench seating, with appropriate streetlighting to the rear.



Appropriate style rubbish bins.



While the design is appropriate, the colour choice is too loud. Adoption of natural timber is favoured instead.



Avoid inappropriate design responses, with little or no historical reference.



Encourage the use of street furniture that fits the character of Arrowtown.

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Amend Guideline 3.16.1.3 as follows:

**“3.16.1.3 New construction should be identifiable as contemporary. ~~It must~~ and be in sympathy with and not attempt to dominate its context.”**

Amendment 11

The dominant traditional buildings types, (i.e. the False Front Shop and the Shed) therefore, provide the guide to new structures. Within these buildings types there are also a number of subtle differences and these also need to be protected and enhanced in any construction.

An important issue is the site and height standards in the Proposed District Plan (90% site coverage, 7 metres building height). These standards provide the maximums for development and it may well be that building coverage and height need to be considerably lower in order to protect the historic character of Arrowtown's heritage resources.

These provisions should be seen as a crude first cut, to 'weed out' proposals that are totally unacceptable. All new buildings, including external alterations to existing buildings, require a Restricted Discretionary Activity resource consent, with the Council's discretion restricted to the external appearance, materials, signage, lighting, streetscape, relationship to heritage values guided by the Arrowtown Design Guidelines, compatibility with adjoining buildings and the retention of pedestrian linkages between Arrow Lane, Buckingham Street and Ramshaw Lane. Proposals that comply with the site coverage and height limit and other standards are also to be fully evaluated against the Proposed District Plan's objectives and policies, and the recommendations of these guidelines, plus other relevant documents.

In the course of this evaluation a proposal, or parts of it, may be deemed to be inappropriate despite being consistent with the zone and site standards.

**3.16.1 GUIDELINES: NEW CONSTRUCTION – GENERAL**

**3.16.1.1 All new construction shall be implemented in accordance with the Town Centre Development Assessment Checklist attached as Appendix 5 to this Guidance and shall accord with the Guidelines for new construction set out below and other guidelines, where applicable to the heritage context of the site.**

**3.16.1.2 Adopt the essential characteristics of the false front shop and shed buildings types for new construction.**

a) Apply the characteristics of site planning, form, scale, composition, details and materials of the traditional Arrowtown building types, to new construction.

b) Protect and enhance the subtle differences in the character that occur within the precinct and subtly vary individual buildings within a building type in any new construction.

**3.16.1.3 New construction should be identifiable as contemporary. ~~It must~~ and be in sympathy with and not attempt to dominate its context.**

a) Make evident in subtle ways the time of a buildings construction.

b) New buildings must take a secondary supporting role and not dominate. Old buildings in Arrowtown tend to be plain and frugal and with modern resources new buildings could easily overpower them. The historic buildings with the Town Centre should be seen as the 'stars of the show.

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Amend Guideline 3.16.1.5 as follows:

“3.16.1.5 The historic lot pattern ~~must be~~ **is** evident in the built fabric, especially in the Buckingham Street facades.”

Amendment 11

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**3.16.1.4 Do not introduce false history.**

- a) Do not build replicas of local buildings or replicas of historic buildings from other places as this misrepresents history and undermines the real heritage value of the Town Centre.
- b) Do not assume it is appropriate to reproduce a structure that was previously on a site – the context will almost certainly have changed.
- c) Do not make exact copies of the characteristics, detail or ornament of historic buildings and apply to new construction.
- d) Do not relocate buildings from other places into the Town Centre.


**3.16.1.5 The historic lot pattern ~~must be~~ **is** evident in the built fabric, especially in the Buckingham Street facades.**

- a) The narrow lot pattern of the Town Centre should be expressed in new construction. This is essential when several lots are to be developed as one project. The narrow lot pattern has a major influence on built form and the continued expression of this pattern is important to the Town Centre's heritage character.
- b) On Buckingham street in particular, buildings should not bridge across lot boundaries.


**3.16.1.6 The maximum height and site coverage standards set by the Proposed District Plan may not always be appropriate. New construction must also meet the District plan policies, objectives and the guidelines for these maximums to be allowed.**

- a) Apply the Proposed District Plan objectives and policies together with these guidelines to determine the appropriate height and site coverage for new construction. The appropriate height and site coverage may in many cases be significantly less than the limits set in the Proposed District Plan standards as the character of the Town Centre in part arises from the open spaces within the lots.

**3.16.1.7 Follow the principles of the ICOMOS NZ Charter, 2010, for the construction of all new build fabric. The Charter is a valuable reference for evaluating whether a new design represents good heritage conservation.**



New development to the rear of the Postmaster Restaurant, viewed from eastern end of Buckingham Street, reflects contemporary two storey development incorporating simple shed forms in a grouped arrangement of buildings.



The same development viewed from Arrow Lane, reflecting traditional shed form, but retaining single storey elevation to Arrow Lane and promoting varied setbacks off the lane.

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The same development viewed from Arrow Lane, reflecting traditional shed form, but retaining single storey elevation to Arrow Lane and promoting varied setbacks off the lane.

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Amend Guideline 3.18.1.1 as follows:

*"3.18.1.1 A false front ~~must~~ is to be placed on the gable end of the primary element and ~~it must~~ face and be close to Buckingham Street. False fronts ~~must not~~ are to be avoided ~~used~~ in the Lanes or in other locations."*

Amend Guideline 3.18.1.2 as follows:

*"3.18.1.2 A false front ~~must~~ is to be designed to relate harmoniously with existing examples on Buckingham Street, especially those in the immediate vicinity....."*

*b) Proportions of a new false front ~~must~~ to be compatible with its immediate context.*

*c) The false front ~~must~~ to incorporate the main entry to the building into its design.*

*d) A verandah on Buckingham Street is desirable but not mandatory. Where they occur, verandahs ~~must~~ are to be treated as an integral part of the false front.*

*e) Front (including its verandah) ~~must~~ are to be a symmetrical composition of classical elements with attention to its proportions. Adherence to an exact system of proportions is not required, but a horizontal emphasis can be observed in the Town Centre's traditional false front, and that should remain the dominant proportional bias.*

*i) A false front verandah should be the full width of the façade, have a 5 – 15 degree monopitch roof (on occasion slightly bull-nosed) together with closed verandah ends and positive post base details and all ~~verandahs~~ ~~must~~ are to be painted."*

3.18.1 GUIDELINES: THE FALSE FRONT AND ITS ORNAMENT

3.18.1.1 A false front ~~must~~ be placed on the gable end of the primary element ~~it must~~ face and be close to Buckingham Street. False fronts ~~must not be used~~ in the Lanes or in other locations. avoided

3.18.1.2 A false front ~~must~~ be designed to relate harmoniously with existing examples on Buckingham Street, especially those in the immediate vicinity. is to

a) The false front should not be more visually elaborate or dominant than the false front of typical historic buildings, i.e. it should not compete with the false front of Pritchard's Store. and

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f) The false front should be the same width as the traditional examples of at the western end of the street. This will reinforce the narrow lot pattern.

g) Where a complex with new facades is proposed the proportions of the individual facades should not be the same or the Town Centre will deteriorate into a battle between 'warring tribes'.

h) A degree of non-functional ornament is appropriate on a false front but not elsewhere. Ornament should follow classical precepts and reflect the scale and texture of traditional false front ornamentation. The complexity of ornamentation on the false front of the bank and Pritchard's store is not appropriate for new construction.

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a) The false front should not be more visually elaborate or dominant than the false front of typical historic buildings, i.e. it should not compete with the false front of Pritchard's Store.

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Amend Guideline 3.19.1.5 as follows:

“a) Decisions on where it is appropriate for sheds to abut the lane ~~must~~ **is to** be made with reference to the immediate context and to the character of the lane as a whole. Too many buildings abutting the lane boundary will make the lanes too enclosed.”

Amendment 11

**3.19.1 GUIDELINES: THE SHED BUILDING**

3.19.1.1 The shed building type should be used for buildings that relate to the lanes. The false front shop type must not face a lane.

3.19.1.2 Sheds are appropriate as an occasional building type in Buckingham Street.

**Site Planning**

3.19.1.3 Along Arrow Lane, sheds should come to the boundary for approximately 30% only of the total lane length, so that the built edge is highly indented. The setback distances should be irregular. This will preserve the complex, informal outdoor backyard character of the lane margin.

3.19.1.4 Along Ramshaw Lane, the shed primarily element should come to the boundary for no more than 50% of the total lane length. This will increase both the degree of indentation of the built edge and the amount of usable outdoor space.

3.19.1.5 Along Buckingham Street, sheds should come to the boundary or close to it. They should only be occasional participants. False front shops must remain the dominant building type.

a) Decisions on where it is appropriate for sheds to abut the lane ~~must be~~ made with reference to the immediate context and to the character of the lane as a whole. Too many buildings abutting the lane boundary will make the lanes too enclosed.

b) The open backyard space of lots should not be dominated by vehicle parking.

c) Sheds should be asymmetrically arranged on a site. They should not extend the full width of the site. Entry points on side walls will encourage pedestrian exploration of the site.

**Form and Scale**

3.19.1.6 Sheds to be simple forms reflecting the small scale of typical traditional sheds.

a) The form of the primary element should be a simple rectangular footprint roofed by an equal gable of 25 – 40 degree pitch. The ridgeline can be either parallel to the lane or parallel to the side boundary. A monopitch roof of 8 – 30degrees may be an acceptable variation.

b) The primary element in the shed building type should have:

- A footprint of about 30 square metres.
- An enclosed volume of about 150 cubic metres. The primary element must not exceed:
- A maximum footprint of 50 square metres.
- A maximum volume of 250 square metres.

c) The Coachman's Hall should not be used as a model for new construction. While essentially a shed, it is extremely large and its scale is not typical of sheds in the Town Centre.




Photo looking east along Arrow Lane showing the dominance of the shed form and extensive variation of building setbacks off the Lane.

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Photo looking east along Arrow Lane showing the dominance of the shed form and extensive variation of building setbacks off the Lane.

Amend Guideline 3.19.1.14 as follows:

*“3.19.1.14 Consider elements as separate cells in a multi-celled building. Each element ~~must~~ to be separate or visually distinct. (When designing, it may help to consider the various elements as being added one by one over time).”*

Amendment 11

3.19.1.7 Sheds close to arrow lane should be low and single storey as seen from the lane, with a 2.5m maximum to eave above lane level. The floor level should not be above lane level.

3.19.1.8 On Ramshaw Lane, a shed should be single storey on the boundary. 1.5 storey is acceptable if set back a minimum of 2m. Two storey may be acceptable if set back from the boundary to the lane by approximately 3m or more. This would also allow the potential for sunny outdoor spaces to be more successfully utilised, without conflict with pedestrian use of the footpath.

3.19.1.9 In the middle of a lot, it may be acceptable for a shed to be placed above existing ground (on a raised plinth) so that it reaches the height limit. This must not result in an adverse effect on the integrity of any existing building.

3.19.1.10 The only generally acceptable secondary element is the lean-to form.

a) The lean-to should have a roof pitch 8 – 15 degrees and a maximum width of 4.0m.

b) The lean-to's variant, the verandah, is most likely to be appropriate facing Ramshaw Lane or into a courtyard in association with a second entrance and / or to control sun.

c) The verandah is not appropriate facing Arrow Lane.

d) Sheds should not have verandahs facing onto Buckingham Street.

e) Air conditioning units and the like are not acceptable secondary elements – unless their effects can be successfully mitigated by design.

3.19.1.11 Symmetry is not appropriate for shed design.

3.19.1.12 Sheds should be plain and utilitarian with no ornamentation.

**Building Composition (Larger footprints)**

3.19.1.13 A larger floor area can be achieved by adding secondary extensions to a single primary element, or by using two or more primary elements (as long as the overall building remains acceptable) (See Figure 5 pg 77).

3.19.1.14 Consider elements as separate cells in a multi-celled building. Each element ~~must~~ to be separate or visually distinct. (When designing, it may help to consider the various elements as being added one by one over time).

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Amend Guideline 4.1.1 as follows:

“m) The illustration in ARHMZ-Figure 1 and the plan views in ARHMZ Figures 2 and 3 highlight a number of the key character generators. These key character generators, must are to be retained, individually and in combination.”

Amendment 11

**4.1 CONSERVE HERITAGE CHARACTER**

The heritage character of the ARHMZ is derived from the combination of natural and cultural features. It includes the context and setting, landform and cultural features such as roads, buildings, planting, walls and hedges and their relationship with each other.

It is essential that developments within the ARHMZ respect and conserve this heritage character. However, it is also important to ensure that elements of this character are seen in new developments in both the proposed MDR and LDR zones, so that they also contribute towards the unique character of Arrowsmith.


Specific characteristics within individual neighbourhoods are highlighted in the descriptions in Section 2 of the ADG. Designers are encouraged to consider this detailed information and ensure that their designs embrace this to ensure that they closely reflect the individual character of each neighbourhood.

**4.1.1 MAINTAINING AND EXTENDING THE CHARACTER OF THE ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE**


A number of key elements combine to generate the heritage character and identity of the ARHMZ. These include:

- The grid street pattern - distorted in places to follow landform.
- The rich legacy of heritage buildings, features and vegetation.
- Cottage size buildings on large sections.
- Abundant vegetation - tall, mature trees, and other vegetation on both public and private land that dominate over built form.
- Avenues dramatising the main routes.
- Streets - narrow carriageway, gravel shoulders, grass verges and swales.
- Churches.
- Hedges (in particular), fences, and gates defining private lot boundaries and the street.
- The low-key rural town residential character.
- The sense of timelessness, the sometime semi-wildness, the non-perfect.
- The spacious, simple, uncluttered, peaceful character.
- Vistas and views - to the surrounding hills.


m) The illustration in ARHMZ-Figure 1 and the plan views in ARHMZ-Figures 2 and 3 highlight a number of the key character generators. These key character generators, must are to be retained, individually and in combination.




Trees dominate over buildings.



Cottage sized buildings, abundant vegetation, hedges.



Narrow carriageway gravel shoulders, grass swales and verges with street trees.



Old stonewall and gate, 'crafted' with accented patios.



Cameron Street looking west, showing narrow carriageway, gravel shoulders and grass-verges and established street plantings, all of which are characteristic of the ARHMZ.

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Cameron Street looking west, showing narrow carriageway, gravel shoulders and grass-verges and established street plantings, all of which are characteristic of the ARHMZ.

Amend Guideline 4.2.1.1 as follows:

**“4.2.1.1 Within the ARHMZ development decisions ~~must be in accordance~~ are to accord with best practice heritage conservation principles.”**

Amendment 11

4.1.2 GUIDELINES: CHARACTER PROTECTION AND CONSERVATION

4.1.2.1 Developments must conserve the historic character of the ARHMZ

- a) Conserve and maintain the historic sites, open spaces, buildings, features and elements of the ARHMZ.
- b) Protect and enhance the key elements, which contribute to the character of the ARHMZ and their relationship with each other.
- c) Conserve the collective contribution of elements and features to site, streetscape vicinity, neighbourhood and area. It is often the collective value, irrespective of individual significance that is of major importance to historic character. For example; a cottage that is not listed in the District Plan may in association with other cottages and sheds, plantings, fences and the streetscape contribute in a major way to the historic character of the ARHMZ. It may also contribute significantly to the context of other more individually significant cottages.
- d) Assess all features for their contribution to historic character irrespective of whether or not they are listed on the Proposed District Plan. Importantly, do not remove any features prior to assessment and design.
- e) Respect and enhance the character of the ARHMZ and other Zones, the streetscape, the vicinity, vistas i.e. the setting and context.
- f) Encourage/Require Conservation Management Plans to be prepared for historic sites, buildings and features.

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

- a) The historic character of the ARHMZ must not compromise or be compromised by developments in adjacent areas and vice versa. For example i.e. Developments in the ARHMZ must not compromise other areas e.g. The Town Centre.
- b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the proposed MDR and LDR zones.

4.2 APPLY BEST PRACTICE HERITAGE CONSERVATION

4.2.1 GUIDELINES: HERITAGE CONSERVATION

4.2.1.1 Within the ARHMZ development decisions ~~must be in accordance~~ are to accord with best practice heritage conservation principles.

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4.1.2.1 Developments must conserve the historic character of the ARHMZ.

- a) Conserve and maintain the historic sites, open spaces, buildings, features and elements of the ARHMZ.
- b) Protect and enhance the key elements, which contribute to the character of the ARHMZ and their relationship with each other.
- c) Conserve the collective contribution of elements and features to site, streetscape vicinity, neighbourhood and area. It is often the collective value, irrespective of individual significance that is of major importance to historic character. For example; a cottage that is not listed in the District Plan may in association with other cottages and sheds, plantings, fences and the streetscape contribute in a major way to the historic character of the ARHMZ. It may also contribute significantly to the context of other more individually significant cottages.
- d) Assess all features for their contribution to historic character irrespective of whether or not they are listed on the Proposed District Plan. Importantly, do not remove any features prior to assessment and design.
- e) Respect and enhance the character of the ARHMZ and other Zones, the streetscape, the vicinity, vistas i.e. the setting and context.
- f) Encourage/Require Conservation Management Plans to be prepared for historic sites, buildings and features.

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

- a) The historic character of the ARHMZ must not compromise or be compromised by developments in adjacent areas and vice versa. For example i.e. Developments in the ARHMZ must not compromise other areas e.g. The Town Centre.
- b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the proposed MDR and LDR zones.

4.2 APPLY BEST PRACTICE HERITAGE CONSERVATION

4.2.1 GUIDELINES: HERITAGE CONSERVATION

4.2.1.1 Within the ARHMZ development decisions are to accord with best practice heritage conservation principles.

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Amend Guideline 4.6.1.4 as follows:

“4.6.1.4 New construction ~~must~~ **to be in sympathy with its context.**

a) New construction ~~must not~~ **to avoid overpowering**, (in particular in terms of scale), the cottage and shed building types or dominate its context.”

Amendment 11

to avoid

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a) New construction ~~must not~~ **to avoid overpowering**, (in particular in terms of scale), the cottage and shed building types or dominate its context.

4.6.1.5 Do not introduce false history

a) Do not build replicas of Arrowtown cottages or sheds or replicas of historic examples from other places as this undermines the real heritage value of the zone.

b) Do not make exact copies of the characteristic detail or ornament of historic buildings.

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106

Amend Guideline 4.7.2.1 as follows:

*“4.7.2.1 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ ~~must to~~ reflect ~~the scale that~~ of traditional cottages and sheds. Within the proposed MDR and LDR zones there is greater scope to move away from this, but careful attention ~~must-is to~~ be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.”*

Amend Guideline 4.7.2.2 as follows:

*“4.7.2.2 New construction within the ARHMZ ~~must to~~ comply with the following dimensional parameters for successful heritage character management.”*

Amendment 11

Larger floor areas (footprints) can be achieved by applying an additive/multicellular approach of primary elements/cells to the composition of buildings. There is, however, a limit to the overall size of the footprint, above which this approach will be unsuccessful and the building will detract from the areas character.

**4.7.2 GUIDELINES: THE COTTAGE AND SHED BUILDING TYPES.**

**4.7.2.1 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ ~~must reflect~~ that of traditional cottages and sheds. Within the proposed MDR and LDR zones there is greater scope to move away from this, but careful attention ~~must~~ be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.**

**4.7.2.2 New construction within the ARHMZ ~~must~~ comply with the following dimensional parameters for successful heritage character management.**

a) Both optimum and maximum dimensions are provided.

b) New construction should follow the optimum guideline to fit best with the scale of the Precinct. Maximum dimensions should not be exceeded.

c) Cottage primary element/cell dimensions

Optimum  
Approx 8.0m long by 4.0m wide; 2.5m high at the eaves;  
3.5m high or less at the ridge, 30 square metre floor area;  
90 cubic metres volume.

Maximum  
12.0m long by 4m wide; 3.0m high at the eaves; 4.0m high at the ridge;  
50 square metre floor area; 150 cubic metre volume.

d) Shed primary element/cell dimensions

Optimum  
12 sq m floor area; 2.5m high at the eaves;  
See ARHMZ-Figure 11, for width, length and height alternatives.

Maximum  
20 sq m floor area.  
See ARHMZ-Figure 11 for width, length and height alternatives

e) Secondary element dimensions

The enclosed lean-to: Maximum width 4.0m  
The Verandahs: Maximum width 2.0m  
A lean-to does not have to be full width of the primary element to which it attaches.

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A lean-to does not have to be full width of the primary element to which it attaches.

107

Amend Guideline 4.9.1.1 as follows:

**“4.9.1.1 Preserve ~~the~~ sense of spaciousness and simplicity within the ARHMZ ~~must be preserved.~~”**

Amendment 11

Preserve t

**4.9 SPACIOUSNESS AND SIMPLICITY**

The typical residential pattern for early Arrowtown was low density, with space for orchards, large vegetable gardens, the keeping of hens and the grazing of a cow or horses over a number of lots.

The early survey pattern of 1/4-acre lots was underlying and over-time these lots have been developed or subdivided. Even with the considerable increase in density, a sense of spaciousness remains. The streets are a major contributor. This feeling of space or low density is extremely important to the character of the ARHMZ and is highly vulnerable.

It is important that development within the proposed MDR and LDR zones create a similar sense of spaciousness and apparent low density.

**4.9.1 GUIDELINES: SPACIOUSNESS AND SIMPLICITY**

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

a) Retain the uncluttered simplicity of trees, hedges and grassed areas in the street, private sections and church grounds. This simplicity and sense of spaciousness comes primarily from:

- The careful siting of buildings and other elements to create a sense of space
- Retaining the existing small scale of buildings
- Use of hedges as opposed to high solid fences
- Grass verges and swales (no kerb and channel)
- Only trees planted on the verge

**4.9.1.2 New developments within the proposed MDR and LDR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.**

a) Utilise simple, uncluttered arrangements of trees, hedges and grassed areas in the street and private sections. This simplicity and sense of spaciousness comes primarily from:

- Carefully siting buildings and manipulating their shape and form so that they appear small scale and unobtrusive when viewed from the street.
- Use of hedges as opposed to high solid fences
- Utilising grass verges and swales (no kerb and channel)
- Planting only trees on the verge

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- Use of hedges as opposed to high solid fences
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- Planting only trees on the verge

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Amend Guideline 4.10.1.2 as follows:

“c) ~~Retain G~~ grass verges ~~must be retained~~ in any street works or new development. Avoid disturbance to grass verges. Grass must not be replaced by other surfaces and should be reinstated where lost. Refer Cross-section of Street.”

Amendment 11

Retain g

Note: This guideline applies to both public and private works within the streetscape.

- a) Do not introduce concrete kerb and/or kerb and channel to streets and respect and protect grass swales where they occur. Use local stone (not river boulders) for kerbs in high use areas and only where absolutely necessary.
- b) Retain and develop narrow carriageways with grass shoulders. Do not widen the carriageway (as seen in Devon Street). Do not spray the shoulders.
- c) ~~Grass verges must be retained~~ in any street works or new development. Avoid disturbance to grass verges. Grass must not be replaced by other surfaces and should be reinstated where lost. Refer Cross-section of Street.
- d) Preserve the simplicity of the street, hedges, grass verges and street trees.
- e) Do not plant shrubs or other plants, place boulders or raised planters within the street as they interrupt the visual cohesiveness.
- f) Maintain the regular spacing of the street trees.
- g) If footpaths are required use gravel and locate mid verge as opposed to abutting the swale.
- h) Use hedges on street-public and street-private boundaries to enhance character and provide cohesion.
- i) Underground the power in the ARHMZ
- j) Do not over manicure the street



Encourage Pedestrian scale footpaths.



Encourage gravel shoulder and grass verges within the ARHMZ.

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- i) Underground the power in the ARHMZ
- j) Do not over manicure the street



Encourage Pedestrian scale footpaths.



Encourage gravel shoulder and grass verges within the ARHMZ.



Amend Guideline 4.14.1.1 as follows:

“f) Double garages ~~must~~ to be set further back from the street than the house.”

Amendment 11

**4.14 PARKING, DRIVEWAYS AND GARAGES**

Vehicles and their requirements have the potential to dominate, disrupt and degrade historic character. Excessive hard surface parking areas, inappropriate paving materials and large garages dominating the front yard are inappropriate and must not occur in the ARHMZ or elsewhere in Arrowstown.

Driveways and parking areas are very dominant in the LDR zone. The surface used has accentuated this, as does the extent of parking areas visible from the street.

Methods to decrease the dominance of vehicles and their requirements include increasing the set back of garages and using materials that fit the Arrowsdown context for driveways and paving.


**4.14.1 GUIDELINES: PARKING, DRIVEWAYS AND GARAGES**

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

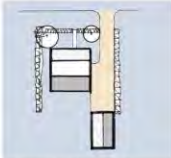
- Plan for permanent residential parking on the site.
- Reduce the amount of parking area visible from the street by appropriate design and planting.
- Parking should not be in the front yard (either garaged or surface).
- Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the proposed MDR zone and in all cases in the LDR.
- Driveways to be single car width only. No double car width driveways or entrances.
- Double garages ~~must~~ to be set further back from the street than the house.

**4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowsdown's character (as set out in Section 5 to these Guidelines).**


- For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete. A less desirable option is chip seal.
- Avoid concrete kerbs for edging.
- Avoid the use of concrete pavers, cobbles, stamped concrete or bitumen.



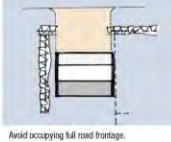
Garage set to rear of section.



Set garages and parking areas well back from the street.



Avoid dominance of garaging and parking close to street.



Avoid occupying full road frontage.

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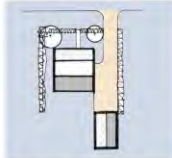
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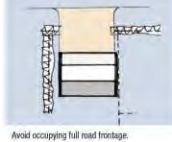
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130

Amend Guideline 4.16.1.1 as follows:

**“4.16.1.1 Preserve ~~T~~ the sense of spaciousness and simplicity within the ARHMZ ~~must be preserved.~~”**

Amendment 11

Preserve t

**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.



Promote good integration between public and private landscape – simplicity.



Avoid busy garden and planting design. Keep it simple.

**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.

**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.


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132

Amend Guideline 4.29.1.1 as follows:

*“a) Some primary elements may possibly adopt forms other than the gable form described, provided they remain well within element/cell size limits and adopts a simple and geometric form. ~~The chosen form must be simple and geometric.~~”*

Amendment 11

and  
adopts  
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and  
geometric  
form

**4.29.1 GUIDELINES: POSSIBLE VARIATIONS**

**4.29.1.1** Some new variation may be acceptable within the ARHMZ (for instance in forms or materials), provided that the character of the zone is not contradicted.

- a) Some primary elements may possibly adopt forms other than the gable form described, provided they remain well within element/cell size limits. ~~The chosen form must be simple and geometric.~~
- b) One primary element per lot may possibly be a little larger in floor area, provided it is within both the cell size volume and height limit. It may be appropriate for floor levels to extend below original and finished ground level as part of this variation.
- c) One primary element per lot may possibly be two-storey, provided it is within the cell size volume limit and is attic-like (i.e. floor to ceiling height is less than 1.6m at the wall/roof intersection, and wall height maximum is 3.5m above original and finished ground). It may be appropriate for floor levels to extend below original and finished ground as part of this variation. This guideline does not imply that a two-storey element will be acceptable on any and every lot. The zone must continue to be dominated by low single-storey cottages.
- d) Glazing may possibly be treated as a roof or wall cladding in its own right, rather than as an opening in another cladding. (A conservatory might be an example of this.) It may possibly be appropriate to involve aluminium or steel glazing bars in such a treatment, provided it is not visible from the street. Only clear glass should be used.
- e) It may be appropriate from a heritage/design perspective to infringe into the setbacks in some places, provided the building also withdraws from the same setback for at least an equivalent area in other places, and only where it improves the quality of open space on the lot and (especially) the amenity of the neighbours and the wider neighbourhood.

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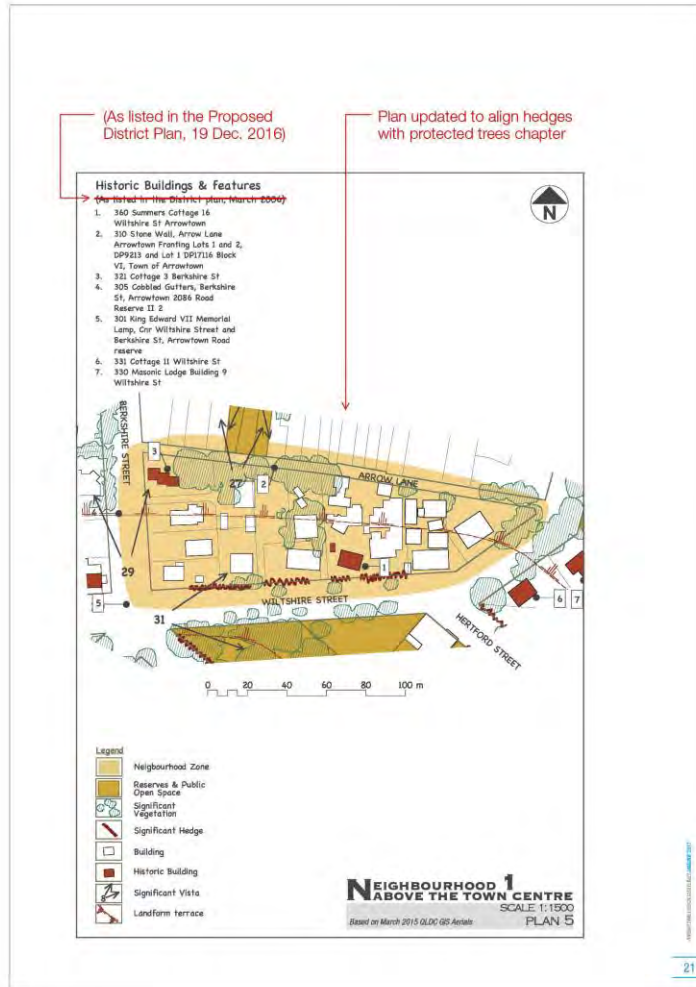
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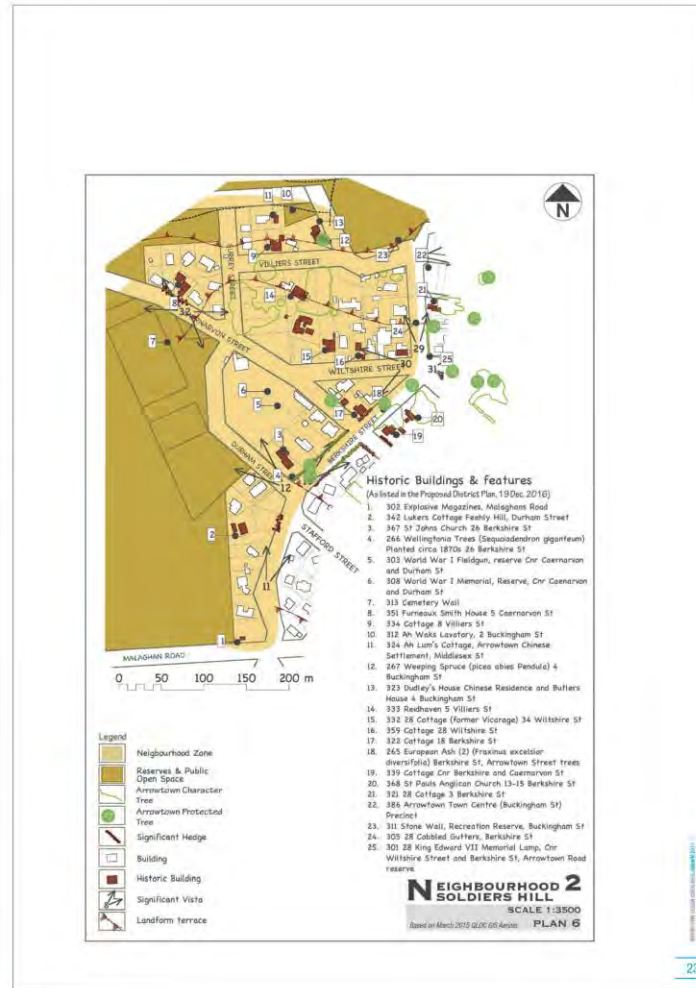
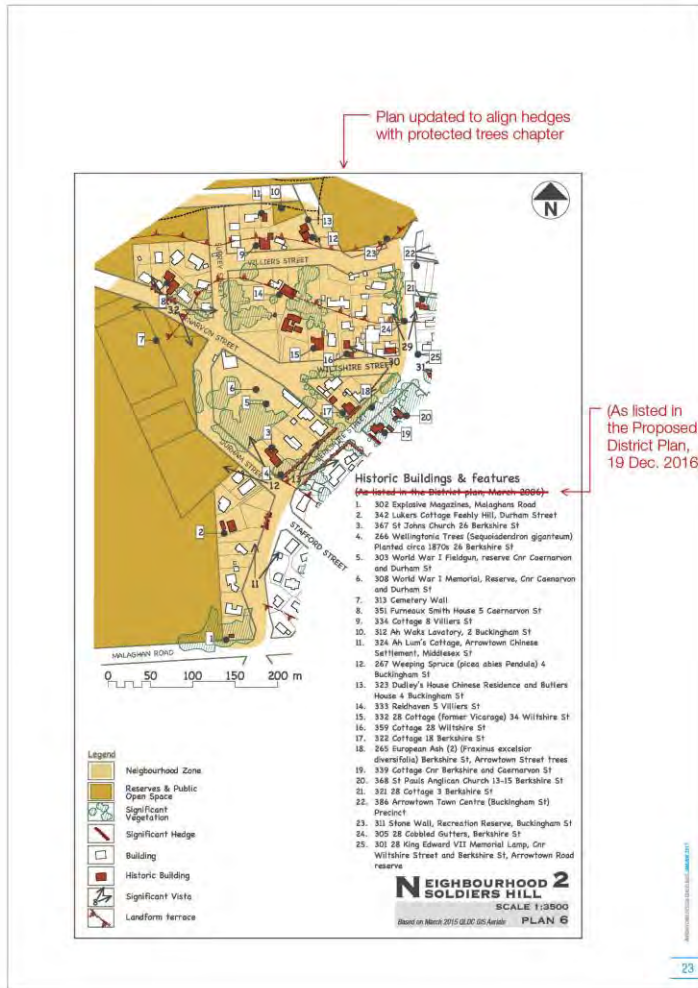
145

## Amendments to Plans/Maps

### Amendment to Neighbourhood Plans

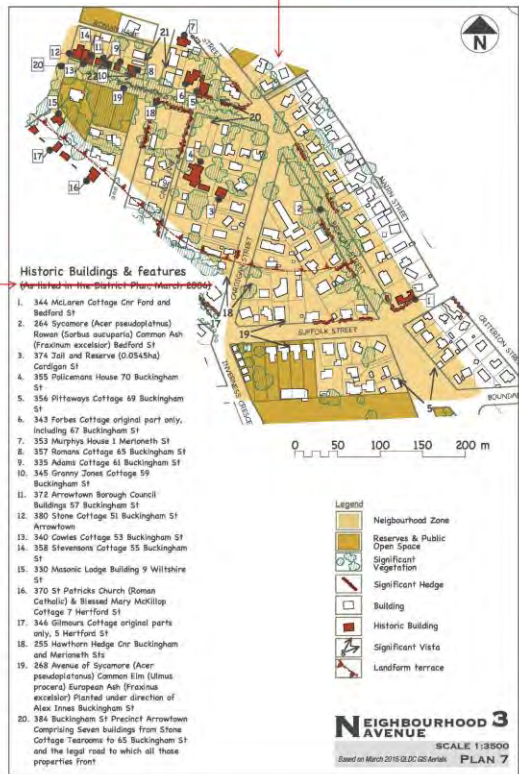
2.13. All Neighbourhood Plans need to be updated to refer to the Proposed District Plan notification date and have been updated to align hedges on the maps, with protected trees chapter (as per Map 28 attached) and have incorporated protected trees into updated Neighbourhood Plans



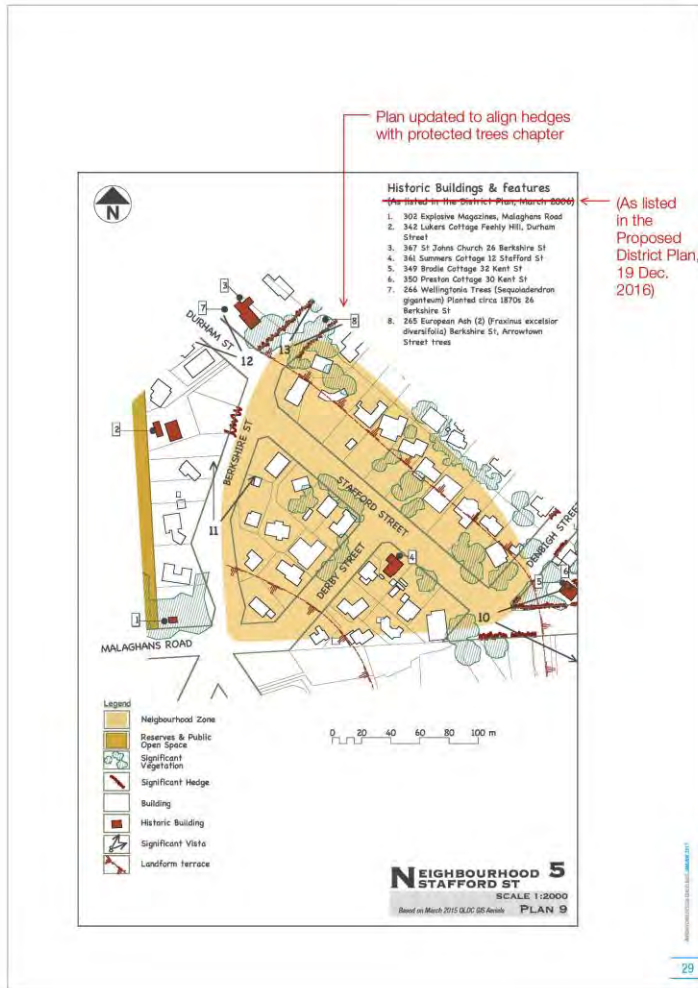


(As listed in the Proposed District Plan, 19 Dec. 2016)

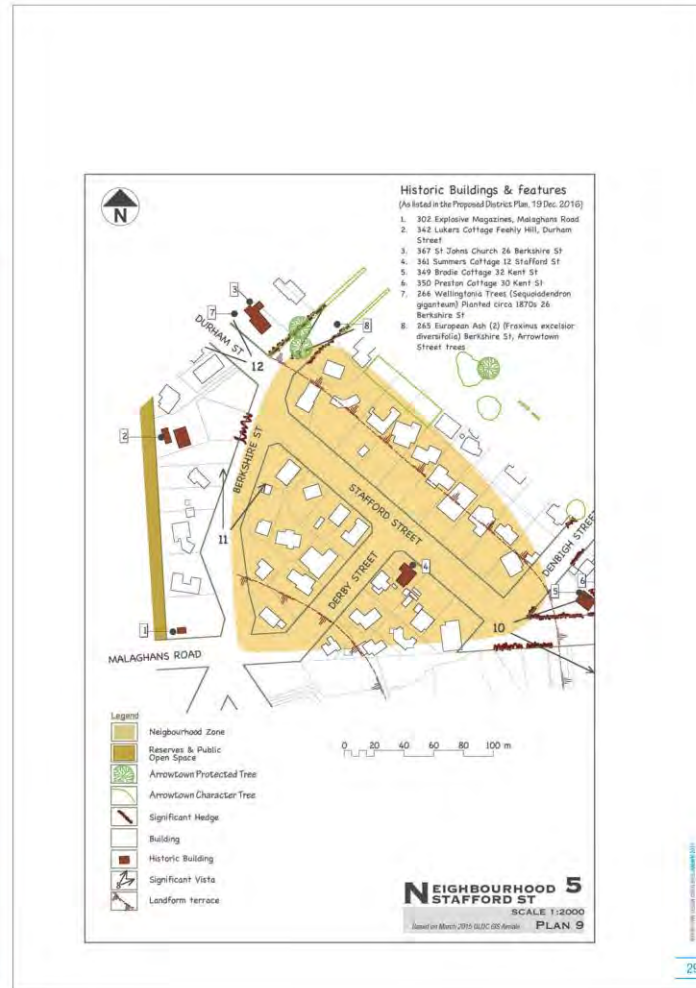
Plan updated to align hedges with protected trees chapter







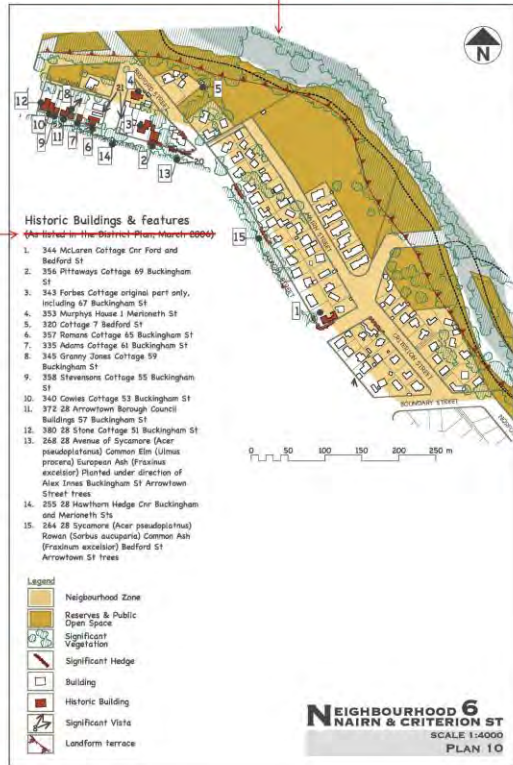
(As listed in the Proposed District Plan, 19 Dec. 2016)

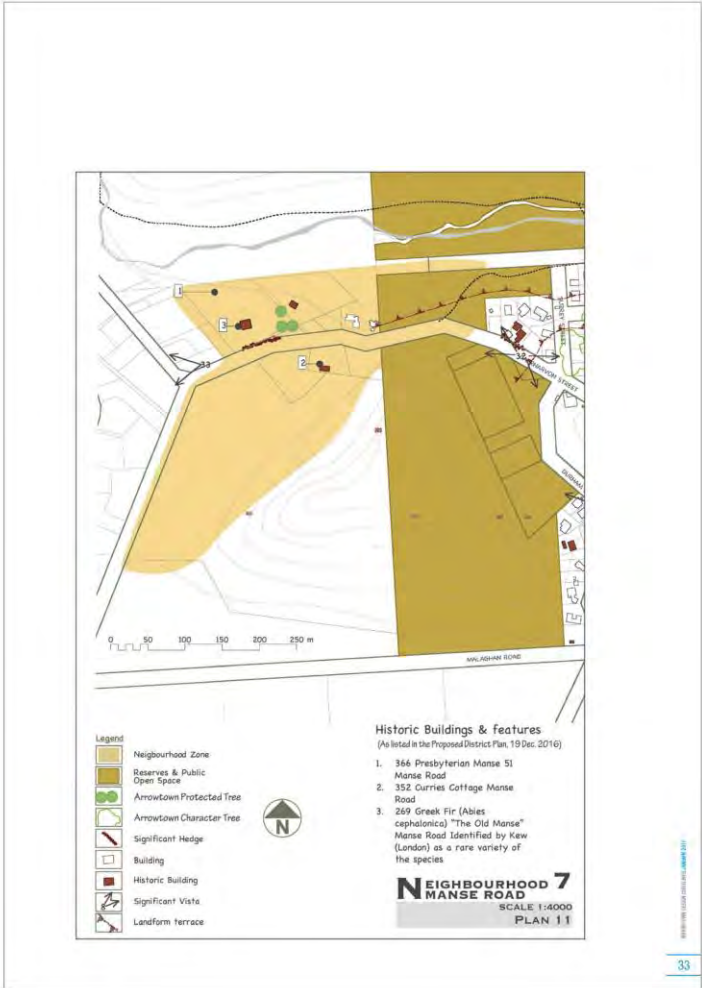
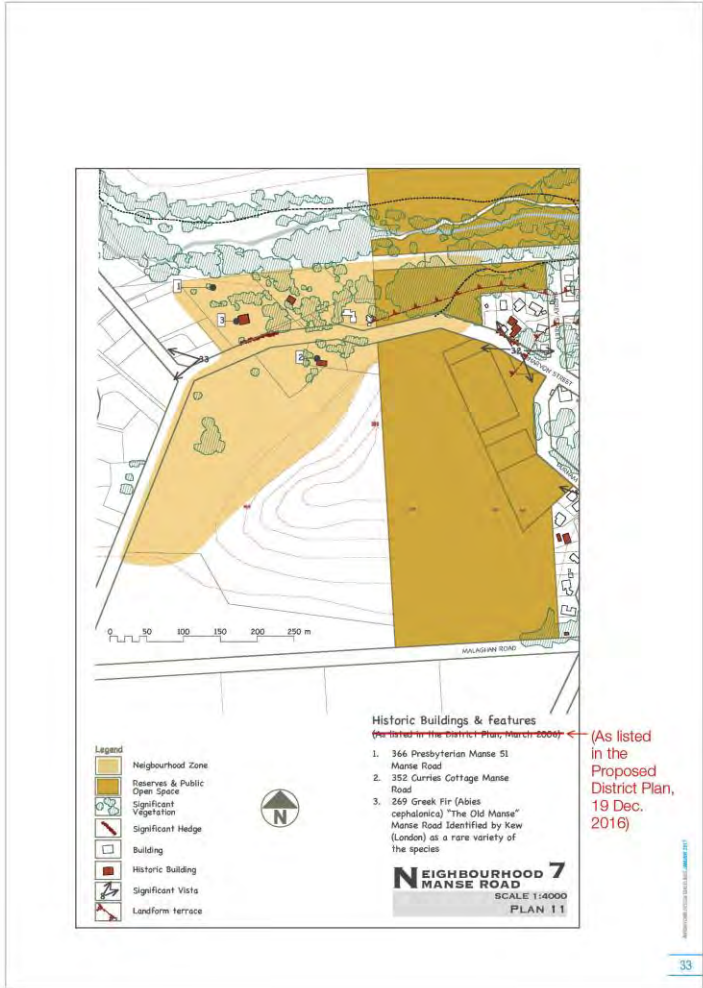


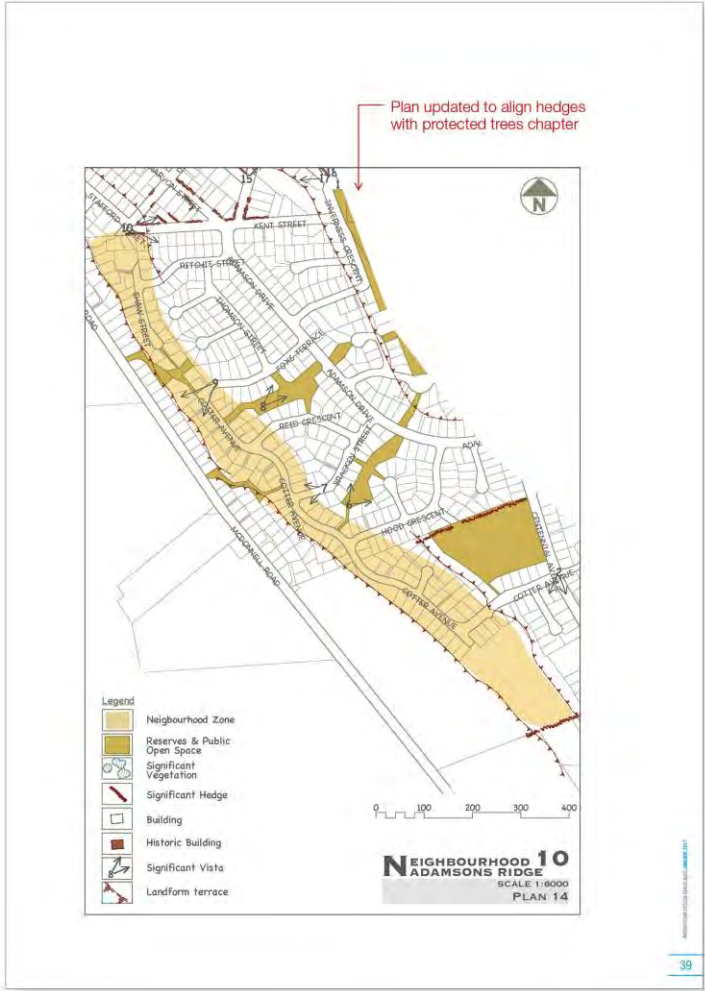


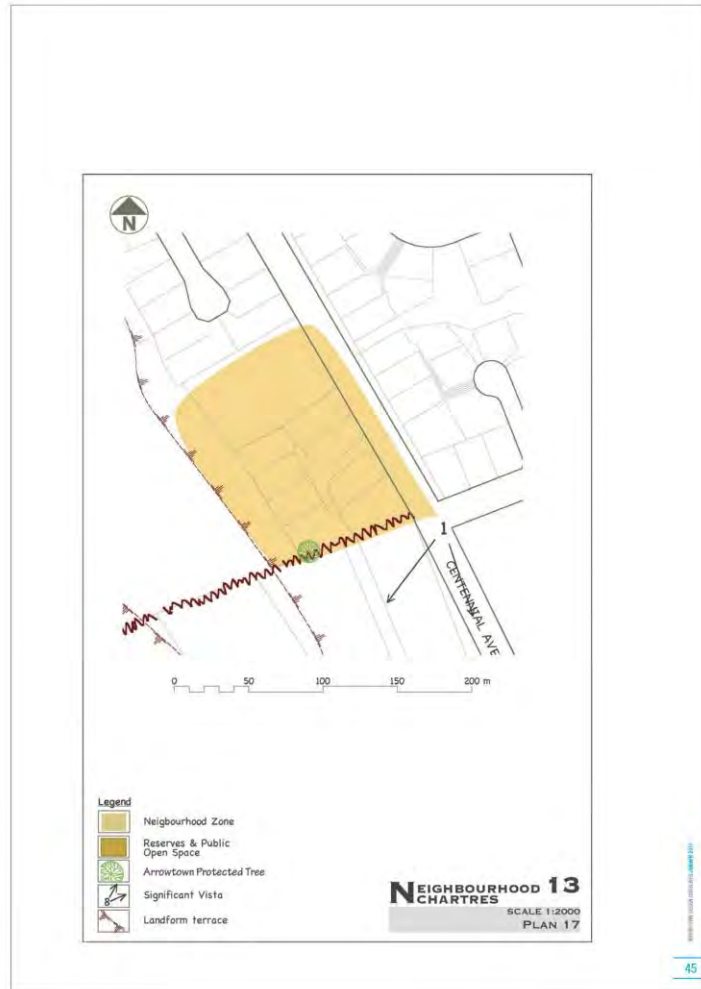
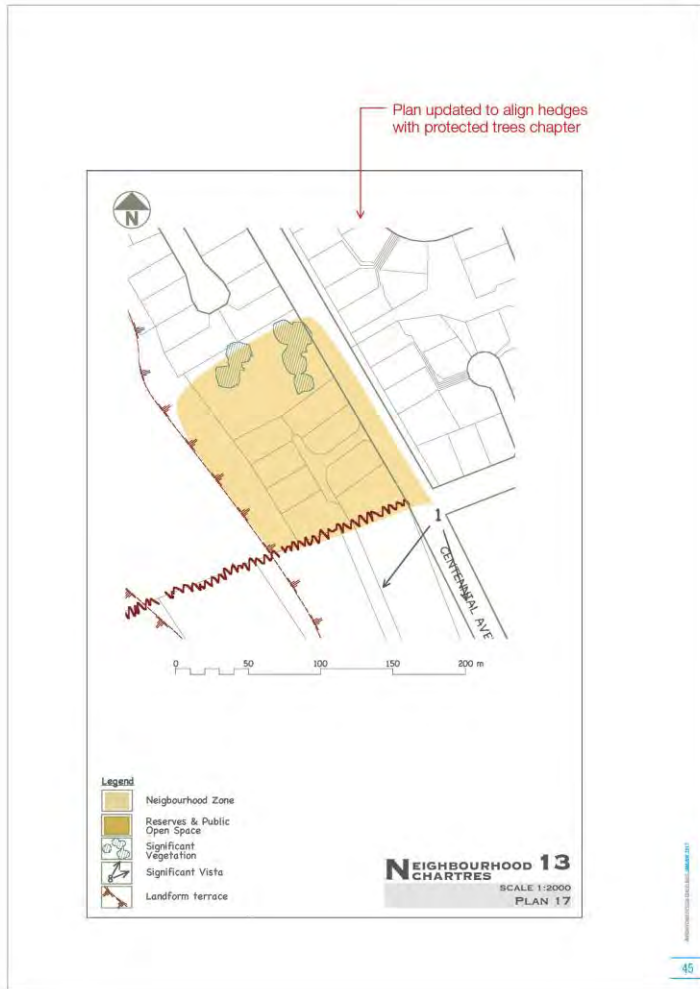
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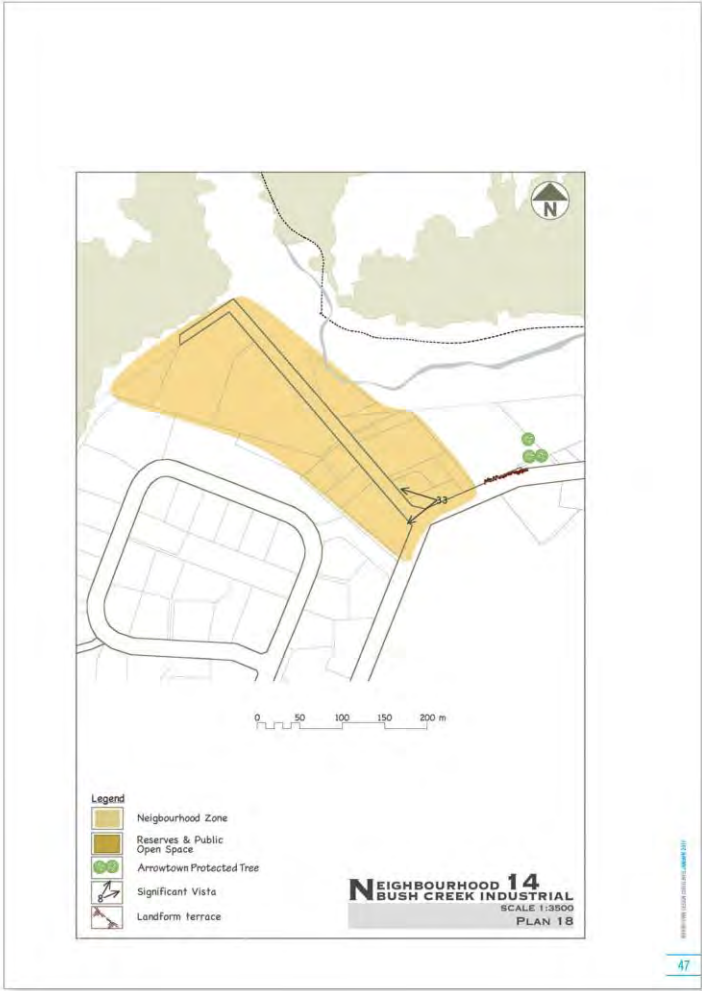
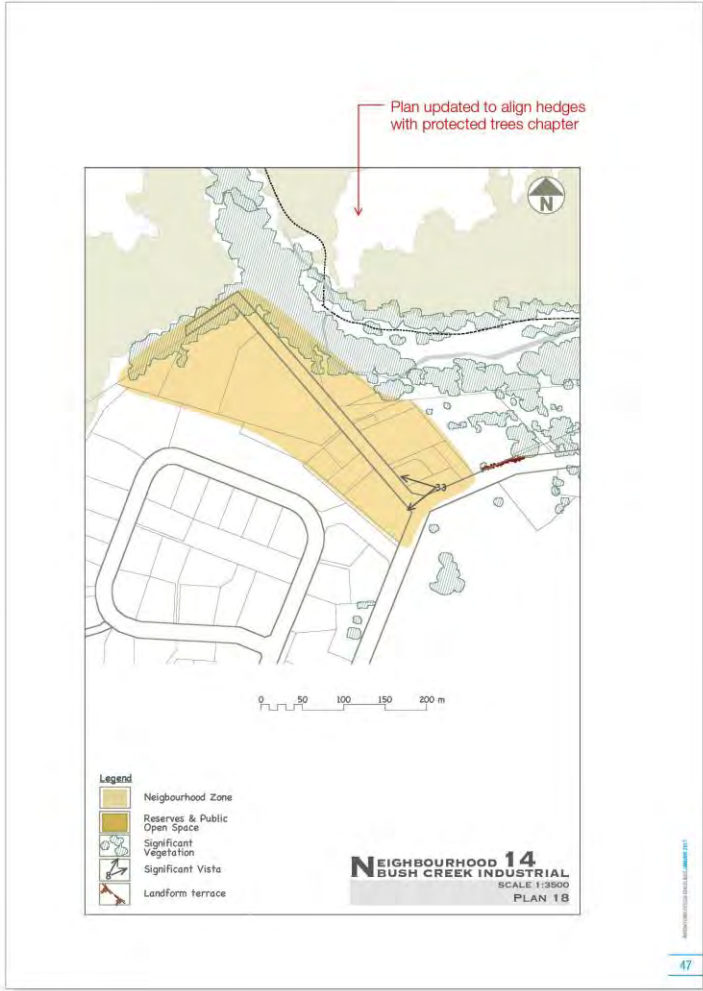
Plan updated to align hedges with protected trees chapter











Incorporation of changes that Ms McLeod (on behalf of the New Zealand Fire Service) proposes to the ADG 2016

- 2.14. Include the following additional paragraph in 4.6 Existing Buildings and New Construction

*“A fire station has been located at its Hertford Street site, in the ARHMZ, since 1897. While any redevelopment of the existing fire station should not detract from the character of the ARHMZ, it is recognised that the operational and functional requirements of a fire station may constrain the ability to achieve all of the following design outcomes.”*

- 2.15. Amend 4.7.3 Guidelines: Building Composition (Larger Footprints) to include the following additional clause:

*“x) Redevelopment of the fire station in Hertford Street may require some variation in scale and form in order to accommodate the operational and functional requirements of a fire station.”*

- 2.16. Amend 4.14.1 Guidelines: Parking, Driveways and Garages to include the following additional clause:

*“4.14.1.x The need to accommodate fire appliances, and their safe and efficient operation, necessitates garaging, hardstand areas and a wide vehicle crossing at the fire station site in Hertford Street.”*

- 2.17. Amend 4.29.1.1 Guidelines: Possible Variations to including the following additional clause:

*“Departure from these design guidelines may be appropriate to accommodate any redevelopment of the fire station in Hertford Street, where such departures are demonstrated to be necessary in order to accommodate the operational and functional requirements of a fire station.”*

As a consequence, the application of these guidelines will assist achieve better heritage design outcomes for Arrowtown.

The key to new construction being successful and fitting with the heritage character of the area comes from understanding the heritage buildings of the area. From an analysis of the existing traditional buildings, 'cottages' and 'sheds' have been identified as the typical buildings types within the area. It is from these building types that new construction should take its lead.

This does not mean exact replication of existing buildings. A contemporary building can be designed to fit with the heritage character while working within the design framework set by traditional buildings types. For example, the gable roof form is both a heritage and contemporary form.

#### 4.6.1 GUIDELINES: EXISTING BUILDINGS AND NEW CONSTRUCTION IN ARHMZ

##### 4.6.1.1 Conserve the existing buildings that contribute to the heritage character of the ARHMZ and other Zones.

- Protect and preserve all buildings identified in the Operative and Proposed District Plan as having historic value and ensure their conservation and maintenance.
- Do not clear the site as a preliminary exercise to planning a development. Assess all existing buildings (and vegetation) for their contribution to the character of the area. Where they have heritage value, retain and incorporate in the development's design.
- The untimely removal of fabric important to the area should require reinstatement.
- Refer to the explanation and apply the guidelines for Conserve Heritage Character at section 4.1.1 and guidelines set out at 4.1.2 of this Guidance.

##### 4.6.1.2 Adopt the essential characteristics of the ARHMZ's two fundamental building types as the 'model' for new work within the ARHMZ.

- Apply the characteristics of form, scale, composition, details and materials of the cottage and shed building types to new construction.
- Buildings should vary, both from lot to lot and within a lot. Differences may be quite subtle, but there must not be mechanical repetition. There should also not be exact replication of ornament from lot to lot. A fundamental characteristic of traditional buildings is that there is strong thematic unity between buildings and that this is achieved without repetition in design.
- Respect in building layout and design the traditional placement of buildings within lots. (Refer the Private Section: Site Planning and Design, set out in ARHMZ-Figure 4 as this relates to the ARHMZ (pg 100 of this guidance).

##### 4.6.1.3 New construction should be identifiable as contemporary.



Summers Orchard, an arrangement of simple, cottage scale forms.



Sheds or outbuildings are highly characteristic accompaniments to Arrowtown Cottages.

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**4.7.3 GUIDELINES: BUILDING COMPOSITION (LARGER FOOTPRINTS)**

**4.7.3.1 For larger footprints take an additive/ multicellular approach.**

**4.7.3.2 The primary element/cell should be the basic building block.**

- a) Two or more primary elements appropriately arranged on a site are likely to be the most acceptable way of increasing floor area.
- b) Consider the building as an evolving collection of elements/cells that adapts and grows over time. This process can create interesting outdoor spaces.
- c) Primary elements should be simple and visually distinct with individual roofs.
- d) Exact duplication of elements within a composition is not acceptable.
- e) A total building footprint larger than 180 square metres should be subjected to very careful scrutiny, as it is difficult for a building above this size to appear cottage-like.
- f) Refer ARHMZ-Figure 12 and ARHMZ-Figure 13 which illustrates the concept of the multi-celled building
- g) Some variation in forms may be acceptable. This is discussed more fully below.

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#### 4.14 PARKING, DRIVEWAYS AND GARAGES

Vehicles and their requirements have the potential to dominate, disrupt and degrade historic character. Excessive hard surface parking areas, inappropriate paving materials and large garages dominating the front yard are inappropriate and must not occur in the ARHMZ or elsewhere in Arrowtown.

Driveways and parking areas are very dominant in the LDR zone. The surface used has accentuated this, as does the extent of parking areas visible from the street.

Methods to decrease the dominance of vehicles and their requirements include increasing the set back of garages and using materials that fit the Arrowtown context for driveways and paving.

##### 4.14.1 GUIDELINES: PARKING, DRIVEWAYS AND GARAGES

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

- Plan for permanent residential parking on the site.
- Reduce the amount of parking area visible from the street by appropriate design and planting.
- Parking should not be in the front yard (either garaged or surface).
- Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the proposed MDR zone and in all cases in the LDR.
- Driveways to be single car width only. No double car width driveways or entrances.
- Double garages to be set further back from the street than the house.

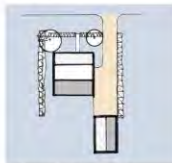
##### 4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowtown's character (as set out in Section 5 to these Guidelines).

- For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete. A less desirable option is chip seal.
- Avoid concrete kerbs for edging.
- Avoid the use of concrete pavers, cobbles, stamped concrete or bitumen.

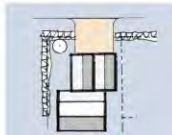
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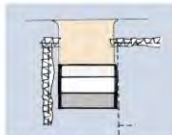
Garage set to rear of section.



Set garages and parking areas well back from the street.



Avoid dominance of garaging and parking close to street.



Avoid occupying full road frontage.

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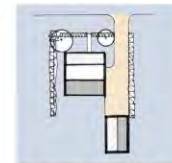
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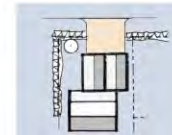
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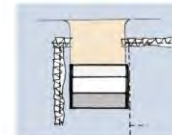
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**4.29.1 GUIDELINES: POSSIBLE VARIATIONS**

**4.29.1.1 Some new variation may be acceptable within the ARHMZ (for instance in forms or materials), provided that the character of the zone is not contradicted.**

- a) Some primary elements may possibly adopt forms other than the gable form described, provided they remain well within element/cell size limits and adopts a simple and geometric form.
- b) One primary element per lot may possibly be a little larger in floor area, provided it is within both the cell size volume and height limit. It may be appropriate for floor levels to extend below original and finished ground level as part of this variation.
- c) One primary element per lot may possibly be two-storey, provided it is within the cell size volume limit and is attic-like (i.e. floor to ceiling height is less than 1.6m at the wall/roof intersection, and wall height maximum is 3.5m above original and finished ground). It may be appropriate for floor levels to extend below original and finished ground as part of this variation. This guideline does not imply that a two-storey element will be acceptable on any and every lot. The zone must continue to be dominated by low single-storey cottages.
- d) Glazing may possibly be treated as a roof or wall cladding in its own right, rather than as an opening in another cladding. (A conservatory might be an example of this.) It may possibly be appropriate to involve aluminium or steel glazing bars in such a treatment, provided it is not visible from the street. Only clear glass should be used.
- e) It may be appropriate from a heritage/design perspective to infringe into the setbacks in some places, provided the building also withdraws from the same setback for at least an equivalent area in other places, and only where it improves the quality of open space on the lot and (especially) the amenity of the neighbours and the wider neighbourhood.

Departure from these design guidelines may be appropriate to accommodate any redevelopment of the fire station in Hertford Street, where such departures are demonstrated to be necessary in order to accommodate the operational and functional requirements of a fire station.

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**APPENDIX 2**

**Updated 2016 ADG**

# ARROWTOWN DESIGN GUIDELINES 2016



PHOTO CREDIT: PAUL REA, ARROWTOWN PROMOTION AND BUSINESS ASSOCIATION, INC.



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

The Arrowtown Design Guidelines 2016 have been updated from the earlier 2006 Arrowtown Design Guidelines prepared by Blakely Wallace Associates. We thank the authors of this original document for informing the structure and contents of the 2016 guidelines.



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# 1. INTRODUCTION

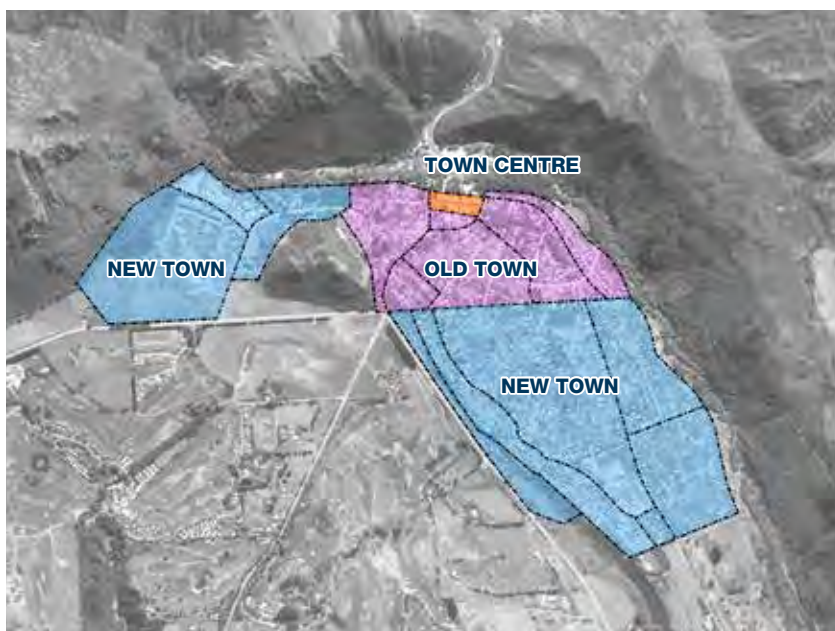
## 1.1 PURPOSE OF THE ARROWTOWN DESIGN GUIDELINES 2016 (ADG)

These guidelines have been developed to provide assistance to the community, landowners, developers, designers, planners, Council and decision makers where restoration, alteration, development or redevelopment is proposed within Arrowtown. The guidelines cover the whole of Arrowtown, with a focus on the well-recognized historic Town Centre and early residential area. They include recommendations for 'new' Arrowtown showing ways to achieve cohesiveness throughout the town.

The special qualities and historic character of Arrowtown are well recognized and valued by the community. The primary aim of these guidelines is to reinforce and provide more explicit ways to achieve the aims of the Community and Council's District Plan. The guidelines address both private land and public land as the development and management of both plays a major role in contributing to the qualities of Arrowtown.

In order to provide for a comprehensive design response for Arrowtown, the town has been divided into three broad 'character areas' on the basis of common characteristics or function.

There are separate areas for the Town Centre, Old Town and a generic area called New Town which incorporates Low Density Residential and Medium Density Residential Zones and some industrial commercial activity. This last zone is to predominantly reflect post 1950's development. Each of the 'character' areas is discussed in turn in sections 2.3 to sections 2.6.



## 1.2 THE PLANNING FRAMEWORK

The Queenstown Lakes District Plan provides a planning framework for Arrowtown. There is no intention here to repeat the District Plan provisions; however, they must be referred to when planning a development. The District Plan identifies a numbers of zones for Arrowtown, some of which overlap, each with its own set of requirements, which all owners and designers must comply with if undertaking certain types of development and considered on a case by case basis applying the relevant guidelines that apply to the development.

Where resource consent is required, it is acknowledged that the District Plan bestows existing use rights on property owners.

The ADG document is referenced within the Proposed District Plan in the Urban Development, Arrowtown Residential Historic Management Zone ('**ARHMZ**'), Low Density Residential ('**LDR**'), Medium Density residential ('**MDR**') and Arrowtown Town Centre Chapters and seeks to inform and guide appropriate development outcomes within the three main areas governed by this document.

The ADG aims to protect and enhance the historic character of Arrowtown and reinforce the District Plan provisions. They provide guidance for all projects that have either individually or collectively the potential to enhance or degrade the character of Arrowtown, irrespective of project size or whether or not resource consent is required. If it is covered in the ADG then it is important to historic character management and protection. Every individual owner has a role in protecting the historic character of a place.

Key design principles for Arrowtown, and ways to care for, and enhance Arrowtown's heritage are considered in the ADG.

## 1.3 SCOPE OF THE GUIDELINES

The ADG begins with a brief overview of the historic origin and development of Arrowtown. This understanding of the formative years of Arrowtown's heritage provides the fundamental basis for the protection of this heritage.

Specific guidelines are provided for the three 'character' areas within Arrowtown and the relationship between these areas is of importance and is also discussed. The three 'character' areas include:

- Old Town Residential (or the ARHMZ);
- New Town (or the LDR and MDR Zones); and
- Town Centre.

A series of schedules are provided to assist with more detailed design issues such as:

- Planting;
- Paving materials, and
- Fences and gates.







## 1.4 USE OF THE GUIDELINES

It is challenging to successfully achieve appropriate change or maintenance in historic areas. These guidelines aim to provide understanding and direction for making it easier to meet these goals.

To ensure any development is appropriate, users should fully understand the heritage and character sections, including the specific neighbourhood that the project would be in, then identify either the Town Centre or Old Town / New Town guidelines. Whilst there is some overlap between the guidelines, do not assume that they are the same.

In the Old Town / New Town guidelines set out in section 4, not all the individual guidelines apply. The heritage character is to be applied more stringently the closer the development is to the older portion of the Town. In the furthest extents of the New Town in the LDR zones, building forms are anticipated to become less controlled, with more attention to street layouts and the spaces between buildings. In the MDR zone, attention is directed to both design and spatial relationships, mainly within existing sections. Street layouts and vegetation should not be significantly altered.

For users of the ADG the guidelines set out in sections 3 and 4 are colour coded as follows:

-  Town Centre
-  ARHMZ
-  MDR and LDR Zones
-  General guidelines that apply to ARHMZ and MDR and LDR Zones where applicable

In order to use the Guidelines, there are six steps that users should follow when considering any new development activities that may trigger the need for resource consent:

**STEP 1** – Identify the zoning of your property under the Operative District Plan and Proposed District Plan and are there any resource consent requirements for proposed development, which would trigger the need for the ADG to inform future development;

**STEP 2** – If resource consent is required, identify what character area your property is located within (Town Centre, Old Town Residential, or New Town);

**STEP 3** - Identify the relevant Neighbourhood Area that your property falls within and any identified constraints or heritage features of relevance;

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

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

**STEP 6** – Ensure that your application provides for the necessary information set out in Development Assessment Checklist in Section 5.6, 5.7, or 5.8.

## **1.5 USE OF THE GUIDELINES**

There are key principles that need to be observed, respected and given precedence if the goals and objectives for retaining Arrowtown's heritage values are to be met. These are:

### **1.5.1 THE ARROWTOWN STORY**

Arrowtown has its own specific identity, which differs from all other towns. What goes or is right for other towns may not be right for Arrowtown. Solutions for Arrowtown come from understanding Arrowtown.

### **1.5.2 LOW KEY, RURAL, SMALL SCALE**

The low key small-scale rural simplicity arising from Arrowtown's development as a remote mining town, is central to the town's heritage values/character.

### **1.5.3 THE SENSE OF PLACE**

Arrowtown's sense of place comes from its natural setting, and its remaining heritage fabric, i.e. the streets, the buildings, vegetation and other elements. Above all else, the relationship and connection between heritage elements and their setting provides the sense of place.

### **1.5.4 RETAIN HISTORIC FEATURES AND HISTORIC CONTEXT**

Arrowtown's heritage features and historic character have already been depleted. It is vital to understand what remains and retain and enhance all aspects.

### **1.5.5 PROJECTS, IRRESPECTIVE OF SCALE TO BE COMPATIBLE (IN CHARACTER) WITH HISTORIC FEATURES AND CONTEXT**

Projects (new, upgrades or maintenance) where a resource consent is required for new building or extension the design should be compatible with Arrowtown's historic features and context and users should consider all relevant Guidelines.

To achieve the outcomes expressed within the ADG the consideration of the development assessment checklists should be provided and support any resource consent application (the development assessment checklist for the Arrowtown Town Centre, the ARHMZ and New Town Areas are set out in Section 5, page 175 to 182).

# 2. HERITAGE AND CHARACTER

## 2.1 HISTORIC OVERVIEW

The early evolution of Arrowtown gave rise to its heritage resources and character, and provides the foundation for heritage protection and the ADG.

Arrowtown is known as a town 'born of gold'. Gold was discovered in the Arrow River in 1862 and shortly afterwards miners 'flooded' to the area finding substantial deposits. The initial tent camp was replaced by the town, which grew quickly to support the mining industry. Pastoral farming also became well established in the surrounding area during the mining era and when mining waned, the town continued providing supplies and services to local farmers. Being remote and isolated there was no pressure for new development and hence many of the old buildings and other features were retained.

Tourism has been a part of the Wakatipu since early times however; it was not until the late 1940s that Arrowtown really became part of this. From the late 1970s the town began to expand in response to both tourism and its increasing popularity as a family holiday location. The late 1980s saw a swing towards permanent residents in Arrowtown. This trend continues today along with increasing tourism.<sup>1</sup>

Those early days in this remote, mountainous location with harsh winters along with the long arduous access limiting supplies to essential basics were tough times. This was reflected in the very simple, rural town character of Arrowtown where local materials, the local skill base and individual resourcefulness were key ingredients in the development of the town and were important influences in the creation of Arrowtown's heritage character. This character has survived due to the town's slow rate of change/ development up until the 1970s. Together with the buildings, the non-perfect, and at times semi-wild nature of areas provide the age, the patina, the ever-precious sense of timelessness, which relates Arrowtown to its origins and is integral to retaining the town's heritage.

A series of photographs show snapshots of the town's development in those early years. Many of the buildings, features and plantings remain and have become valued heritage. The original survey layout (1867) further below, had a significant influence on the town's pattern of development for the first 90 or so years.

The town's growth from its early beginnings is portrayed by a series of schematic sketches, (referred to as growth rings). These growth rings show in a very broad and abstract way the type and comparative rate of development post the mining boom.

Arrowtown today is valued as a tourist destination, a place to live and as a holiday destination. Its livelihood comes primarily from tourism, which is based around the town's heritage values.



Arrowtown from Crown Terrace, c.1900, Lakes District Museum.



Arrowtown 1910, Lakes District Museum.



Arrowtown c.1880, Lakes District Museum.



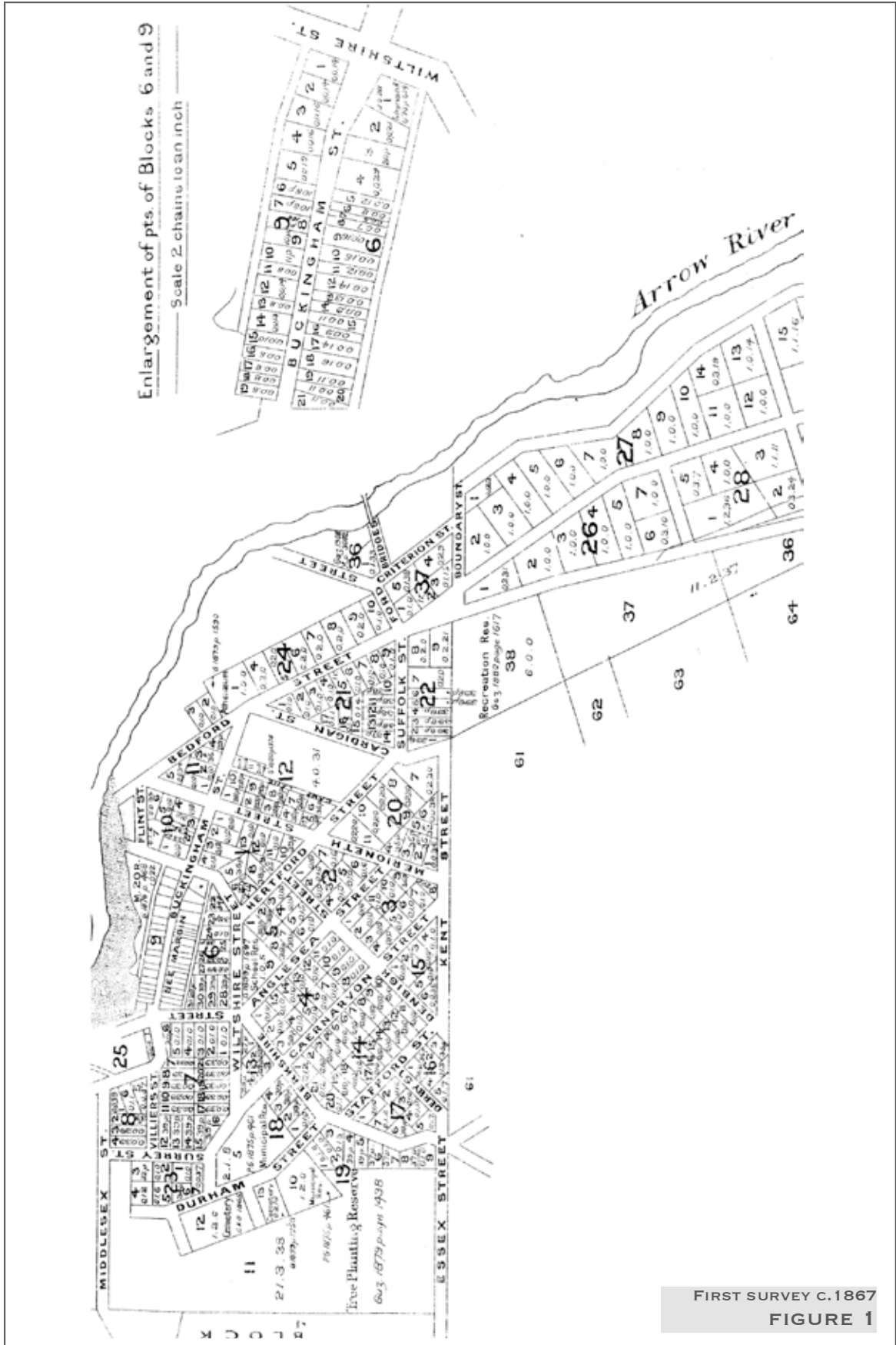
Buckingham Street, Lakes District Museum.

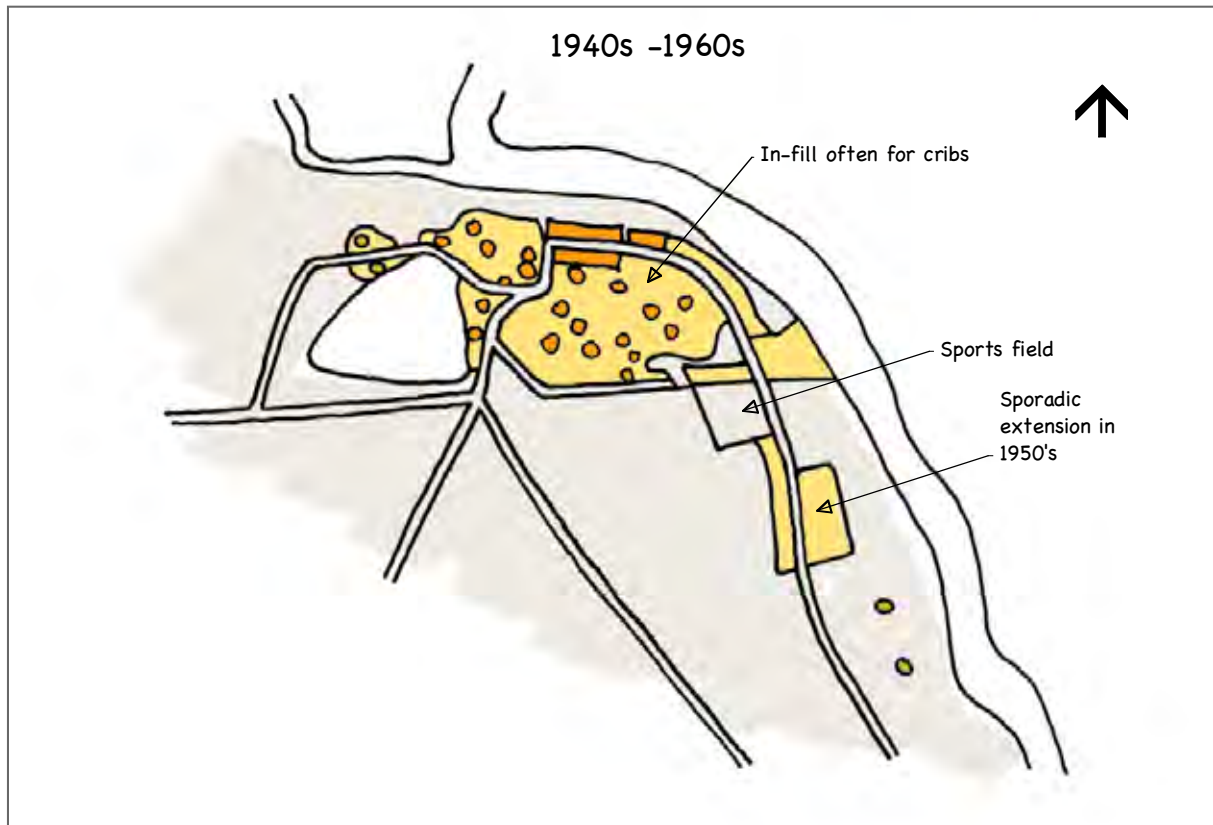
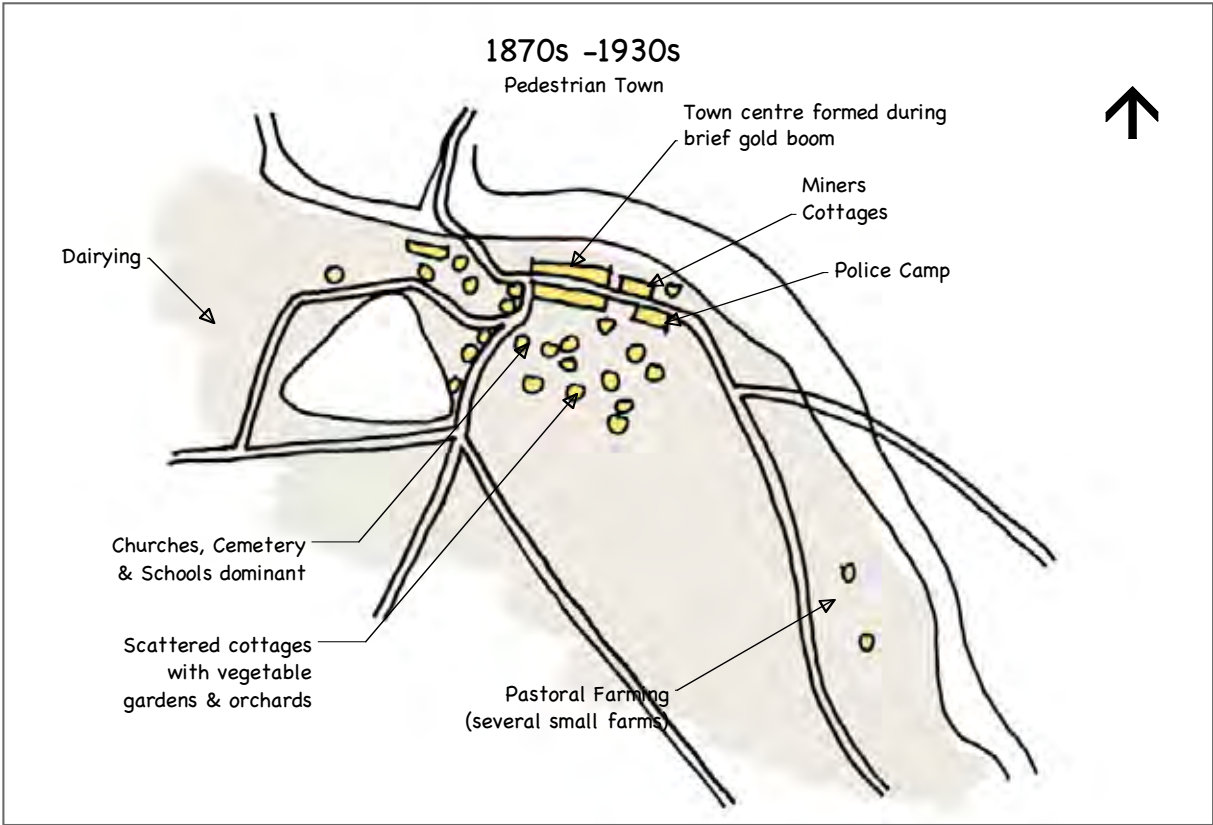


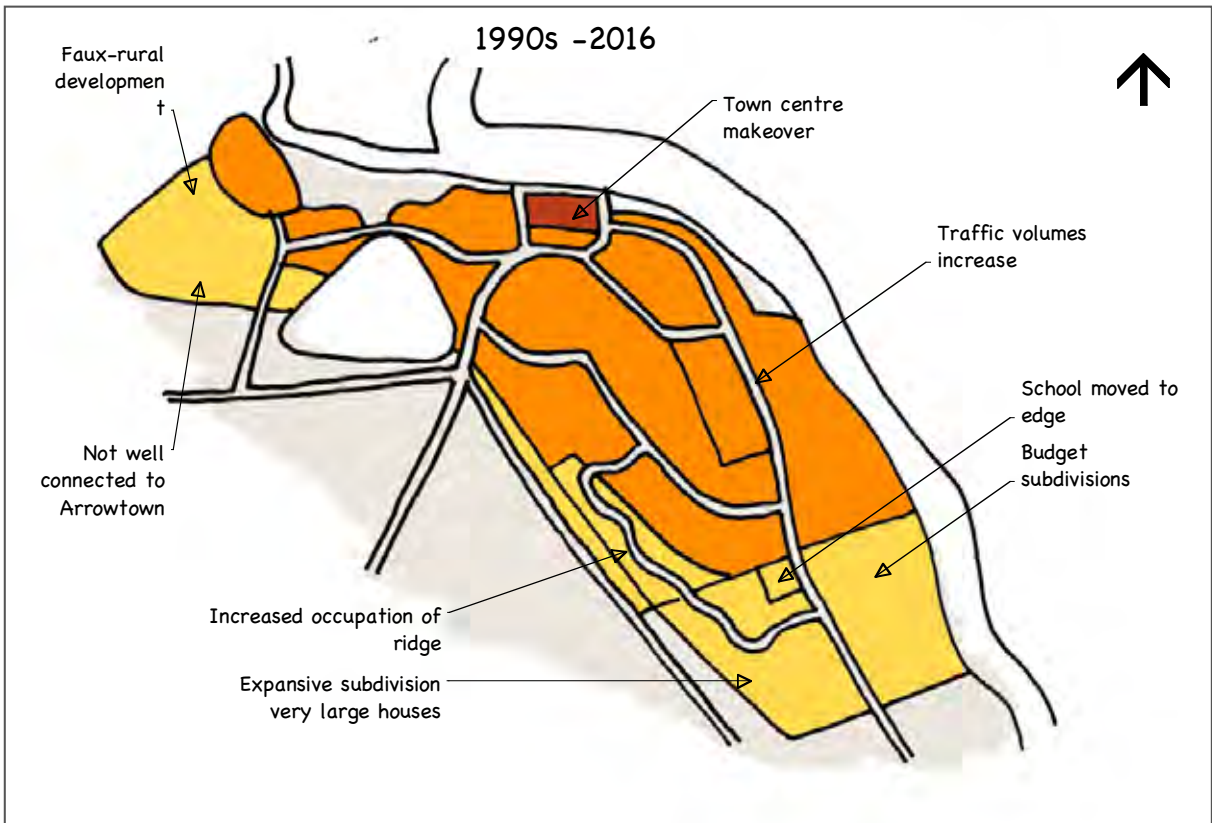
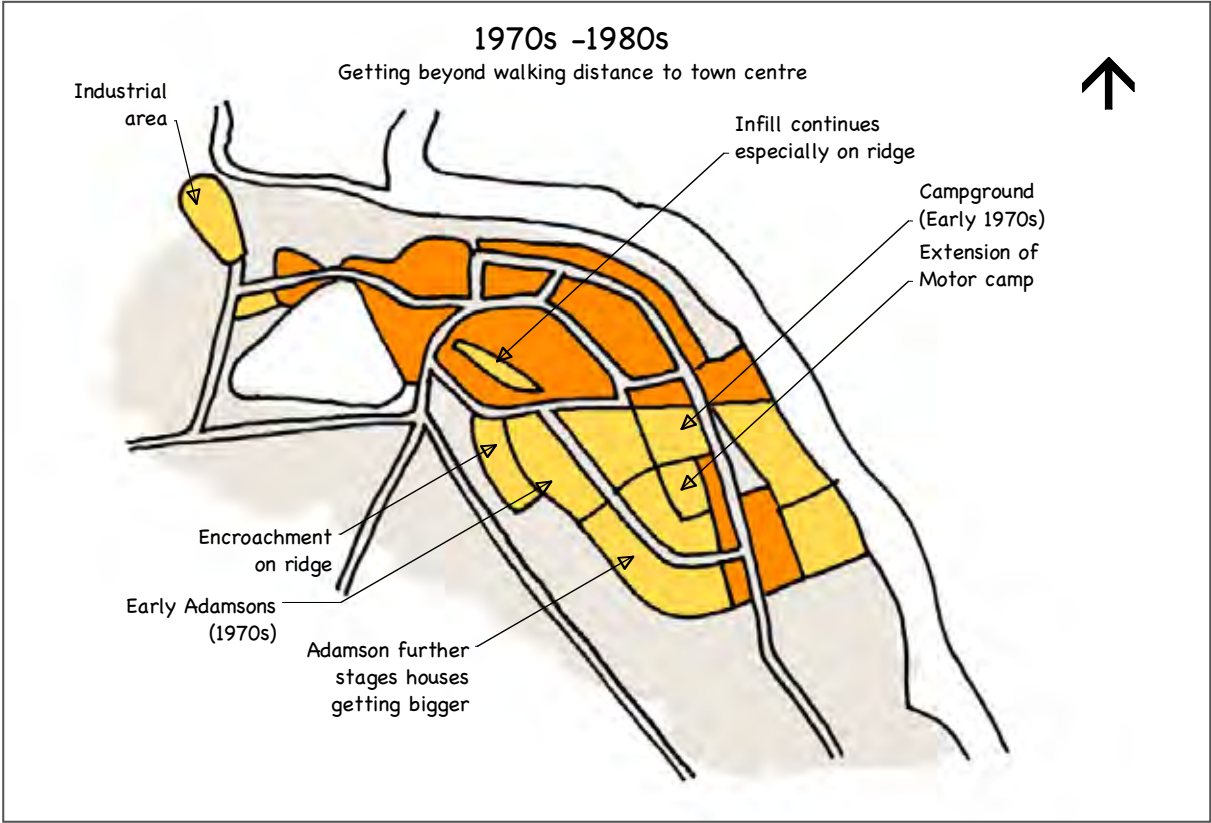
Arrowtown from Feehly's Hill c.1875, Lakes District Museum.



Buckingham Street c.1905, Lakes District Museum.







## 2.2 ARROWTOWN'S HERITAGE CHARACTER

The Arrowtown that is held precious by the community and visitors (local, regional national and international) is captured in the following quote from the first Arrowtown Charrette (Workshop) in 1994.

*'The expressions of the early town in the historic main street and commercial buildings, tiny cottages, great trees, spaciousness, low key streets, have a cohesion. There is a sense of equality in the town rather than grand individual houses or grounds.*

*A town at home in its locations, with buildings arising from that place, in stone, cob and wood. Hugging terraces. Surfaces of earth and gravel. Vegetation in spontaneous abundance. A very green town, strongly seasonal. Beyond the cottage garden, primness spurned. Managed wildness welcomed. Naturalistic.*

*These characteristics are valued by the community today. They seek to retain the low key, the spacious, the age, the trees, the wildness, but also the life. They wish it to remain discretely tucked into a corner, a surprise. Yet not a town frozen in the past. A living ever-changing town that respects and celebrates its past. A town not needing to titivate and seek grandeur. A town wanting honest expression of its place and its past'.<sup>2</sup>*

This is the Arrowtown that we need to treasure, foster and care for with great sensitivity. It is fragile like a finely spun spider web. The smallest changes can take away something that was valuable and supportive to the whole until what remains are just bits and pieces, fragments with little relationship to each other.

## 2.3 ARROWTOWN'S CHARACTER AREAS

### 2.3.1 ARROWTOWN THREE 'CHARACTER' AREAS

The following section provides an overview of Arrowtown's three 'character' areas, including:

- Old Town Residential;
- New Town; and
- Town Centre.

### 2.3.2 OLD TOWN RESIDENTIAL

The Old Town Residential was the first residential area developed to support the establishment of Arrowtown as an early mining town. The historic layout and a large number of heritage buildings, features and plantings remain within this area. Change has occurred, however the historic fabric is sufficiently intact that the essence of early Arrowtown heritage remains. Old Town provides context for Arrowtown's Town Centre and comprises six identified neighbourhoods that are expanded upon at section 2.5 of the guidelines).



Buckingham Street c.1880,  
Lakes District Museum.

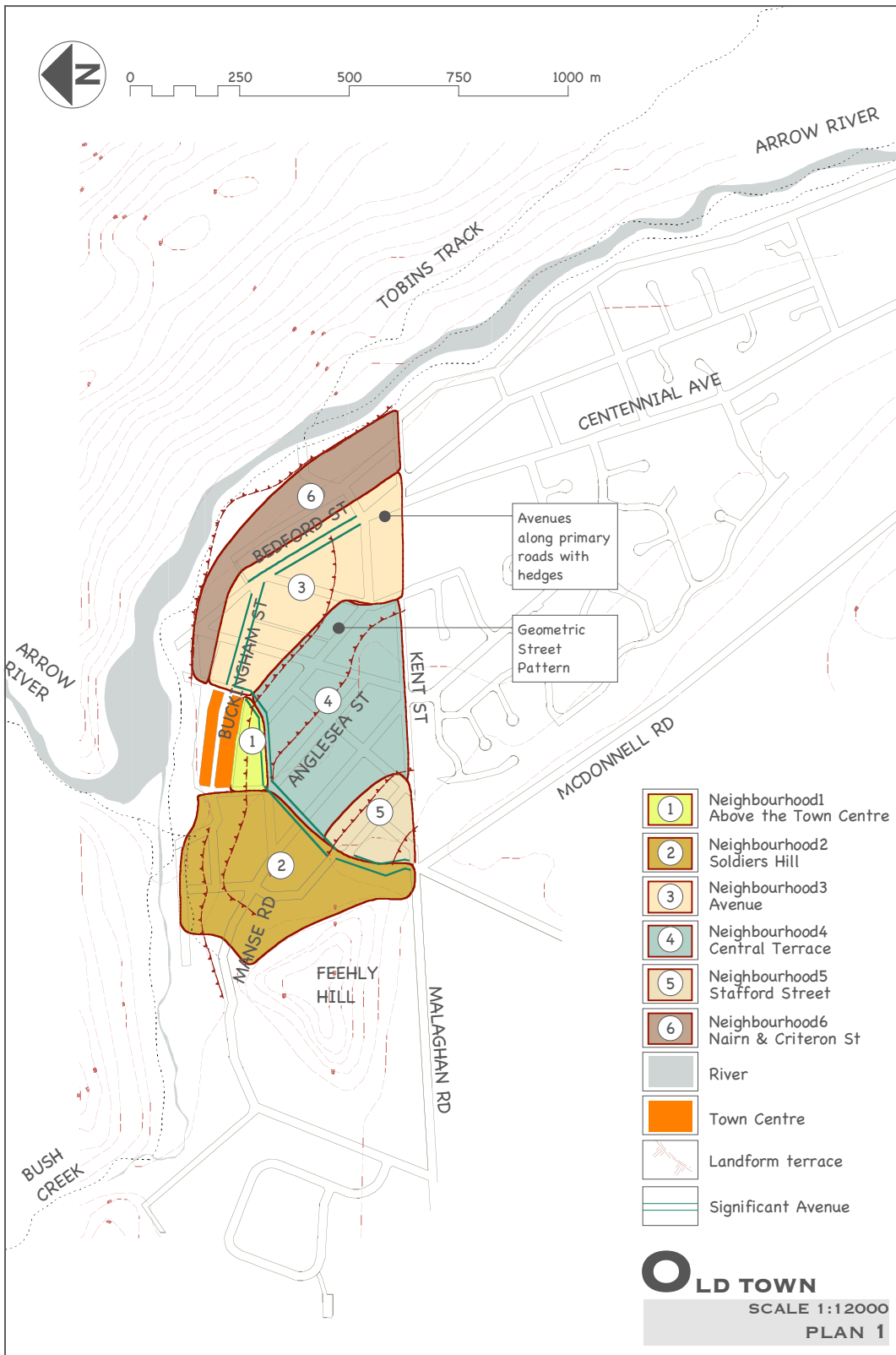


Buckingham Street 1905,  
Lakes District Museum.



Residential Arrowtown, 1903,  
Lakes District Museum.

Collectively the Town Centre and Old Town Residential give rise to the special identity of Arrowtown, which is widely recognized by the Community and also nationally and internationally.





The Old Town Residential includes the area zoned ARHMZ in the 2015 Proposed District Plan and also two areas of Low Density Residential zoning, (Stafford Street) and (part of Nairn and Criterion Streets).

The Proposed District Plan gives recognition to and seeks to manage and protect the character of the ARHMZ - describing it as follows:

*This Zone covers the older part of the residential settlement of Arrowtown. The area has a distinctive character and atmosphere which has evolved from the development pattern set at the time of early gold mining in the District.*

*The purpose of this zone is to allow for the continued sensitive development of the historic area of residential Arrowtown in a way that will protect and enhance those characteristics that make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations and unique character.*

*In particular the zone seeks to retain the early subdivision pattern and streetscape, and ensure future development is of a scale and design sympathetic to the present character.*

*Unlike other residential zones, infill housing is not anticipated. However, Residential Flats are provided for to increase the diversity of residential accommodation in the zone.*

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in an area identified as the 'Avenue' Neighbourhood 3 in the Guidance.

While the two LDR areas are not covered in the Proposed District Plan by this description, they were identified during the analysis as being closely associated with or sharing similar characteristics to the Old Town Residential and requiring similar guidelines to protect the heritage character of Arrowtown. They have, therefore, been included in this section, to show and encourage appropriate design solutions even though many aspects are not a formal requirement of the Plan.

The Proposed District Plan defines key issues, objectives and policies for the protection and enhancement of the character of historic residential Arrowtown. These guidelines support the broader range of aspects addressed in the issues, objectives and policies.



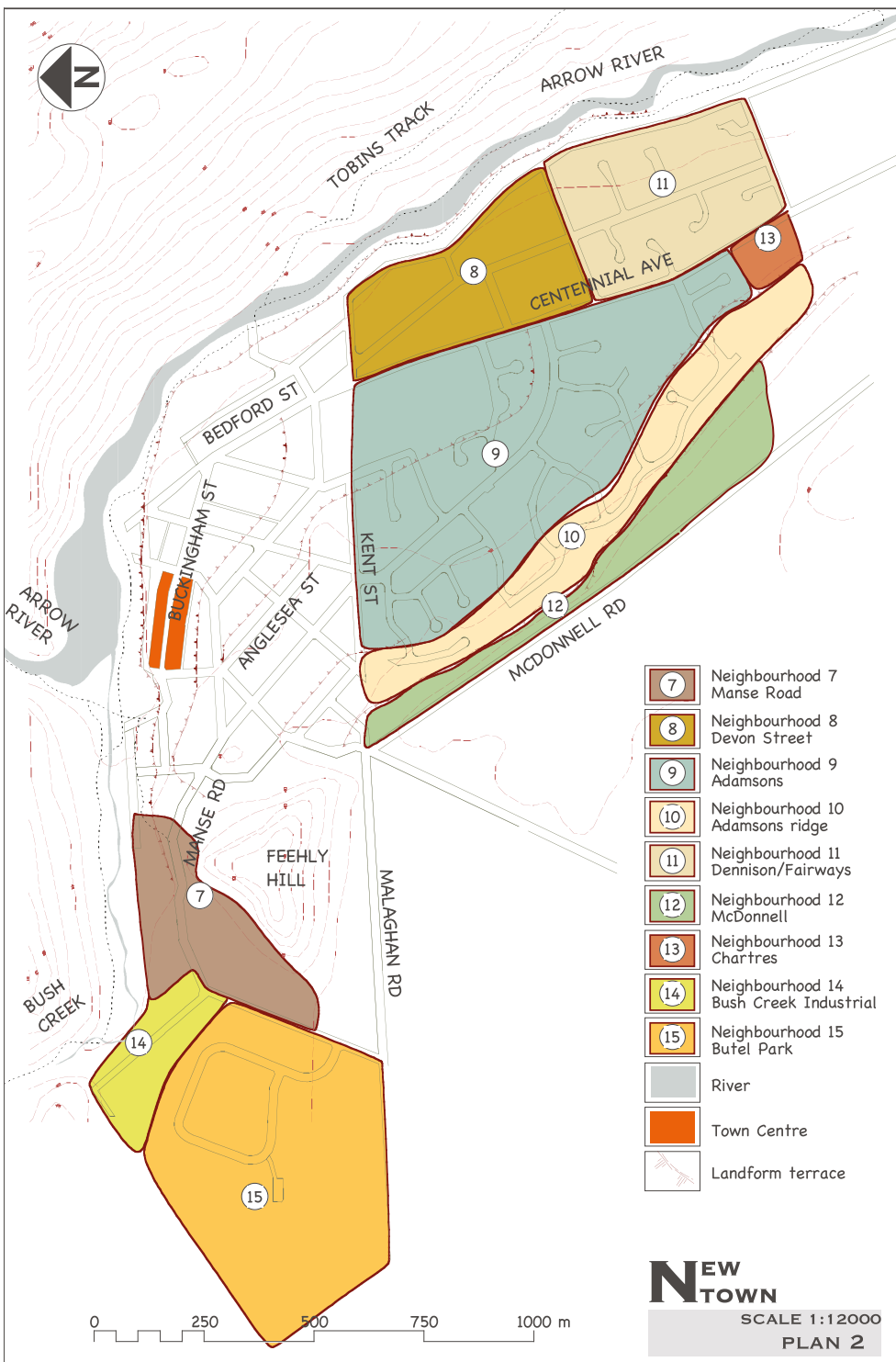
Overlooking Old Town from Soldiers Hill.

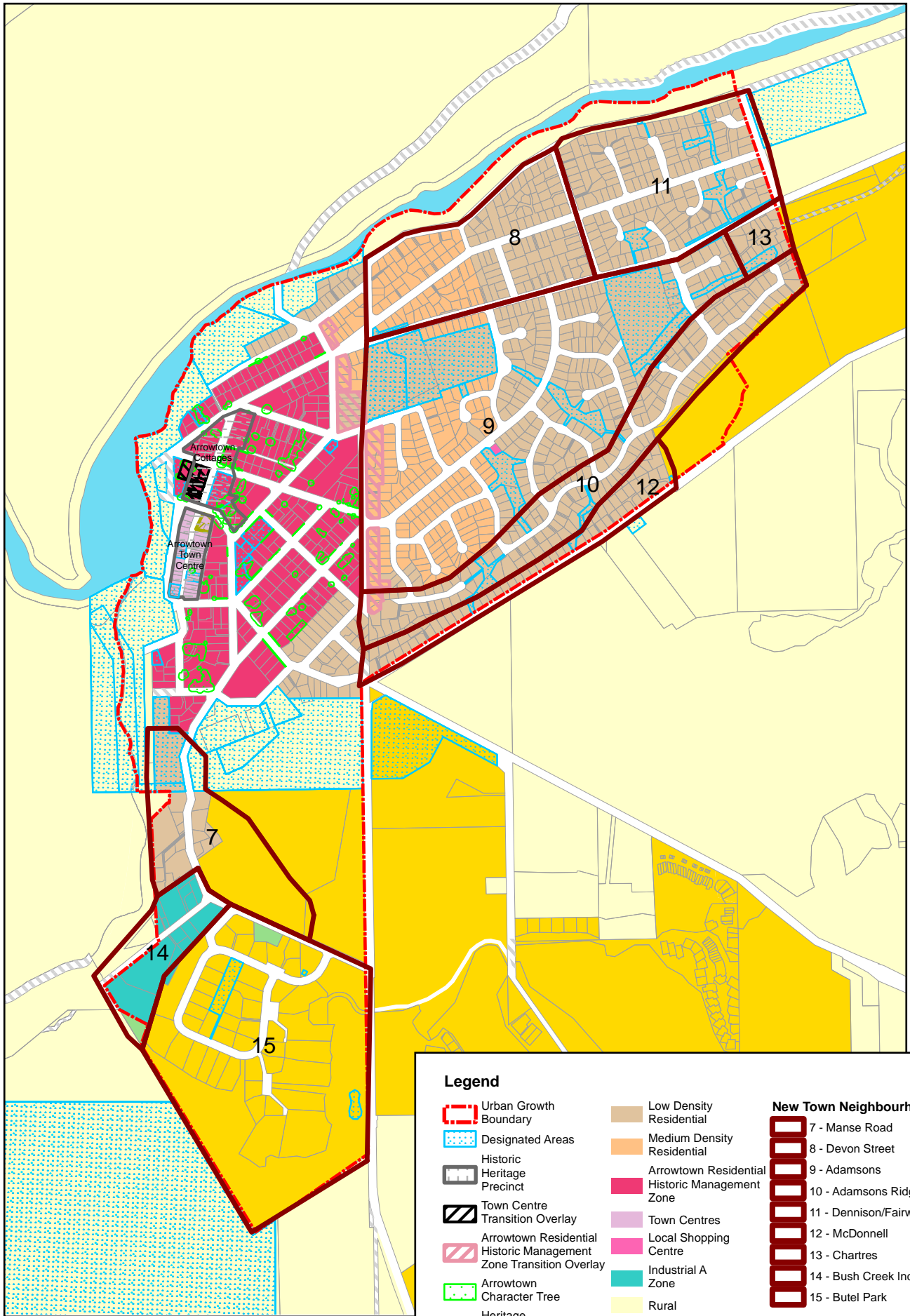


Fitzpatrick Cottage – 27 Merioneth St.

### 2.3.3 NEW TOWN

The Arrowtown Community have identified that there is a strong community desire for there to be a relationship, a visual cohesion and connection, between Old Arrowtown and the newer residential areas of Arrowtown. I.e. the New Town.





Plan 3 - New Town Neighbourhoods over Proposed District Plan Zones

**Legend**

Urban Growth Boundary	Low Density Residential	<b>New Town Neighbourhoods</b>
Designated Areas	Medium Density Residential	
Historic Heritage Precinct	Arrowtown Residential Historic Management Zone	
Town Centre Transition Overlay	Town Centres	
Arrowtown Residential Historic Management Zone Transition Overlay	Local Shopping Centre	
Arrowtown Character Tree	Industrial A Zone	
Heritage Protection Order	Rural	
	Rural Lifestyle	
	Special Zones	
	7 - Manse Road	
	8 - Devon Street	
	9 - Adamsons	
	10 - Adamsons Ridge	
	11 - Dennison/Fairways	
	12 - McDonnell	
	13 - Chartres	
	14 - Bush Creek Industrial	
	15 - Butel Park	

0 100 200 400 Metres

The New Town includes all residential areas beyond the Old Town (now covered within the area referenced ARHMZ).

Up until the late 1960s the extent of Arrowtown was essentially the old residential Arrowtown together with some crib development along Centennial Avenue and the river.

The 1970s saw the first stage of a series of subdivision developments. This development has continued until today. Initially subdivision was primarily for the purpose of holiday homes. The late 1980s saw a swing towards more permanent homes and from 2006 almost all new houses were for permanent residents. In addition permanent residences have replaced some of the old holiday homes either by remodelling or demolition.

With this rapid change, the majority of the New Town bears little relationship to the Old Town. If one disregards the setting when entering Arrowtown, (in particular from Centennial Avenue) one could be in a new residential area anywhere in New Zealand.

The Proposed District Plan deals with this newer part of Arrowtown under the same Medium and Low Density Residential, as for other new residential areas in Queenstown Lakes District, with the exception of the Arrowtown Scenic Protection Zone, which broadly covers development on the western escarpment above, and including McDonnell Road.

These guidelines for the New Town have been prepared to encourage opportunities to be taken to develop and strengthen links to the historic core of the Town.

### 2.3.4 TOWN CENTRE

The Town Centre represents the commercial centre of Arrowtown, which evolved as vital infrastructure to an early gold mining industry, later to become a basic rural service town. There has been considerable change to the Town Centre however sufficient fabric has survived from these early days to give rise to the town's revered heritage values.

The Town Centre corresponds with the area designated in the District Plan as the Arrowtown Town Centre Heritage Precinct and includes Buckingham Street (the main street) and the Lanes, Ramshaw and Arrow Lane.

#### Statement of Significance (from the Proposed District Plan)

*The precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated Town Centre. Buildings such as the former BNZ bank premises (associated with the renowned architect, R.A. Lawson) and Pritchard's Store date from the mid -1870s are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings / structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representation of a goldfields' town dating from the 1860s and 1870s. It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid – 1860s.*



Shaw Street.



Footpath – Adamson Drive.



Buckingham Street - the west end is narrow and predominantly 'walled' by buildings.



View to main street and river environs across Buckingham Green from Arrow Lane. Arrowtown.

As this statement identifies, all aspects of the town generate the Town Centre's historic character.

There is a degree of 'overlap' between the Town Centre and adjacent areas. The historic characteristics of adjacent areas contribute in a major way to the Town Centre's heritage values.

## **2.4 NEIGHBOURHOODS**

In addition to the character areas a number of discrete neighbourhoods have been identified. A neighbourhood is an area, which has an identity of its own within the greater character areas. These neighbourhoods share many of the same characteristics. Nevertheless they have their own identity, which is primarily a result of landform variation, outlook and enclosure and in some cases there are special additional characteristics. These points of difference/additional neighbourhood characteristics need to be recognized in the planning of development and retained and enhanced through time.

Guidelines have been developed, which apply to all Neighbourhoods. The relevant neighbourhood description places emphasis on neighbourhood-specific characteristics and these should be respected in new development.

A brief description of each neighbourhood as this relates to the 'Character' areas listed above is provided below together with individual neighbourhood plans. These plans show more specific and detailed information including historic items listed in the District Plan (and others may have subsequently been added), and key characteristics/features within each neighbourhood.

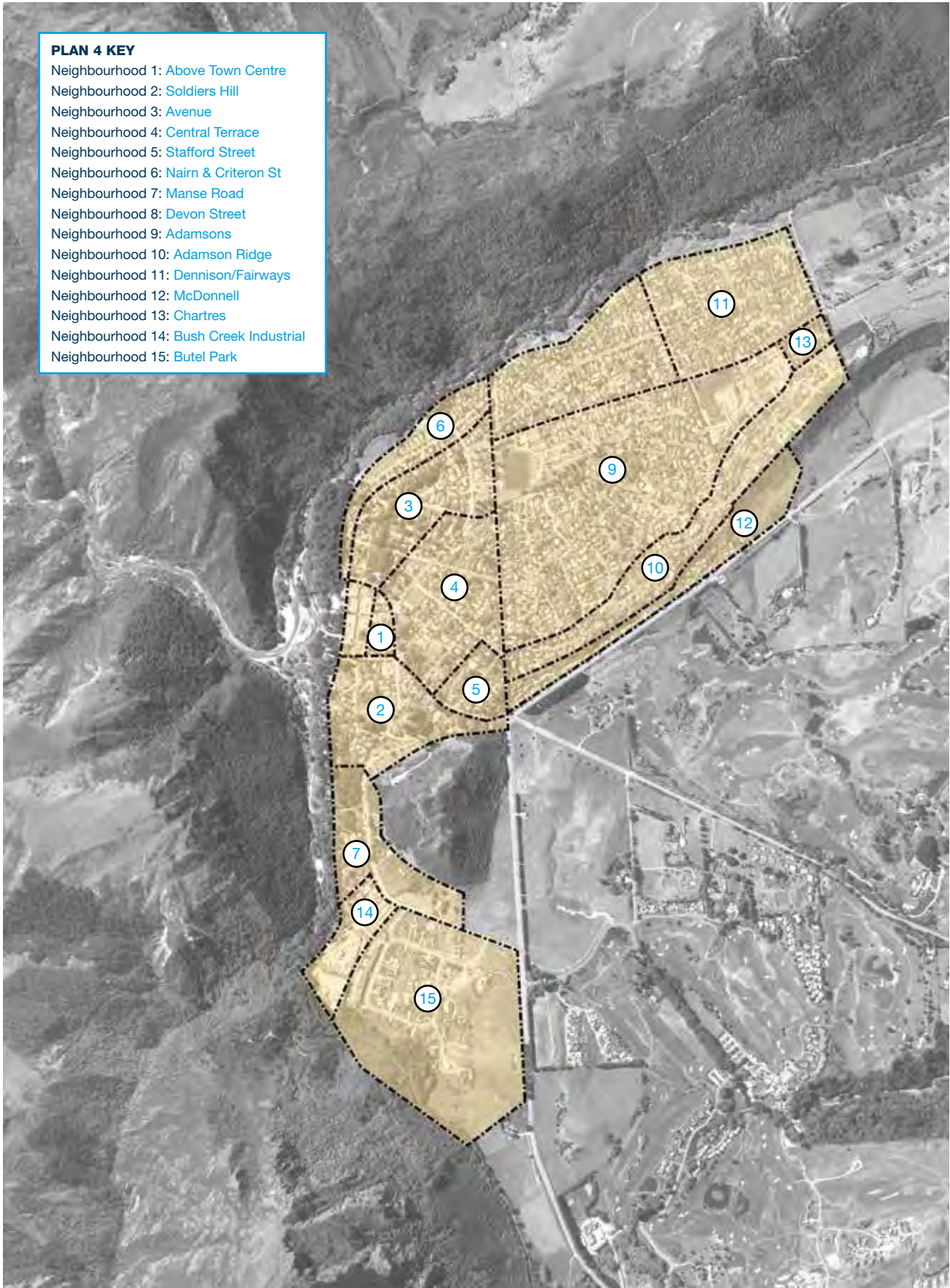
## **2.5 OLD TOWN RESIDENTIAL NEIGHBOURHOODS**

### **2.5.1 SIX NEIGHBOURHOOD AREAS IDENTIFIED WITHIN THE OLD TOWN RESIDENTIAL 'CHARACTER' AREA**

Within the Old Town Residential Character Area six neighbourhoods have been identified and include:

- **Neighbourhood 1 – Above Arrow Lane;**
- **Neighbourhood 2 – Soldiers Hill;**
- **Neighbourhood 3 – Avenue;**
- **Neighbourhood 4 – Central Terrace (Hertford Street to Stafford Street Ridge);**
- **Neighbourhood 5 – Stafford Street;**
- **Neighbourhood 6 – Nairn – Criterion Street.**

**An overview of these Neighbourhoods is identified in Plan 4.**



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

## 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

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



Looking east towards 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.

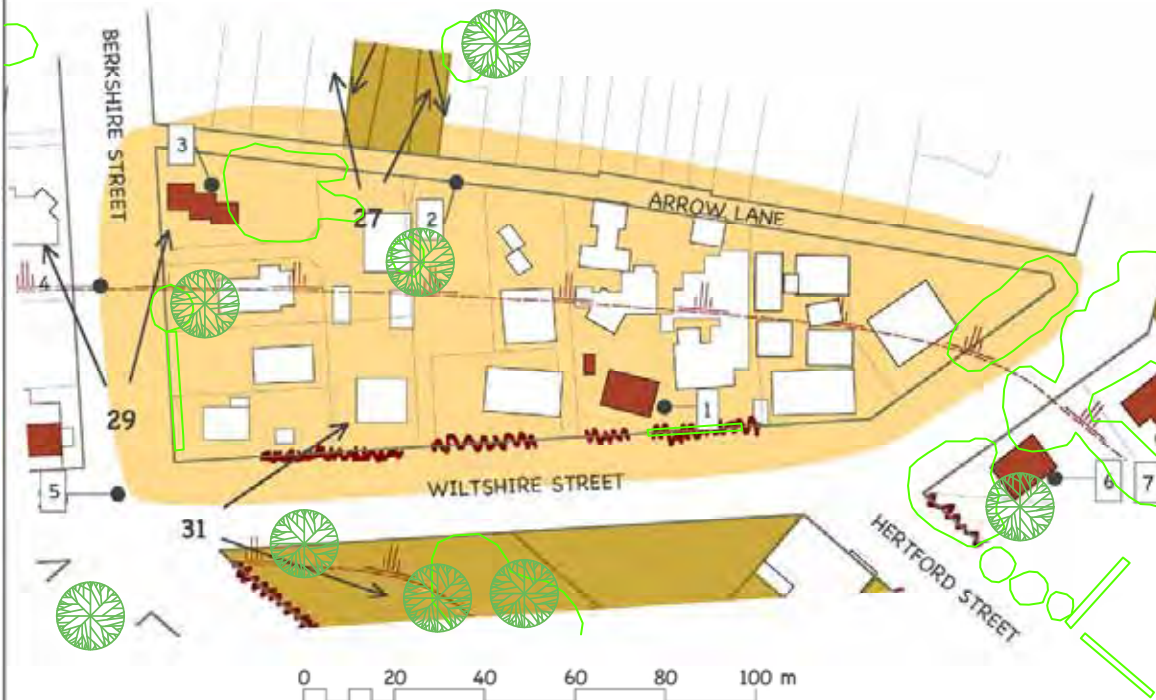


On Arrow Lane looking south towards the 'Above Town Centre Neighbourhood'.










## Historic Buildings & features

(As listed in the Proposed District Plan, 19 Dec. 2016)

1. 360 Summers Cottage 16  
Wiltshire St Arrowtown
2. 310 Stone Wall, Arrow Lane  
Arrowtown Fronting Lots 1 and 2,  
DP9213 and Lot 1 DPI7116 Block  
VI, Town of Arrowtown
3. 321 Cottage 3 Berkshire St
4. 305 Cobbled Gutters, Berkshire  
St, Arrowtown 2086 Road  
Reserve II 2
5. 301 King Edward VII Memorial  
Lamp, Cnr Wiltshire Street and  
Berkshire St, Arrowtown Road  
reserve
6. 331 Cottage 11 Wiltshire St
7. 330 Masonic Lodge Building 9  
Wiltshire St



### Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Arrowtown Character Tree
-  Arrowtown Protected Tree
-  Significant Hedge
-  Building
-  Historic Building
-  Significant Vista
-  Landform terrace

**NEIGHBOURHOOD 1**  
**ABOVE THE TOWN CENTRE**  
SCALE 1:1500  
PLAN 5

Based on March 2015 QLDC OIS Aerials



## 2.5.3 NEIGHBOURHOOD 2 - SOLDIER'S HILL

This neighbourhood is bounded by Feehly's Hill, Bush Creek and Berkshire Street and includes part of the flat river terrace and descends to Bush Creek. Durham Street and the western ends of Wiltshire and Caernarvon Streets are on the terrace top. Villiers Street is secretive and hidden, located on the terrace edge and face overlooking Bush Creek and Arrow Gorge. The extent and nature of the open space, paddocks i.e. Reidhaven's and the relationship to Soldiers Hill, the river and mountains gives a rural feel to the neighbourhood. A sense of enclosure and seclusion is also created by the surrounding context.

This neighbourhood's relationship to other neighbourhoods is important. It abuts the river, the Town Centre, other Old Town Residential neighbourhoods and the New Town. It also includes the western end of Buckingham Street down to Buckingham Green and bounds the Chinese Settlement. This route with Butler's Wall and Dudley's cottages is very important historically as it was the main track from the historic: mining sites to the town. The abundant vegetation managed wildness - some overgrown and untended, is an integral part of the character and charm of this area.

### 2.5.3.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 11 View up Berkshire Street to St Johns Church
- 12 View west up Durham Street
- 13 Berkshire Street from opposite St Johns Church
- 28 Views across Marshall Park to Arrow River
- 29 View from top of Berkshire Street overlooking the Town Centre
- 30 Wiltshire Street west to mountains
- 31 View east along Wiltshire Street
- 32 View from ridge looking southeast over the town

### 2.5.3.2 THREATS

- a) The relative seclusion and sense of 'discovery' experienced is very vulnerable.
- b) Greater traffic flow.
- c) Loss of 'wild' vegetation.
- d) Owners not looking after heritage buildings.
- e) Loss of heritage buildings.
- f) Proposed Surrey Street road closure.



View Towards Arrow Gorge from Soldiers Hill.



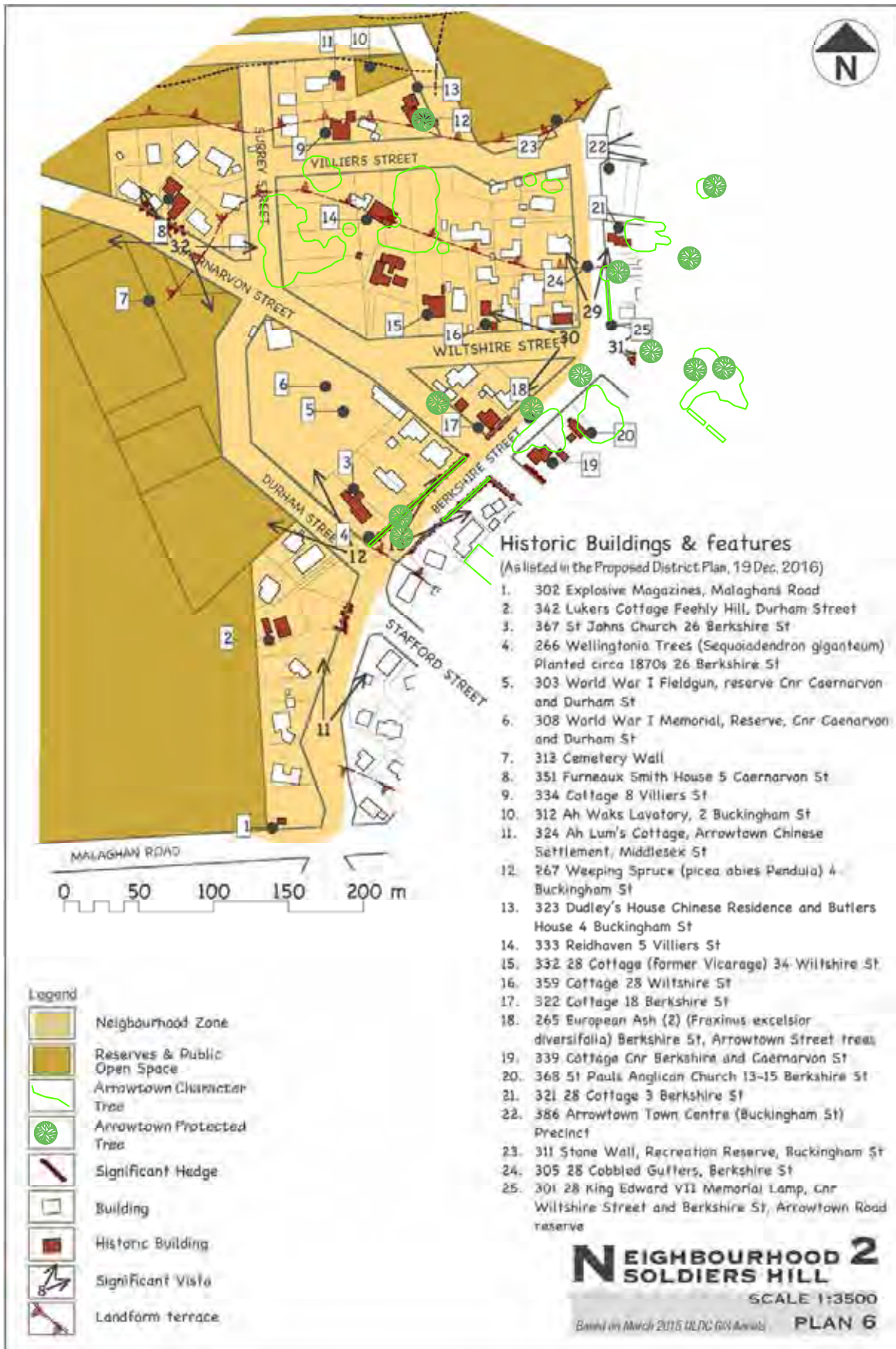
Butlers wall, Villiers Street behind.



View from Soldiers Hill over Wiltshire Street.



Caernarvon Street.



## 2.5.4 NEIGHBOURHOOD 3 - AVENUE

The Avenue Neighbourhood has its own overlay of distinctive features, which includes the Buckingham Street Avenue of trees, the miner's cottages, the Arrowtown Village Green, cribs and houses with hedges, grass verges and swales. (The Arrowtown Village Green is discussed with the public open spaces of the Town Centre). The terrace face south of the Town Centre swings southwest providing containment to this neighbourhood. To the northeast the 'backyard' of the neighbourhood relates to the Arrow River and environs.

The simplicity and strength of the Avenue with the combination of grass and woodland of sycamore trees surrounding the library give presence to this neighbourhood and 'lends' trees of stature to the building dominated Town Centre. The miners' cottages on the north side of the street, between Merioneth Street and Wiltshire Street, are distinctive and highly significant. They come to the street edge, or close to, and are set close together. These cottages are smaller in scale than the traditional Arrowtown cottage.

This neighbourhood has an important relationship with the Town Centre but is distinctly different and must remain so.

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in the 'Avenue' Neighbourhood 3.

### 2.5.4.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 5 View from Centennial Ave to Bedford Street Avenue
- 17 West along Hertford Street
- 18 View north along Cardigan Street
- 19 Suffolk Street to Mt Beetham
- 20 West along Buckingham Street from intersection with Cardigan Street
- 21 View south from lower Merioneth St

### 2.5.4.2 THREATS

- a) Commercial development.
- b) Pressure for redevelopment or larger buildings.
- c) Development that does not reflect the scale of traditional cottages.
- d) Increased parking and loss of grass verges and swales.
- e) Inappropriate landscape details and signage.
- f) Loss of trees in particular the avenue. The replacement tree nursery which was established in 1997/98 near Wilcox Green needs to be revitalized.
- g) Owners not looking after heritage buildings.
- h) Loss of heritage buildings.



Miners Cottages - Buckingham Street.



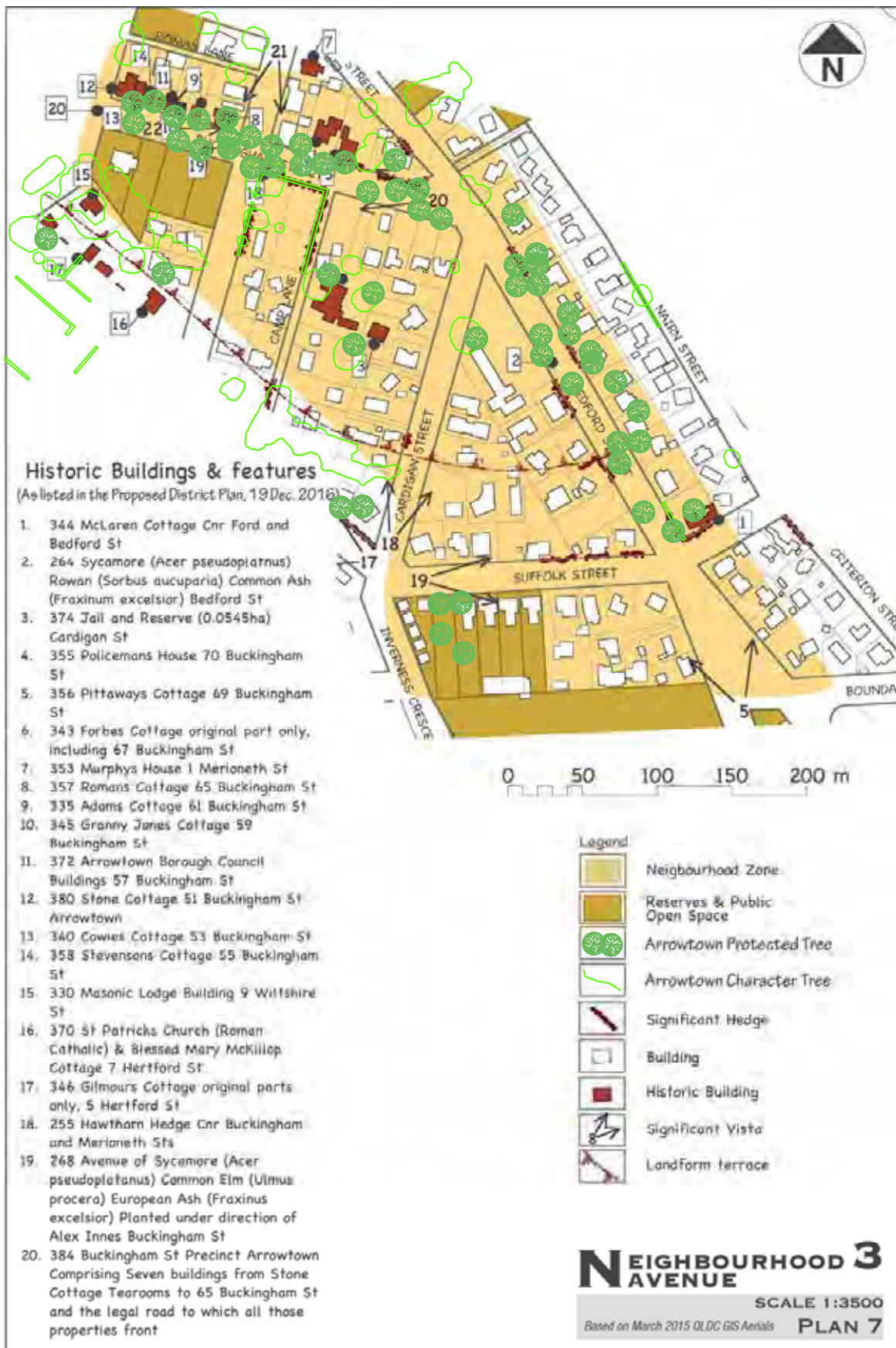
Miners Cottages - Buckingham Street.



Buckingham Street Avenue.



Simplicity of the Avenue and pathway.



## 2.5.5 NEIGHBOURHOOD 4 - TOP TERRACE (WILTSHIRE STREET TO STAFFORD RIDGE)

This neighbourhood is sited on an essentially flat terrace, with some gentle landform variation, appears more open than the other neighbourhoods.

The historic grid pattern is more obvious on the flatter terrain. This neighbourhood is particularly notable for its streets with narrow roads, grass verges, street trees and hedges. The neighbourhood has abundant vegetation including tall deciduous trees and orchard trees. Spaciousness and relatively low density development predominates. The Churches and their grounds are prominent, as are the historic old cottages and small scale cribs, with the sense of space re-enforced by the simplicity of lawns and vegetation.

### 2.5.5.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 10 View east along Kent Street
- 13 Berkshire Street from opposite St Johns Church
- 14 Caernarvon St. across old school site
- 15 North along Merioneth Street
- 16 From intersection of Hertford and Merioneth Street
- 17 West along Hertford Street
- 18 View north along Cardigan Street

### 2.5.5.2 THREATS

- a) Old school site redevelopment, which has the potential to enhance or detract from this neighbourhood.
- b) Loss of character and spaciousness through vegetation removal and increased building size.
- c) Loss of simplicity of the narrow roads, grass verges, gravel shoulders, street trees and hedges.
- d) Loss of visual supremacy of the Churches.
- e) Loss of early cottages and small-scale appearance of the cribs
- f) Owners not looking after heritage buildings.
- g) Loss of heritage buildings.



Bed and Breakfast on corner of Angelsea Street and Denhigh Street.



Berkshire Street.



Corner of Wiltshire and Hertford Street.












Corner of Wiltshire and Hertford Street.



St Patricks Church and Blessed Mary McKillop Cottage, corner Hertford Street and Merioneth Street.

Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Arrowtown Protected Tree
-  Arrowtown Character Tree
-  Significant Hedge
-  Building
-  Historic Building
-  Significant Vista
-  Landform terrace

Historic Buildings & Features

(As listed in the Proposed District Plan, 10 Dec. 2016)

1. 367 St Johns Church 26 Berkshire St
2. 375 Police Camp Building Butler Park
3. 325 Cottage (O'Callaghans) 16 Caernarvon St
4. 126 Old Fever Ward 24 Goernarvon St
5. 332 Cottage Cnr Berkshire and Caernarvon St
6. 361 Summers Cottage 12 Stafford St
7. 349 Brodie Cottage 32 Kent St
8. 350 Preston Cottage 30 Kent St
9. 327 Off Plumb Cottage 38 Caernarvon St
10. 328 Cottage (Low) 15 Denbigh St
11. 329 McClintocks Cottage 31 Merioneth St
12. 354 Cottage (Pittpatrick) 27 Merioneth St
13. 319 Cottage 21 Anglesea St
14. 317 Cottage 11 Anglesea St
15. 315 Cottage 9 Anglesea St
16. 318 Cottage 12 Anglesea St
17. 316 Cottage 10 Anglesea St
18. 370 St Patricks Church (Roman Catholic) & Blessed Mary McKillop Cottage 7 Hertford St
19. 346 Gilmours Cottage original parts only, 5 Hertford St
20. 331 Cottage 11 Wiltshire St
21. 330 Masonic Lodge Building 9 Wiltshire St
22. 347 Meg Cottage Cnr Hertford and Merioneth St
23. 360 Summers Cottage 16 Wiltshire St
24. 368 St Pauls Anglican Church 13-15 Berkshire St
25. 301 28 King Edward VII Memorial Lamp, Cnr Wiltshire Street and Berkshire St, Arrowtown Road reserve

0 50 100 150 200 m



**NEIGHBOURHOOD 4**  
**CENTRAL TERRACE**  
 SCALE 1:3500  
 Based on March 2015 QLDC GIS Aerials **PLAN 8**

## 2.5.6 NEIGHBOURHOOD 5 - STAFFORD STREET

The Stafford Street neighbourhood includes the low ridge east of Stafford Street and part of the main western terrace adjacent to Berkshire Street. Parts of this neighbourhood have been more recently developed but relate very closely to the Old Town and were included in the original Town survey.

The neighbourhood relates closely to Feehly's Hill, the entrance to Arrowtown and to the Old Town Residential area. The streetscape shares the same characteristics such as grass verges, open space and mature trees. The low ridge to the east overlooks and provides a backdrop to the Old Town. It is part of the setting and context to the core historic area.

### 2.5.6.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 10 View east along Kent Street
- 11 View up Berkshire Street to St Johns Church
- 12 View west up Durham Street
- 13 Berkshire Street from opposite St Johns Church

### 2.5.6.2 THREATS

- a) This neighbourhood is already over-built. Further development of large houses, alien in style to old Arrowtown will further degrade the historic character of Neighbourhood 4.
- b) Established vegetation under threat from development.



Derby Street.



Summers Cottage (12 Stafford Street).



Cottage on Stafford Street.



More modern dwelling on Stafford Street.



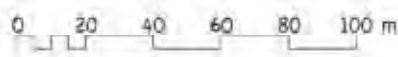
### Historic Buildings & features

(As listed in the Proposed District Plan, 19 Dec. 2016)

1. 302 Explosive Magazines, Malaghans Road
2. 342 Lukers Cottage Feehly Hill, Durham Street
3. 367 St Johns Church 26 Berkshire St
4. 361 Summers Cottage 12 Stafford St
5. 349 Brodie Cottage 32 Kent St
6. 350 Preston Cottage 30 Kent St
7. 266 Wellingtonia Trees (Sequoiadendron giganteum) Planted circa 1870s 26 Berkshire St
8. 265 European Ash (2) (Fraxinus excelsior diversifolia) Berkshire St, Arrowtown Street trees



- Legend**
- Neighbourhood Zone
  - Reserves & Public Open Space
  - Arrowtown Protected Tree
  - Arrowtown Character Tree
  - Significant Hedge
  - Building
  - Historic Building
  - Significant Vista
  - Landform Terrace



**NEIGHBOURHOOD 5**  
**STAFFORD ST**  
 SCALE 1:2000  
 Based on March 2015 QLDC GIS Aerials **PLAN 9**



## 2.5.7 NEIGHBOURHOOD 6 - NAIRN - CRITERION

Located on the lower terrace next to the Arrow River this neighbourhood is more open in character than the Avenue neighbourhood with a greater number of cribs. The river and close proximity of the mountains create a powerful feeling of enclosure. It has a simpler, basic rural character than some of the other neighbourhoods. Narrow roads and grass verges are significant features.

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in Nairn - Criterion, Neighbourhood 6.

### 2.5.7.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

21 View south from lower Merioneth Street

22 From Miners' Cottages to terrace escarpment

### 2.5.7.2 THREATS

- a) The likely redevelopment of cribs and loss of their appropriate scale.
- b) Change to the narrow roads, and grass verges and loss of vegetation.
- c) Loss of the simple, basic rural character.
- d) The Proposed District Plan Low Density Residential Zoning where development involves two more dwellings per site, requires consideration of these guidelines as a matter of discretion. This requirement does not apply to single dwellings on a site, however.



Criterion Street.



Nairn Street.



Dwelling located on and Criterion Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



Dwelling located on Nairn Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



Dwelling located on Nairn Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



## 2.6 NEW TOWN NEIGHBOURHOODS

### 2.6.1 10 NEIGHBOURHOOD AREAS IDENTIFIED WITHIN THE NEW TOWN 'CHARACTER' AREA

The New Town consists of a number of neighbourhoods and where there are distinctive characteristics within individual Neighbourhoods these are discussed and include the following:

- Neighbourhood 7 – Manse Road;
- Neighbourhood 8 – Devon Street;
- Neighbourhood 9 – Adamsons;
- Neighbourhood 10 – Adamsons Ridge;
- Neighbourhood 11 – Fairways/Dennison;
- Neighbourhood 12 – McDonnells Road;
- Neighbourhood 13 – Chartres Green;
- Neighbourhood 14 – Bush Creek Road;
- Neighbourhood 15 – Butel Park;

### 2.6.2 NEIGHBOURHOOD 7 - MANSE ROAD

This neighbourhood includes the northern toe slope of Feehly's Hill and the area between Manse Road and Bush Creek. While this area is not within the Old Town it includes some similar characteristics such as historic settlement (the old manse and stables and historic trees). The lots are generally large and spacious and those bordering Bush Creek have a wild 'concealed' character. Hawthorn hedges, stonewalls and the generally treed nature is part of the character of this area.

Light industrial activity is encroaching into this neighbourhood especially at the western end. The separation from Arrowtown by the cemetery saddle is important.

#### 2.6.2.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

32 View from ridge looking southeast over the town.

33 Views to Mountains.

#### 2.6.2.2 THREATS

- a) Dense or out of scale buildings or developments.
- b) Loss of the treed character.
- c) Increased traffic flow.
- d) Development which threatens the feeling of separation between Manse Road and the Old Town.



West along Manse Road.



East along Manse Road.



- Legend**
- Neighbourhood Zone
  - Reserves & Public Open Space
  - Arrowtown Protected Tree
  - Arrowtown Character Tree
  - Significant Hedge
  - Building
  - Historic Building
  - Significant Vista
  - Landform terrace



**Historic Buildings & Features**

(As listed in the Proposed District Plan, 19 Dec. 2016)

1. 366 Presbyterian Manse 51 Manse Road
2. 352 Curries Cottage Manse Road
3. 269 Greek Fir (*Abies cephalonica*) "The Old Manse" Manse Road Identified by Kew (London) as a rare variety of the species.

**NEIGHBOURHOOD 7**  
**MANSE ROAD**  
 SCALE 1:4000  
 PLAN 11

## 2.6.3 NEIGHBOURHOOD 8 - DEVON STREET

Located between Centennial Avenue and the river, this area's development pre-dates the 1970s. Originally small-scale cribs it now includes permanent residences and has seen some re development. This area was surveyed at the same time as the Old Town, (1867), and the street and section pattern is more akin to that. Mature trees are a feature.

Norfolk Street is low key and fronts onto the river reserve.

Recent street works in Devon Street have destroyed the relationship this street had with the Old Town. The narrow carriageway and grass verge have been replaced with an excessively wide street, dominated by asphalt and kerb and this has undermined the relationship between the street and neighbourhood with the Old Town.

### 2.6.3.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

3 Views to Remarkables Range and Ben Cruachan.

5 Southern entrance to Tree Avenue.

4 Open views North from campground.

### 2.6.3.2 THREATS

- a) Further inappropriate redevelopment and/or upgrading of the streets.
- b) Redevelopment that replaces the small scale built form.
- c) Loss of trees and vegetation.
- d) Increased traffic flow.



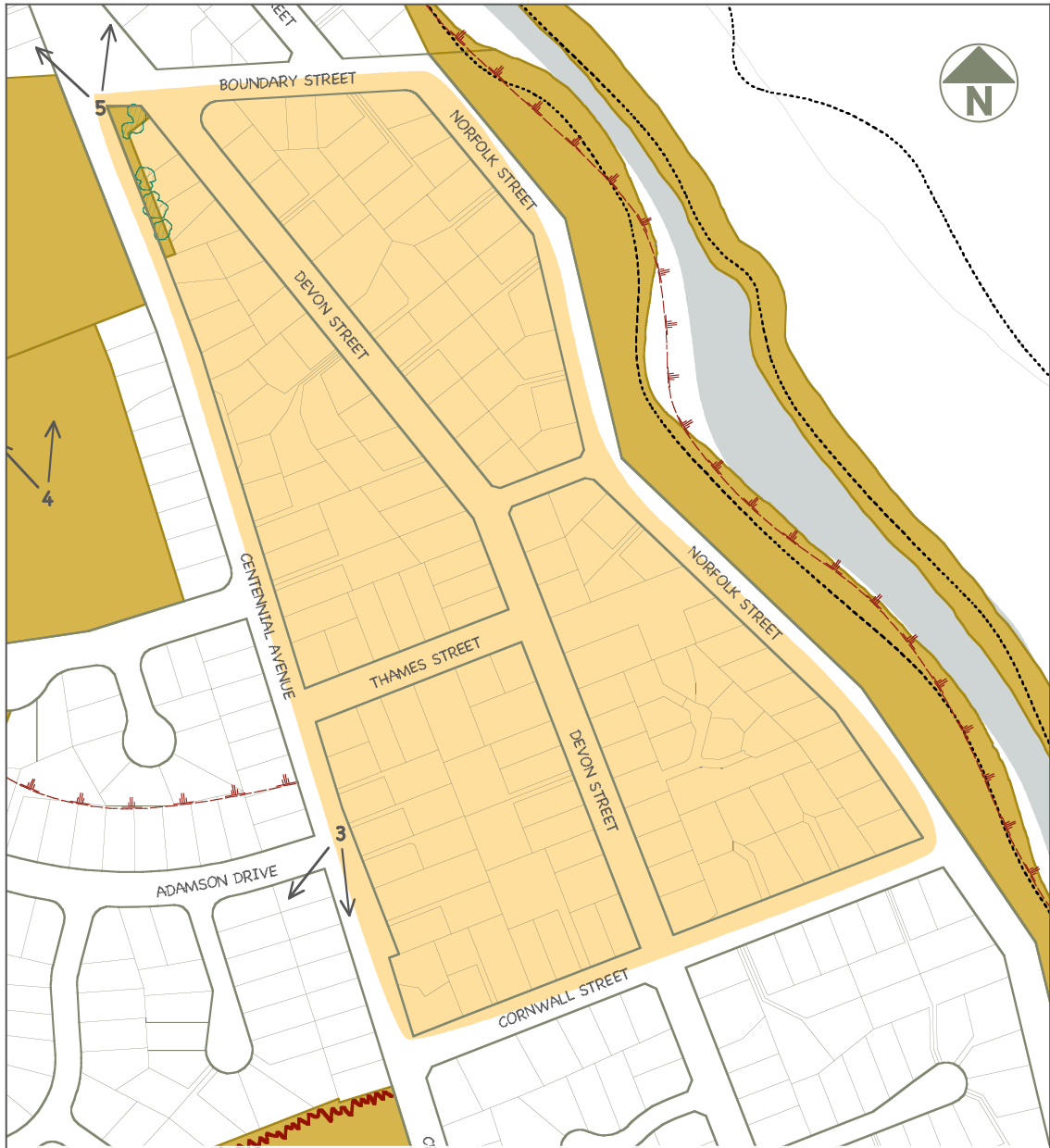
Devon Street.







Cornwall Street.



Macrocarpa hedge – Centennial Avenue.



**Legend**

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

**NEIGHBOURHOOD 8**  
**DEVON ST**  
 SCALE 1:3500  
 PLAN 12

## 2.6.4 NEIGHBOURHOOD 9 - ADAMSONS

Development of the Adamson subdivisions started in the 1960s and has continued in stages, for approximately 40 years to progressively achieve an overall master plan. The area has been split into two neighbourhoods, Adamsons and Adamsons Ridge (Neighbourhood 10). The Adamson neighbourhood subdivisions extend from the middle river terrace (Centennial Avenue) onto the lower slopes of the ridge adjacent to the main western escarpment). This was the first stage of the Adamson subdivision development and it directly abuts the Old Town.

The street pattern of the Adamson subdivisions is distinctively different to that of the Old Town Residential Area, with streets following more organic curving lines. Adamson's Drive functions as a secondary arterial road connecting the historic part of the town to the main arterial road - Centennial Avenue. Cul de sacs were introduced creating a new street type to become the blueprint for further expansion of the town.

Some streets in earlier stages have maintained part of the character of Old Arrowtown with narrow carriageway, grass shoulders, wide verges, trees, no kerb and channel. Other streets have elements that are alien to the character of the Old Town including planters, kerb and channel and excessively wide streets.

The first stages of these subdivisions are more established. The houses are smaller than on more recent subdivisions with vegetation and trees more advanced and reaching maturity. A system of connecting parks, which lead to the Domain, is a feature. There has also been a dramatic change in the houses from the early subdivisions with small relatively simple holiday cribs to more substantial dwellings and large imposing residences in later years.



Reed Park.



Thompson Street.

### 2.6.4.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

2 Views to Remarkables Range & Ben Cruachan.

3 Views to Remarkables Range & Ben Cruachan.

4 Campground toward Feehlys Hill.

6 Views from Reserve land.

7 View from rise in Bracken Street.

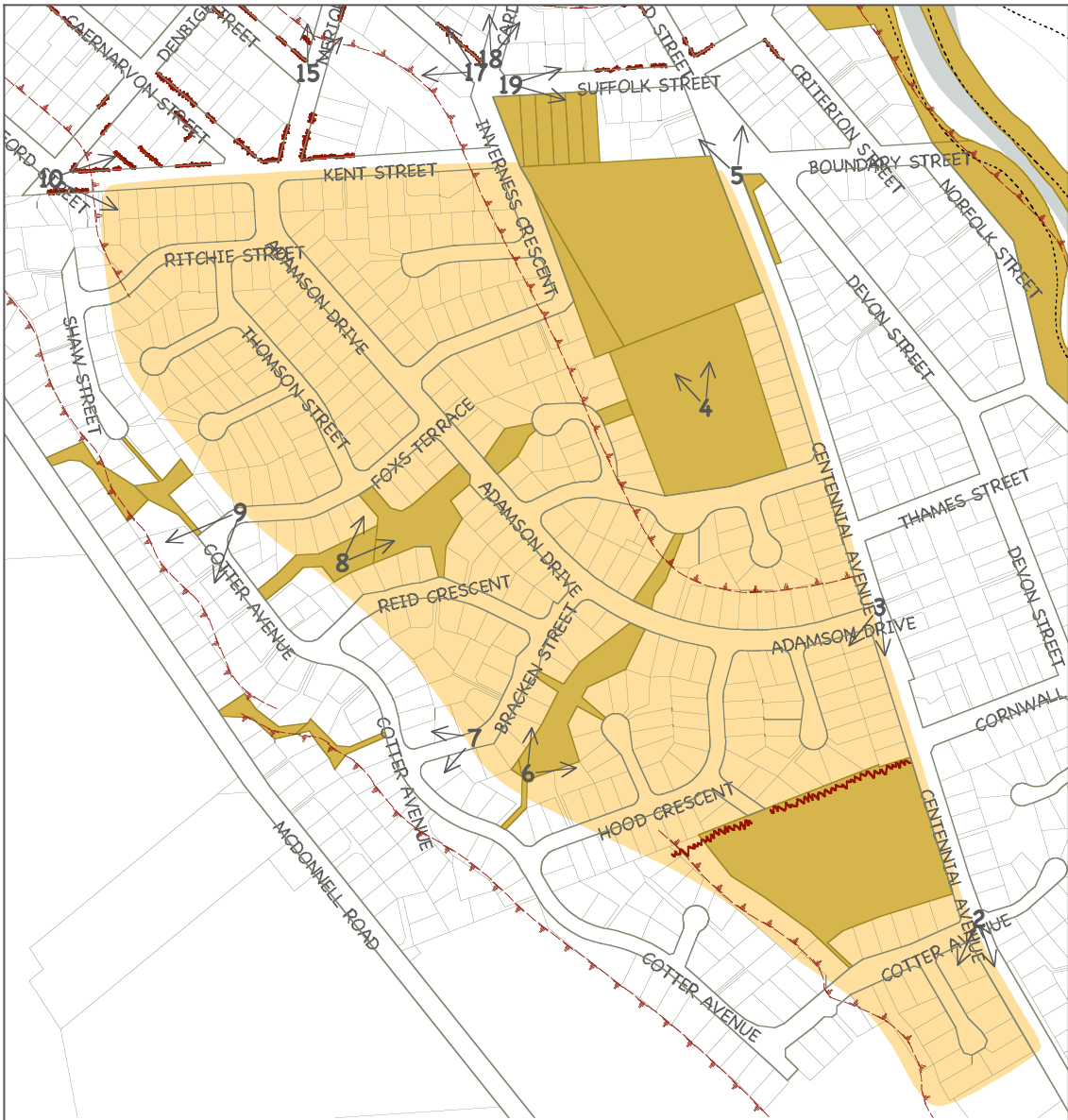
8 View from neighbourhood parkway.

9 View across Wakatipu basin from Foxs Terrace.

10 View East along Kent Street.

### 2.6.4.2 THREATS

- a) Loss of trees and vegetation.
- b) Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.
- c) Replacement of the small-scale crib residences with buildings of designs that bear no relationship to the scale of the crib form.
- d) Frontages dominated by paving, garages and/or tall walls.



**Legend**

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Hedge
-  Building
-  Historic Building
-  Significant Vista
-  Landform terrace



**NEIGHBOURHOOD 9**  
**NADAMSONS**  
 SCALE 1:6000  
 PLAN 13



## 2.6.5 NEIGHBOURHOOD 10 - ADAMSONS RIDGE

Occupying the western ridge overlooking the Wakatipu Basin the Adamson's Ridge Neighbourhood extends down the face of the escarpment. There is a wide range of house and garden styles. Houses are sited and designed to maximize views with many being very large (especially at the southern end). The occasional amalgamation of two sections has resulted in very large buildings straddling both sections.

This neighbourhood contradicts every defining element for Old Arrowtown, which is typified by small houses with narrow streets dominated by unified plantings and a sense of spaciousness.

### 2.6.5.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

2 Views to Remarkables Range and Ben Cruachan.

6 Views from Reserve Land.

7 View from rise in Bracken Street.

8 View from neighbourhood parkway.

9 View across Wakatipu Basin from Foxs Terrace.

10 View East along Kent Street.

### 2.6.5.2 THREATS

- a) Further extension along the ridge of large houses.
- b) More amalgamation of lots resulting in large buildings straddling two sections.



Shaw Street.



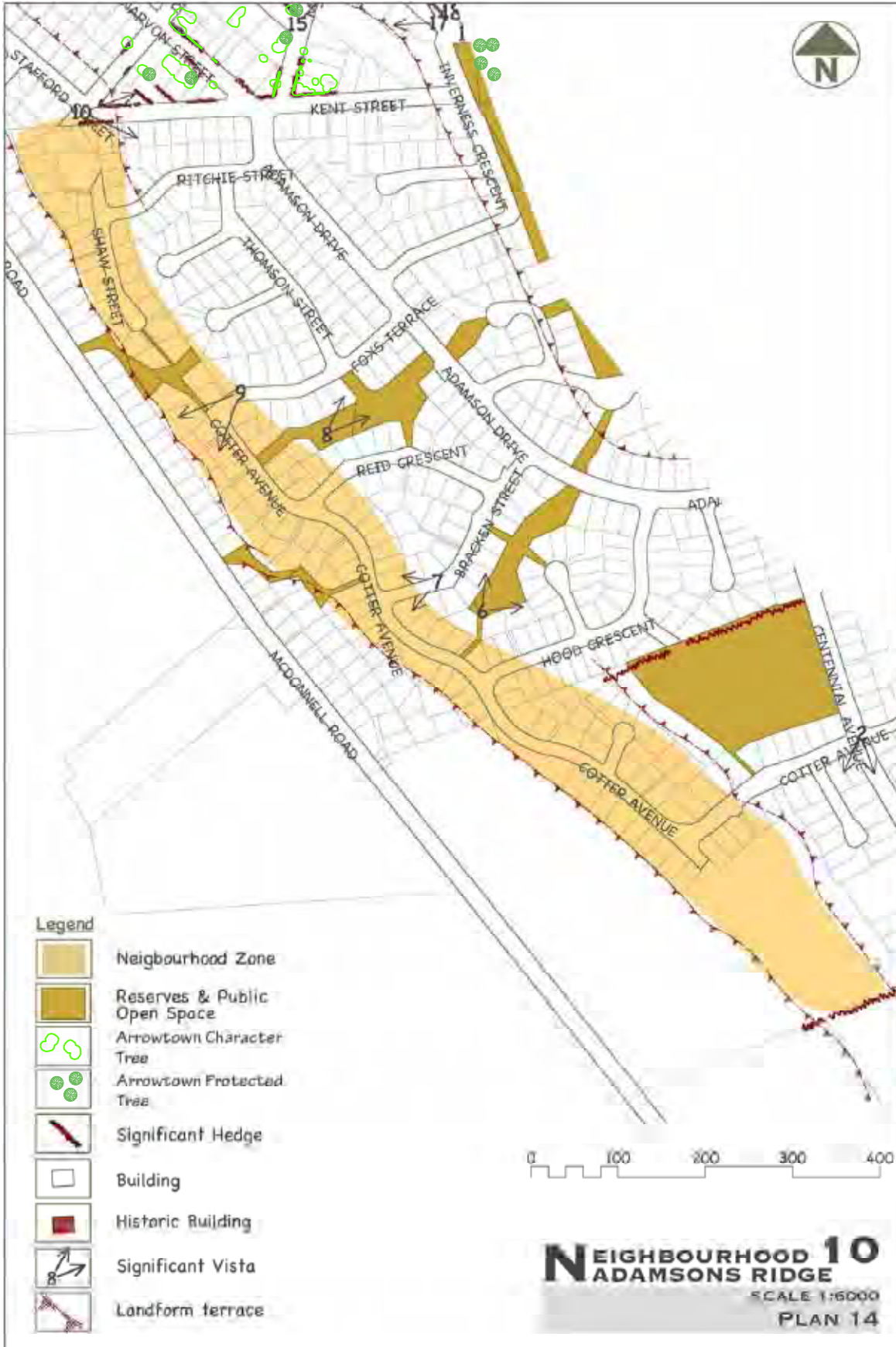
Leg in Cotter Avenue.



Corner Cotter Avenue and Bracken Street.



Cotter / Centennial Avenue junction.



## 2.6.6 NEIGHBOURHOOD 11 - FAIRWAYS/DENNISON

Located adjacent to the golf course between Centennial Avenue and the river this neighbourhood includes several new subdivisions.

Developed from around 2000, the sections are small and buildings, roofs, high fences and hard surfaces dominate. Small pocket parks link through from Centennial Avenue to the river, although some linkages are too narrow and are dominated by fences. With the latest subdivision, (closest to the golf course), came the tall paling fence, which introduces a stockade appearance to this part of Arrowtown. Vegetation of any stature in these subdivisions is minimal. Few trees of stature appear to have been planted in these subdivisions compared to the Old Town.

### 2.6.6.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

### 2.6.6.2 THREATS

- a) Replacement of buildings by larger houses.
- b) Increased building dominance.
- c) More paling or tall fences.
- d) Widening of streets and lack of pedestrian footpaths.



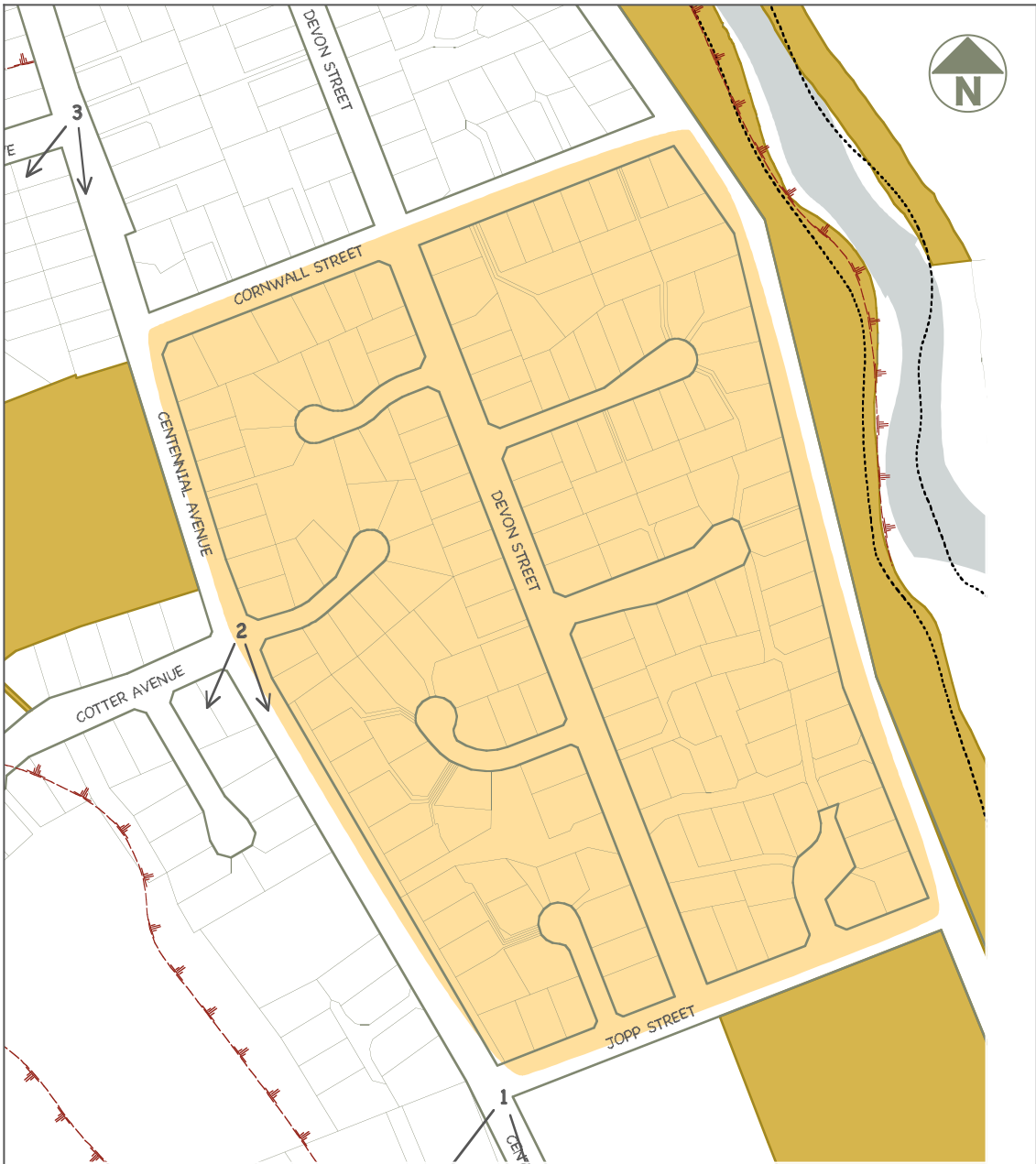
Devon Street.








Jopp Street.

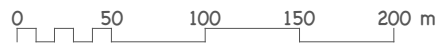


Fairways Neighbourhood Park.



**Legend**

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace



**NEIGHBOURHOOD 11**  
**DENNISON / FAIRWAYS**  
 SCALE 1:3500  
 PLAN 15

## 2.6.7 NEIGHBOURHOOD 12 - MCDONNELL ROAD

McDonnell Road, developed from the late 1990's onwards, forms a narrow strip of housing on the flat at the base of the terrace escarpment. The houses are predominantly small on small sections.

This development does not connect well with Arrowtown. Its location and form at the bottom of the terrace escarpment contradicts the character of Arrowtown.

### 2.6.7.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

### 2.6.7.2 THREATS

- a) Further extension of this neighbourhood.
- b) Increased dominance of buildings.
- c) Loss of defined urban edge



Looking east along McDonnell Road.



Looking west along McDonnell Road.



Looking north west along McDonnell Road showing existing dwellings on south facing terrace.



## 2.6.8 NEIGHBOURHOOD 13 - CHARTRES GREEN

Chartres Green is a small, comprehensive, medium density development, at the southern entrance to Arrowtown. It has been designed as a single complex with small houses of similar form, repeated with minor variation. The buildings, while not particularly large, are considered to fit with the old Arrowtown building forms. There are a few mature trees remaining from the original homestead plantings and a hawthorn hedge defines the southern boundary. This hedge is the designated boundary for Arrowtown



Chartres Green.

### 2.6.8.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

### 2.6.8.2 THREATS

a) Seen as a model for development/redevelopment.



Chartres Green, showing setback of buildings and established vegetation.



Chartres Green, showing setback of buildings and established vegetation.





## 2.6.9 NEIGHBOURHOOD 14 - BUSH CREEK INDUSTRIAL

This neighbourhood includes a small light industrial area between Bush Creek and Butel Park with utilitarian buildings and large areas of gravel. It has a 'raw' appearance. Some residential housing is within this area above Bush Creek.

### 2.6.9.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

33 Views to mountains.

### 2.6.9.2 THREATS

- a) Downstream effects to the character of Arrowtown as a result of commercial developments in the industrial area such as;
- b) increased traffic flows, upgrading of roads to cope with this increased traffic and changes to the low-key pedestrian character of parts of Arrowtown. These effects would have a major impact on the historic character of Arrowtown.



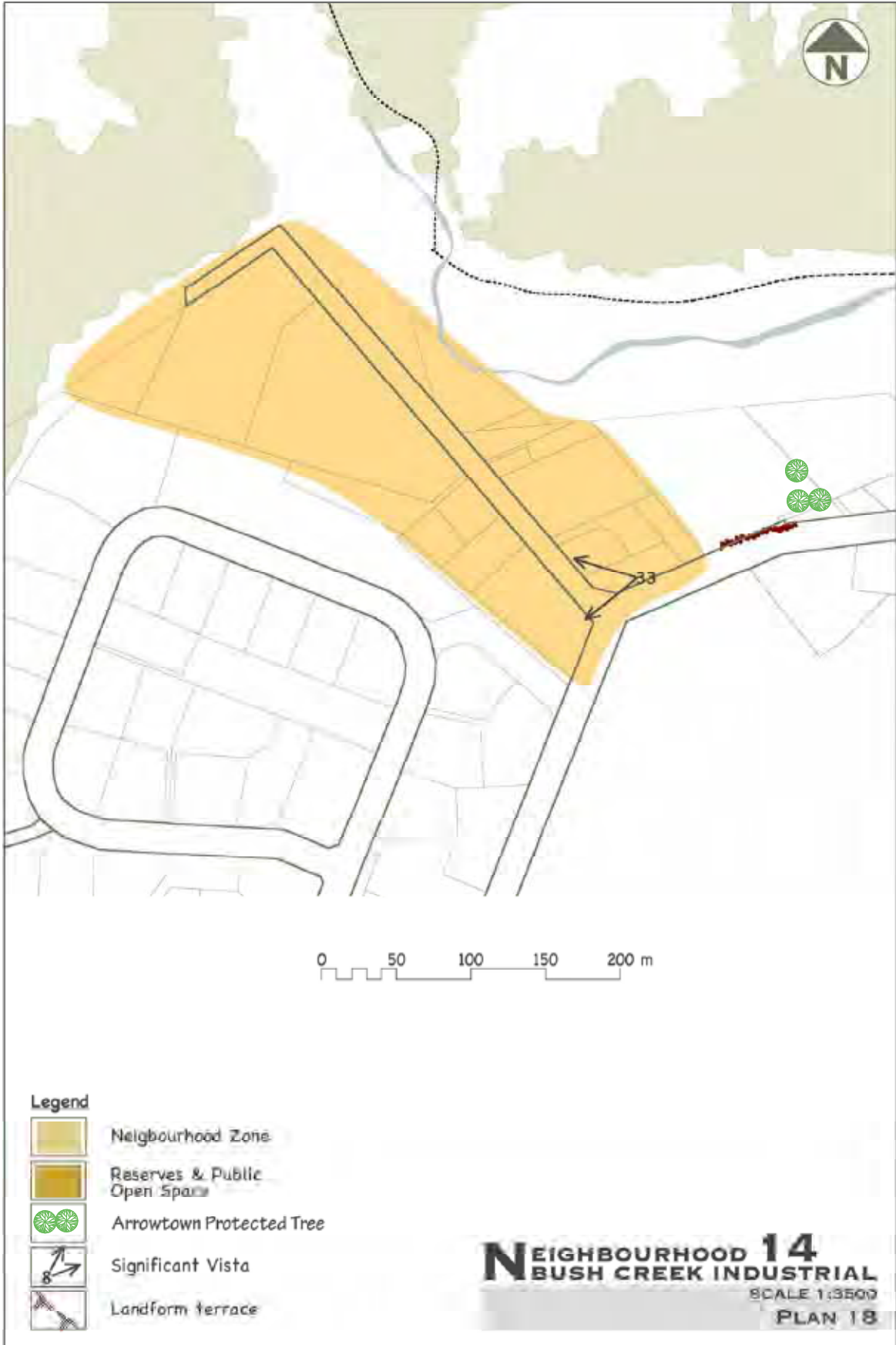
View of Industrial storage units viewed from Manse Road.



View of Industrial storage units looking north from Manse Road.



View of Industrial Zoned area along Bush Creek Road looking to the north west from Manse Road.



## 2.6.10 NEIGHBOURHOOD 15 - BUTEL PARK

Butel Park is a special zone sited immediately adjacent to Arrowtown to the west of Manse Road and south of Bush Creek Industrial area. It is characterized by large houses on large sections with rural type fences and also includes a line-up of two storey apartments next to Bush Creek Industrial.

This neighbourhood, despite being detached in nature and presentation with little connection or similarity to the rest of Arrowtown, appears as an urban extension to Arrowtown.

### 2.6.10.1 THREATS

- a) Seen as a model for development/redevelopment.
- b) Further extension of this area.
- c) Increased dominance of buildings.



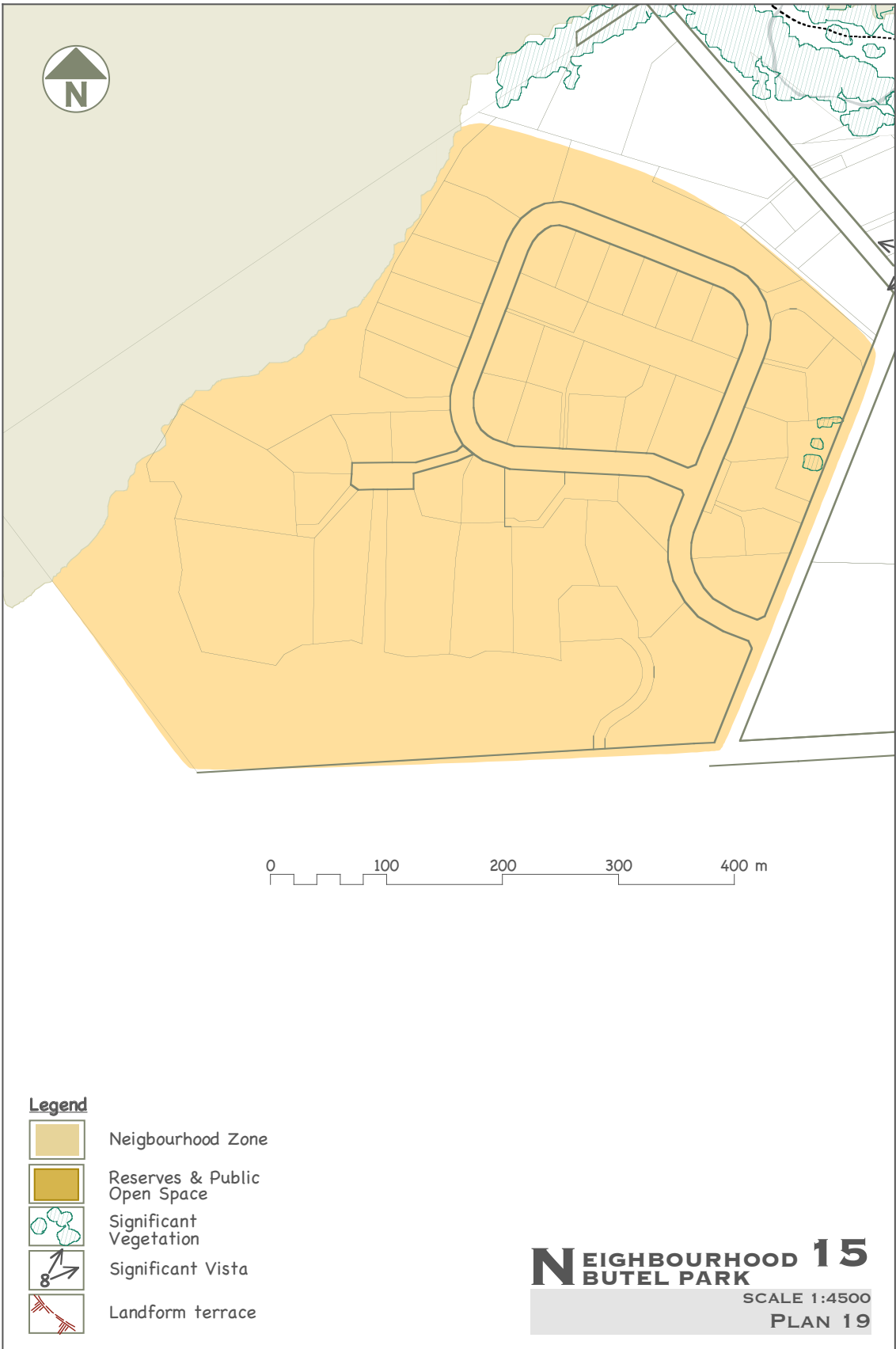
Entrance to Butel Park.



Entrance to Butel Park, looking south west along Essex Avenue.



Looking to the north towards Arrowtown, with Terrace housing in the foreground, Butel Park.



# 3. TOWN CENTRE DESIGN GUIDELINES

Specific guidelines have been developed for the Town Centre with the focus on protecting, conserving and enhancing the heritage character and urban amenity values of this character area. This area is more sensitive than others and requires more detailed guidance.

## 3.1 CONSERVE HERITAGE CHARACTER

The Town Centre's heritage character is derived from the complex inter-relationships of the buildings, the street, the spaces and the vegetation. The individual elements support each other and are dependent on each other. This historic character is also dependent on the Town Centre's setting; the avenue, the river environs and the old residential area on the terrace faces above and to the southwest of the town. The entire town and its setting, therefore, need to be considered as an entity when any type of change is proposed within either area.



Photo taken at the western end of the Town Centre, from Berkshire Street.



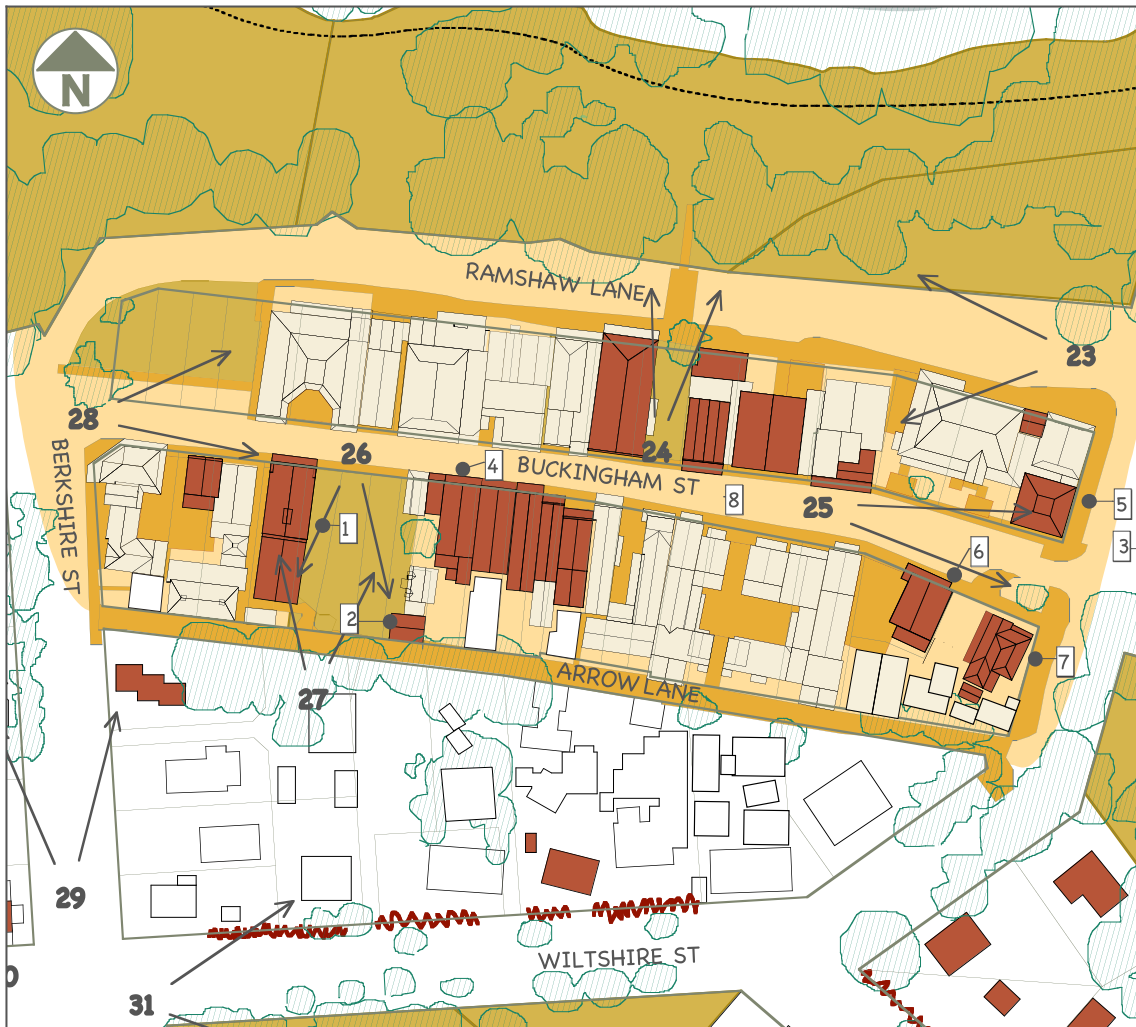
Main Street looking east along Buckingham Street.



Main Street looking northeast along Buckingham Street.



Post Office located at the Northeastern end of Town Centre, Buckingham Street.



- Legend**
- Neighbourhood Zone
  - Reserves & Public Open Space
  - Significant Vegetation
  - Significant Hedge
  - Building
  - Historic Building
  - Significant Vista
  - Landform terrace
  - Pedestrian Access & Outdoor rooms

**Historic Buildings & features**  
(As listed in the District Plan)

1. 378 Arrowtown General Store, 18-20 Buckingham St
2. 379 Stable Block (The Stables Restaurant), 28 Buckingham St
3. 380 Stone Cottage 51 Buckingham St
4. 381 B.N.Z Agency Building, 30 Buckingham St
5. 382 Lakes District Museum (former Bank), 47 Buckingham St
6. 373 Post Office, 48 Buckingham St
7. 362 Postmaster's House, 52 Buckingham St
8. 386 Arrowtown Town Centre Precinct  
This precinct comprises a number of historic buildings, public amenity spaces and the legal road which collectively form an historic precinct of unique form and quality in the District.

**TOWN CENTRE**  
SCALE 1:1500  
Based on March 2015 QLDC GIS Aerials **PLAN 20**

### 3.1.1 CHARACTER

Important aspects and relationships that generate the historic character for the Town Centre include those outlined below. It is not intended to provide a complete list here, but rather to demonstrate the integrated approach that is important to historic character protection and management.

- a) The intimate and tightly bound assemblage of buildings, streets and open spaces confined within two blocks. The confined nature of the town is a very important aspect of the town's heritage character.
- b) The main street, narrow along most of its length, changing direction and widening at its eastern end.
- c) The small-scale historic buildings, the false fronted shops (predominantly) or the shed type, coming to the main street edge.
- d) Buildings set further back and more open space where the main street widens. Commercial buildings mixed with residential.
- e) The relationship of the different types of buildings to the lot boundaries, the main street, the lanes, the courtyards and open space.
- f) The traditional nature of the lanes, including the types of buildings and their presentation to the lanes. The different characteristics of Ramshaw and Arrow lane.
- g) The features and detail of the historic buildings, traditional fences, walls, street treatment (paving, lighting) and planting styles in relation to place. E.g., the design and style differs for the lanes and the main street.
- h) The relationship of the Town Centre to its context; the river environs, the avenue, the old residential areas on the terrace face to the south and southwest of the town.
- i) The vegetation within the Town Centre and adjacent areas that contributes to the character and amenity of the town. The relationship and characteristics of neighbouring areas are important to the character of the town and vice versa.
- j) Views and vistas
- k) The low key, the simple, the sense of timelessness and the accrued patina on the fabric of elements.

Heritage character is fragile. Loss or change in relation to any aspects that contribute to character however small, can impact on historic character. Similarly, inappropriate new buildings / alterations or other works such as paving, street furniture or planting can severely diminish historic character and historic integrity. Proposed change (including maintenance and upgrades), must therefore be preceded by very careful analysis and consideration.

There are essential principles that should be applied when evaluating change and new work to ensure protection and conservation of the Town Centre's heritage values – these are listed in the Guidelines for character protection and conservation.



Buckingham Green and Pritchards Store.



Patina acquired with age.



Post Masters Restaurant, with new development to the rear of Post Office, located at the Northeastern end of Town Centre, Buckingham Street demonstrates the tightly bound nature of buildings and open spaces within the Town Centre.



Looking west along Buckingham Street, showing the small-scale of historic buildings and examples of false fronted shops.

### 3.1.2 GUIDELINES: CHARACTER PROTECTION AND CONSERVATION

#### 3.1.2.1 Developments must conserve the historic character of the precinct in relation to all aspects.

#### 3.1.2.2 Apply the following essential principles for the analysis and evaluation of change / new work to protect and conserve heritage character. This is fundamental to good design solutions for Arrowtown.

- a) Understand the key principles for Arrowtown and in particular the Arrowtown story and apply to design work.
- b) Consider the Town Centre and its setting as an entity and assess effects in relation to this entity.
- c) Understand the aspects and relationships that generate historic character and respect in new development / alterations to existing buildings.
- d) Conserve historic character by retaining and enhancing the historic elements (historic sites, buildings, open space and other features) within the precinct and its setting.
- e) Assess and do not compromise the collective contribution of elements and features to site, streetscape, adjacent features and precinct. Heritage character is mostly derived from the collective value of historic features. Placing emphasis on individual items / features inevitably leads to loss of heritage value within a precinct.
- f) Assess all features for their contribution to historic character irrespective of whether or not they are listed in the District Plan.
- g) Retain the characteristics of adjacent areas that contribute to the historic character of the Town Centre.
- h) Developments in adjacent areas must not compromise the character of the Town Centre and vice versa.
- i) Do not allow the commercial Town Centre to expand beyond its current boundaries.
- j) Conservation management plans should be prepared for historic sites, buildings and features. A Conservation management Plan will provide appropriate guidance for the conservation and management of historic sites and buildings individually or collectively.



Looking towards Arrow Lane from Buckingham Street, showing the relationship between buildings fronting Buckingham Street, with large scale building to rear and importance of pedestrian access within and through buildings.



Looking north along Arrow Lane, showing the relationship between lane and buildings, with buildings typically erected hard up against lot boundaries.



Hedging and established trees located within Marshall Park located at the western end of Buckingham Street create an important sense of place and amenity.



## 3.2 APPLY BEST PRACTICE HERITAGE CONSERVATION

The Town Centre is also a heritage precinct in the Proposed District Plan and the principles of heritage conservation should guide all change and intervention. Best conservation practice is described in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. The conservation of historic sites, buildings, features and open spaces should be in accordance with this Charter.

### 3.2.1 GUIDELINES: HERITAGE CONSERVATION

#### 3.2.1.1 All development decisions should be in accordance with best practice heritage conservation principles.

#### 3.2.1.2 Follow the principles of the ICOMOS New Zealand Charter (2010).

- a) All projects within the precinct and its setting for buildings, street works, paving, planting – should protect historic character and heritage values.
- b) Manage change so that the historic relationship between features / structures is not lost.
- c) Conservation requires the least possible intervention with a site.
- d) Choose an appropriate conservation method, i.e., preservation, restoration, reconstruction or adaptation.
- e) Heritage conservation is a specialist field and qualified experts should be used to provide guidance.
- f) New works should protect the historic value of the site, vicinity and wider context.
- g) New work should be identifiable of the era of its construction while respecting the context.
- h) Historic vegetation should be retained and replanted when diseased or at the end of its life. Lost or missing heritage vegetation should also be replanted. Replace with the same species.



Pleasing combination of wall, window and vegetation.



The collective contribution of heritage features – building, vegetation, stone walls.

### 3.3 VIEWS AND VISTAS

Views and view corridors to the mountains, river environs and the old residential town provide a very important contribution to the unique character and setting of Arrowtown's Town Centre. These views between buildings or from public open spaces, streets and lanes need to be respected. Key Arrowtown views have been identified within Plan 3 to this guidance, however all views in relation to a development need to be assessed as others may also be important.

#### 3.3.1 GUIDELINES: VIEWS AND VISTAS

**3.3.1.1 Preserve key views and vistas to the enclosing hills, the Arrow River, historic buildings and features.**

**3.3.1.2 Assess all views in relation to a development.**

a) Position new buildings or additions, new plantings, and other new works, to preserve key and other important views and view corridors.



Main Street looking west along Buckingham Street, with dominance of hills forming background to the Town Centre.



Retain view shafts to enclosing hills.



Views east to Crown Terrace face.

### 3.4 STREETScape

The streetscape is derived mainly from; the buildings, treatment of the street, public space and private space, the paving surface, plantings and street furniture.

The character of Buckingham Street and the Lanes differs due to function and location. Therefore, different guidelines apply.

#### 3.4.1 BUCKINGHAM STREET

Along most of its length Buckingham Street is straight and relatively narrow predominantly flanked by buildings interspersed with a number of courtyards. At its eastern end there is a change in direction and the street fans out to intersect with Wiltshire Street and the Avenue. The buildings along this wider section are traditionally set further back from the street creating a more spacious streetscape.

On both sides of the street the footpaths are narrow, frequently spanned and contained by shopfront verandas.

#### 3.4.2 THE LANES

Traditionally Arrow Lane and Ramshaw Lane were the back yards and service areas to the Buckingham street shops and main street activities and accommodated the more industrial type town services. The Lanes therefore had a simple, basic 'working' character.

In terms of the historic character and integrity of Arrowtown the character of the lanes is very important and care needs to be taken to retain what remains of this backyard character.

To a significant extent this character has been lost from Ramshaw lane. Arrow lane still retains much of its backyard character.

#### 3.4.3 RAMSHAW LANE

Ramshaw lane is north facing, sunny and faces the river. Willows line much of the interface between the river and Ramshaw Lane providing demarcation and a soft edge between the Town Centre and the river environs. They also form a backdrop to the car parking area serving to lessen its visual impact.

The traditional service lane character has been in part replaced with shops and business. Footpaths and pedestrian areas are wider than on Buckingham Street with more opportunity for street activities – outdoor café seating.

#### 3.4.4 ARROW LANE

Arrow Lane, to the south of Buckingham Street, is narrow without a footpath and primarily functions as a service lane and pedestrian way. This Lane is well concealed between the town and the base of the terrace. A different perspective of the Town Centre is obtained from the Lane, which provides insight into the original structure of the Town Centre.



Post Masters Restaurant, with new development to the rear of Post Office, located at the northeastern end of Town Centre, Buckingham Street demonstrates the set back of buildings and integration of open space as Buckingham Street widens.



Western end of Buckingham Street showing the narrow nature of footpaths, verandas and positioning of buildings against front road boundary.



Arrow Lane, building (left) intrudes on the lane.



Ramshaw Lane looking east.

The Lane has a distinctive and different character derived from the backside of buildings including sheds and lean-tos. The small scale retaining walls and vegetation are distinctive features. Vegetation bordering the lane includes sycamore, oak, hazelnut and periwinkle and has an overgrown, timeless, untended quality.

### 3.4.5 GUIDELINES: THE LANES AND BUCKINGHAM STREET

#### 3.4.5.1 Protect the individual and distinctive character and charm of the Buckingham Street, Ramshaw and Arrow Lanes.

#### 3.4.5.2 Retain the simple 'working and service' character of Arrow Lane.

- a) Protect the change in direction and width of Buckingham Street. Do not visually obscure this change with new development.
- b) Where buildings in Buckingham Street were originally set back from the edge of the street, retain this space. Encourage seating, especially in the sun, however avoid over use of this public space by commercial activities.
- c) On Ramshaw lane, continue the pattern of building setbacks for new development to provide outdoor connections with the street.
- d) Do not allow vehicle dominance in Arrow Lane and encourage pedestrian thoroughfare.
- e) Protect the simple backyard 'working' character of Arrow Lane.
- f) Protect and enhance the trees on the terrace face above Arrow Lane. This vegetation is an important part of the character of the lane and the Town Centre Precinct.
- g) Guidance for Buildings adjoining lanes is set out at section 3.19 of this Guidance as this relates to 'The Shed'.



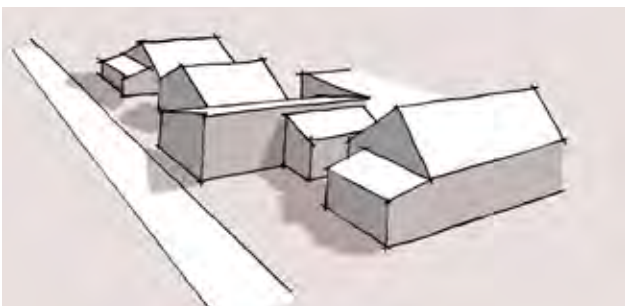
The backyard character of Arrow Lane adds interest and has historic value. It provides a different perspective of the town.



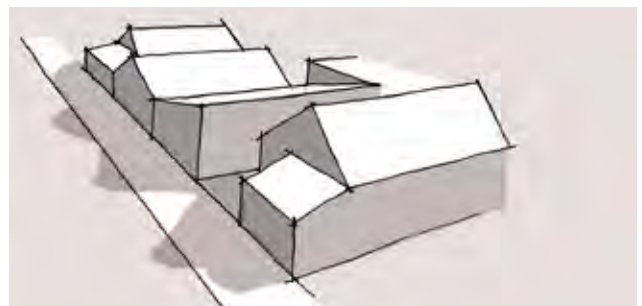
Pedestrian capillary to Arrow Lane.



Photo reinforcing the simply working character of Arrow Lane.



Seek to retain the irregular building line and setback against Arrow Lane.



Avoid filling the yards with buildings to Arrow Lane, where this does not already exist.

### 3.5 PUBLIC OPEN SPACES, LINKAGES AND COURTYARDS

Within the Town Centre there are a number of public spaces with their own distinctive character. These include Buckingham Green, Athenaeum Reserve, Marshall Park and the public space alongside the Post Office. Courtyards have also been created as part of commercial developments.

In addition there are several pedestrian ways that link Buckingham Street to Ramshaw Lane and Arrow lane. These linkages are part of the pedestrian network and provide interesting spaces of varying character. They also allow the Town Centre and buildings to be experienced from different perspectives.

#### 3.5.1 MARSHALL PARK

Marshall Park is the small park opposite the bakery on the corner. It extends between Buckingham Street and Ramshaw Lane. The park slopes towards the lane and is of simple design (predominately grass and trees) allowing a connection to the Arrow River from Buckingham Street. The simplicity of this uncluttered layout needs to be retained.



Marshall Park.



Buckingham Green and precinct defined and enclosed by vegetation behind.

#### 3.5.2 BUCKINGHAM GREEN

Buckingham Green is a central and historic space between Pritchard's Store and the Stable and extends from Buckingham Street and Arrow Lane. It is again a simple grass area with natural rock outcrops, stone terracing and walling to Arrow Lane. This space is highly valued for town activities, often functioning as a performance space or Village Green. It is well used at all times of the year for sitting, picnicking and play and a key issue for Buckingham Green is the commercial encroachment into the green space. The mature vegetation on the slopes above Arrow Lane is very important to the character of this space, providing a sense of timelessness and enclosure for the Town Centre.



Buckingham Green, stacked stone walls and Arrow Lane to the rear.

#### 3.5.3 ARROWTOWN VILLAGE GREEN

The iconic Arrowtown Village Green is in the adjacent Old Town; however it relates closely to the Town Centre and is described here with the Town Centre public spaces. It is located opposite the miner's cottage surrounding the library and extending to Merioneth Street. The simplicity of mown grass and trees dominate. The area is a shaded and tranquil retreat away from the tourist and building dominated Town Centre. The autumn colour is spectacular. The space is well used for market days and at other time for play and passive recreation. The trees on the terrace face behind the library contribute value and enclosure to this space, the avenue Neighbourhood and to the Town Centre.



Arrowtown Village Green.

#### 3.5.4 ATHENAEUM RESERVE

This reserve is between the Town Hall and the Coachman and mainly functions as a laneway between Buckingham Street and Ramshaw Lane, providing a visual link from the main street to the river.

There are several raised stone planters within the space and the surface is paved. The paving does not contribute positively to the historic character of the adjacent buildings or precinct.



Athenaeum Reserve.

### 3.5.5 POST OFFICE PRECINCT

This space, on the Northwest side of the Post Office was formerly a garden, however has been redeveloped as part of the Post Office Precinct redevelopment.

#### 3.5.6 GUIDELINES: PUBLIC OPEN SPACES

##### 3.5.6.1 Protect and retain the character of existing open spaces, pedestrian linkages, and courtyards.

##### 3.5.6.2 Encourage more pedestrian linkages and courtyards in new development.

- a) Retain the simplicity of Marshall Park, Buckingham Green and the Arrowtown Village Green.
- b) Retain the trees and vegetation on the terrace face to the south of Buckingham Green (and the Arrowtown Village Green). This vegetation is of great importance to the enclosure and historic character of these spaces.
- c) Replacement of the paving and planting in Athenaeum Reserve with an appropriate historic design would add value to this space.
- d) Retain the seating area within the Post Office Precinct now that the role of this open space has changed to a thoroughway servicing the wider Post Office Precinct development to the rear.
- e) New pedestrian linkages running parallel to the main street and the lanes may be acceptable provided that they do not compromise the historic character of the street and lanes by, for example, placing buildings closer to the lanes and reducing backyard space.
- f) Keep existing green spaces 'green' and avoid overuse of green spaces by commercial activities.
- g) Design new courtyards and / or renovate existing courtyard spaces to reflect traditional Arrowtown. The composition of spaces based on rectangular shapes as opposed to curved or circular is appropriate. Paving, street furniture, lighting, planting, etc., should all be in accordance with the guidelines outlined.



Open Space area to the north west side of Post Office, which is now integrated with the Post Office Precinct development to the rear.



Uninteresting pedestrian link with poor detailing.

## 3.6 SURFACES: PAVING, DRAINAGE AND KERBS

Traditionally, simple, basic, natural surface materials were used in Arrowtown for street and paving surface. This reflected the town's isolated, rural, industrial beginnings.

The appearance of surfaces is very important to the historic character of Arrowtown.

### 3.6.1 GUIDELINES: SURFACES

#### 3.6.1.1 Use materials and surfaces that are local, low key and reflect traditional Arrowtown.

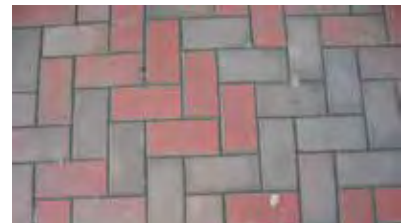
- a) Concrete in its simple unpretentious form, stone, gravels, and timber (boardwalk) are best. Avoid precast concrete products, coloured pavers stamped or coloured concrete stone not used traditionally in Arrowtown or ceramic tiles.
- b) Use lightly exposed aggregate concrete as the primary surface for footpaths and paving within the Town Centre. Schist rock (sourced locally) can be used for feature paving and for edging.
- c) Preserve original and new stone drainage channels (lower Berkshire Street) and take opportunities to extend their use in other locations where drainage is required.
- d) Use stone kerbs in preference to concrete kerbs in the Town Centre including Buckingham Street, Ramshaw Lane and Arrow Lane (and lower Berkshire Street and Wiltshire Street). Do not use continuous machine kerbing.
- e) Do not seal parking bays or shoulders. Use gravel. Bituminous seal should only be used for the main carriageways (except Buckingham Street).
- f) Retain gravel footpaths on lower Wiltshire Street and Berkshire Streets.
- g) Retain gravel shoulders and grass verges on Wiltshire and Berkshire Street.



Encourage schist detailing similar to that shown.



Encourage stone detailing set in crusher dust and gravel pathways.



Avoid modern coloured tiles, which are inappropriate to historic character.



Encourage stone edging similar to that shown.

### 3.7 EXISTING VEGETATION

Historically, there were no tree plantings in Buckingham Street. Tree plantings in the Avenue and in the adjacent residential areas provide a framework of vegetation, which is of great importance to the character of the Town Centre including the lanes.

This includes the willows on the edge of Ramshaw lane, street trees on Wiltshire Street and the trees and vegetation on the terrace face south of Arrow Lane.

The early settlers planted almost exclusively exotics (species many of which may be considered weeds today), such as sycamore, hawthorn and periwinkle. Other significant plants include fruit trees, walnuts and hazelnuts. Some of these species are potential wildings and therefore have been excluded from the planting list in Section 5 (as this relates to planting of new vegetation); however, the Arrowtown Workshops identified the wildings on the adjacent hills (below a certain level) for retention as they contribute to the character of Arrowtown.



Trees on Wiltshire Street enclose the Town Centre and form part of the historic fabric.



Willows on Ramshaw Lane are part of the historic vegetation.

#### 3.7.1 GUIDELINES: EXISTING VEGETATION

##### 3.7.1.1 Retain and protect historic vegetation within and adjacent to the Town Centre.

- a) Retain vegetation identified Section 5 of this Guidance, including trees and other existing vegetation that are recognised as Arrowtown Character Trees under Chapter 32 – Protected Trees of the Proposed District Plan.
- b) Trees lost, deemed unsafe, are damaging property or at the end of their life span are replaced with the same species or species of a similar form. Where species are no longer permitted to be planted, e.g., hawthorn, use an appropriate substitute from the plants list appended to this Guidance.



Historic poplars and willows provide well sought after shade for parking in summer and reduce the dominance of parked vehicles.

### 3.8 PARKING

Areas for parking have increased significantly in recent years in line with the growth of the town. The main parking areas are on Ramshaw Lane, Buckingham Street, Hansen's Park, Buckingham Avenue, and Berkshire Street with overflow parking within the river area and adjacent to Ramshaw Lane.

Parking areas have the potential to dominate the Town Centre and significantly detract from historic character. Careful management is required. Options need to be investigated that free up parking space.

#### 3.8.1 GUIDELINES: PARKING

##### 3.8.1.1 Car parking should not isolate the Town Centre from adjacent areas or undermine the character of the Town Centre or adjacent areas.



- a) Do not create more parking in the Town Centre area. No further parking areas can be developed without adversely affecting the character of the Town Centre and adjacent areas.
- b) Do not allow parking for the Town Centre to dominate further in the river environment.
- c) Do not plan parking for peak days. Parking around the streets on special event days is acceptable and this approach fits better with the historic character as opposed to having vast parking areas.
- d) Bus parking is adequate for current and projected use. Seek ways to reduce the dominance of hard surfaces by breaking up with planting.
- e) Require Town Centre business staff to park in the car park to the north of Romans Lane.



Traditional picket fencing fronting the Postmasters Restaurant, Buckingham Street.



Good example of Picket fencing outside Miner's Cottage, Buckingham Street.

### 3.9 FENCES AND WALLS

Fences were traditionally predominately timber, corrugated iron and post and wire. Picket fences were often used in the main street and there are two examples that are appropriate for the Town Centre. One is located on the front and side yard of the Postmasters house and the other is in front of 59 Buckingham Street – a miner's cottage.

Local stone freestanding and retaining walls were also part of the historic fabric of the Town Centre.



Good example of simple timber bollard.

#### 3.9.1 GUIDELINES: FENCES AND WALLS

##### 3.9.1.1 Any new fences and walls are simple in design and similar to those used traditionally and appropriate to location.

- a) Simple wood picket fences are appropriate. The simple fence design in front of the mining cottage is a good example of detail and timber dimensions.
- b) Schist stone dry stacked retaining walls is similar in appearance to those used historically within Arrow lane and Buckingham Green. Local schist stone must be used and shall be consistent with the local schist stone used within existing development within the Town Centre.
- c) Free standing stonewalls in the traditional form of dry stonewalls with 'coping' stones are appropriate.
- d) Mortared stone is an acceptable alternative for high public use areas where the stability of dry stonewalls would be an issue. Mortar should appear similar to other existing examples in the Town Centre.
- e) Fences must not be of a height to obscure views to buildings and yards as this would detract from the experience of the lanes and Town Centre. The maximum height for ordinary walls and fences is 1.2 m. 2m high fences, as defined in the District Plan, should only be used for the minimum area required to hide rubbish receptacles and other services. Do not use 2 m fences for entire yards.



Good example of stonewall with coping.



Avoid steel fences and modern forms of masonry fencing.

### 3.10 VEGETATION: PLANT MATERIALS

A simple palette of plant materials was grown / survived in early Arrowtown.

The type of plants and the way they grow, (including the thickets and overgrown, rambling nature of some areas), contribute significantly to historic character.

#### 3.10.1 GUIDELINES: VEGETATION: PLANT MATERIALS

##### 3.10.1.1 New plantings to be appropriate to the historic context.

##### 3.10.1.2 Retain historic plantings.

- a) Trees should not be introduced to Buckingham Street within the Town Centre. Trees should be set back from the main street within courtyards or public spaces.
- b) Trees are appropriate on Ramshaw Lane and Arrow Lane.
- c) All trees and other vegetation should be from the historic palette of plants or listed substitutes where species such as hawthorn are no longer permitted (refer planting list included within section 5.1 of this Guidance).
- d) Native plants should be used sparingly within courtyards and adjacent to the Town Centre and only as a secondary to historic plants. Exotic historic species should dominate. Do not use tussock species or natives en masse.
- e) Plantings should be simple.
- f) Allow the 'overgrown' rambling character of plantings to remain or evolve as this is important to the historic patina and special qualities / character. 'Weeds' can also be an acceptable part of the Arrowtown streetscape. Do not remove or spray in the quest for the neat and tidy.



Periwinkle rambling over a bank. The vegetation contributing to the patina of age.



Planting in Ramshaw Lane.



Simple rose garden against stone building.



Vegetation dominates over buildings in old Arrowtown.

## 3.11 STREET FURNITURE

Street furniture including rubbish bins, seats, light standards and picnic tables are features of contemporary life in Arrowtown, however not all were present historically. It is important that the character of new elements does not contradict the historic character of the town.

### 3.11.1 GUIDELINES: STREET FURNITURE

#### 3.11.1.1 Site furniture to be simple in design, well placed and satisfy a real need.

- a) All street furniture including seats and rubbish receptacles should be simple and appropriate to the historic context of a mining town.
- b) Limit street furniture to where there is a real need to retain the uncluttered simplicity of the street character. Place furniture where it will complement historic buildings and features and not obscure or detract from.
- c) Avoid ornate designs that would misinterpret the history of the area.
- d) Street furniture should use traditional materials but be of a contemporary design that is sympathetic to its historic context.
- e) Timber and wrought iron are best. Copper, brass and galvanised steel may be appropriate. Do not use stainless steel, plastic, bright colours, aluminium or fibreglass.
- f) Avoid one repeated generic design for individual items. A limited variety of designs suited to Arrowtown would be appropriate.
- g) Do not adopt items from the street furniture used in other historic towns, or elsewhere in the District, unless they are appropriate to Arrowtown.



Wooden unpainted bench seating, with appropriate streetlighting to the rear.



Appropriate style rubbish tins.



While the design is appropriate, the colour choice is too loud. Adoption of natural timber is favoured instead.



Avoid inappropriate design responses, with little or no historical reference.



Encourage the use of street furniture that fits the character of Arrowtown.

## 3.12 STREET LIGHTING AND EXTERIOR LIGHTING

Kerosene lamps were installed to early Arrowtown to provide light along the main routes. The electric light did not come to Arrowtown until the 1940's.

The type and level of lighting is of special concern to the community in relation to the night character of the town. Low light levels and relative darkness is in keeping with the historic character and will enable the moon and stars to be appreciated on clear nights.

A lighting masterplan specifically prepared for Arrowtown would assist good lighting solutions.



Appropriate style streetlighting, linking with exterior façade lighting.

### 3.12.1 GUIDELINE: STREET AND EXTERIOR LIGHTING

#### 3.12.1.1 Exterior lights should be simple and include lamp styles appropriate to an early rural mining town.

#### 3.12.1.2 Lights should be appropriate to location within the Town Centre.

- a) Gas lantern kerosene style lamps and cast iron light standards should be retained in Buckingham Street.
- b) Electric light lamps on timber poles (or an appropriate alternative) and of a simple utilitarian style that reflects the early Arrowtown character should be used on the periphery of the Town Centre. The lights should be kept at a relatively low height on poles (old telephone pole height). Use higher lights only at intersections.
- c) Avoid overhead lamps on tall sectional galvanised poles.
- d) Exterior lighting should be a subordinate element and should have a low level of luminescence and be of a colour reflectance that of kerosene lamps and early electric lights. Reduce glare and intensity by using low output lamps to produce a subtle effect.
- e) Retain the historic character and historic ambience of the street. The shadows of buildings and features in subtle lighting with the night skies give rise to this character.



Lamp stand fronting Marshall Park.



Traditional gas lamp.



Avoid modern light bollards which have no connection with heritage character of the Town Centre.

### 3.13 SCULPTURES, WORKS OF ART, ARTEFACTS AND MEMORABILIA

While works of art are to be encouraged there are already a number of sculptures and artefacts within the streets, lanes and courtyards and care needs to be taken to 'overdo' the number of these works. Too many would detract from the historic simplicity of Arrowtown and this point has or is close to being reached. The context, site, scale and relationship of works of art to Arrowtown are very important.

#### 3.13.1 GUIDELINES: SCULPTURES AND WORKS OF ART

##### 3.13.1.1 Works of art should respect and respond to the character of Arrowtown.

- Works of art should connect with Arrowtown. They should aim to complement, not dominate, and be appropriate to context and setting.
- Avoid cluttering the Town Centre with works of art. Do not compromise the historic simplicity of Arrowtown's streets and open spaces.
- Materials used for works of art should be limited to those that are sympathetic to traditional Arrowtown.
- The display of further artefacts relating to gold mining requires careful consideration. The museum or gold mining sites would be a better place to display these where they can be understood in an appropriate context.



Low-key finger signs are an effective means of conveying information but watch location.

### 3.14 SIGNAGE

There are range of signs in the Town Centre including traffic, parking, information, interpretation and commercial signs. Traditionally signs were relatively simple in character. Historic photographs illustrate a limited range of types. On Buckingham Street signs were mounted flush on building fronts or projected over the footpath.

Today the number of signs is greater than historically. It is important that signs remain subordinate to the overall street scene and their size relates to purpose including the pedestrian nature of the area and low traffic speed. Their placement and design should respect historic buildings and the character of the Town Centre.

#### 3.14.1 GUIDELINES: SIGNAGE

##### 3.14.1.1 Sign design and placement should respect historic buildings and the character of the Town Centre.

- Signs must not obscure historic building details or important vistas.
- Reduce the number of signs used in a single location by the use of directory of finger signs.
- Signs handwritten on the building in the traditional way are best, provided that they do not alter or obscure parts of the building.



Signage on Buckingham Street that appropriately responds to historic buildings and the street frontage.

- d) Small scale signs, either mounted on to buildings or free standing are appropriate.
- e) Sign materials should be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.
- f) Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.

### 3.15 EXISTING BUILDINGS

Buildings and the open spaces between are major contributors to the Town Centre's character.

Two building types traditionally dominated the Town Centre (and continue to do so) the false front shop and the shed. Other building types had minor roles. For instance, the Postmasters House is unique in the precinct, being of the bay villa residential type, providing increased complexity and richness.

The protection of heritage is the priority in this precinct. This means that existing building stock should be conserved and maintained in Arrowtown, as opposed to the on-going alteration and replacement of buildings that commonly occurs in other towns.

The precinct should be seen as a functional entity and the individual buildings as component parts. The entire precinct is given heritage status in the Proposed District Plan and a list of individual heritage buildings is also provided. Not all buildings that have heritage fabric are however individually listed and more recent buildings, especially ones of architectural merit, may over-time acquire heritage value. Therefore every building should be carefully evaluated before support is given to its removal, re-siting or modification.



Buckingham Street, 1905, looking east.



Buckingham Street looking west.



#### 3.15.1 GUIDELINES: EXISTING BUILDINGS

##### 3.15.1.1 Conserve the existing buildings of the Town Centre.

- a) Protect and preserve all buildings identified in the District Plan as having historic value, and ensure their on-going conservation and maintenance.
- b) Do not allow the removal or modification of other existing buildings until it has been proven that they do not have historic or urban design value. (The Town Centre as a whole is listed as a heritage precinct, however not all buildings of historic merit are individually listed in the District Plan).
- c) Follow the principles of the ICOMOS NZ Charter (2010) for the conservation of existing built fabric. This charter is the fundamental conservation guideline and should be applied in all cases.
- d) Undertake all conservation work under the direction of an appropriately qualified conservation architect. Invariably site specific issues will arise on any conservation project and a conservation architect with the necessary specialist knowledge should direct operations.

### 3.16 NEW CONSTRUCTION – GENERAL

Early buildings in Arrowtown related harmoniously to each other, both in form and materials, without a great deal of apparent conscious effort. Lack of money and technology together with the limited range of materials available helped achieve this cohesiveness.

### BUCKINGHAM STREET - ELEVATIONS

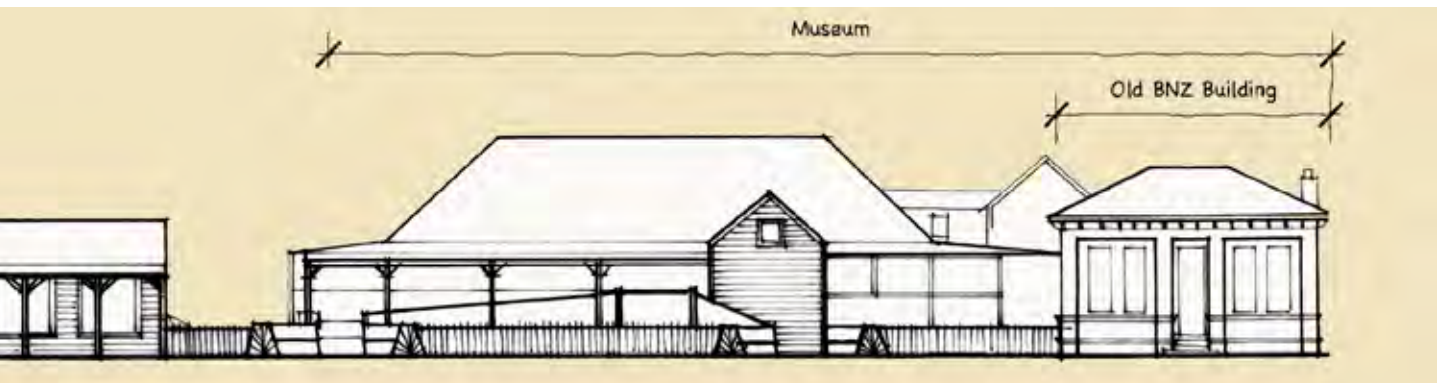
#### NORTH ELEVATION (WEST END)



#### NORTH ELEVATION (EAST END)



Town Centre Figure 1 - Part 1





These constraints no longer operate. If however, traditional building types are analysed and their characteristic site planning, form scale, composition, details and materials are applied to new construction, new buildings have much greater chance of being appropriate to their context.

## BUCKINGHAM STREET - ELEVATIONS

### SOUTH ELEVATION (EAST END)



### SOUTH ELEVATION (WEST END)



Town Centre Figure 1 - Part 2



The dominant traditional buildings types, (i.e. the False Front Shop and the Shed) therefore, provide the guide to new structures. Within these buildings types there are also a number of subtle differences and these also need to be protected and enhanced in any construction.

An important issue is the site and height standards in the Proposed District Plan (90% site coverage, 7 metres building height). These standards provide the maximums for development and it may well be that building coverage and height need to be considerably lower in order to protect the historic character of Arrowtown's heritage resources.

These provisions should be seen as a crude first cut, to 'weed out' proposals that are totally unacceptable. All new buildings, including external alterations to existing buildings, require a Restricted Discretionary Activity resource consent, with the Council's discretion restricted to the external appearance, materials, signage, lighting, streetscape, relationship to heritage values guided by the Arrowtown Design Guidelines, compatibility with adjoining buildings and the retention of pedestrian linkages between Arrow Lane, Buckingham Street and Ramshaw Lane. Proposals that comply with the site coverage and height limit and other standards are also to be fully evaluated against the Proposed District Plan's objectives and policies, and the recommendations of these guidelines, plus other relevant documents.

In the course of this evaluation a proposal, or parts of it, may be deemed to be inappropriate despite being consistent with the zone and site standards.

### **3.16.1 GUIDELINES: NEW CONSTRUCTION – GENERAL**

**3.16.1.1 All new construction shall be implemented in accordance with the Town Centre Development Assessment Checklist attached as Appendix 5 to this Guidance and shall accord with the Guidelines for new construction set out below and other guidelines, where applicable to the heritage context of the site.**

**3.16.1.2 Adopt the essential characteristics of the false front shop and shed buildings types for new construction.**

- a) Apply the characteristics of site planning, form, scale, composition, details and materials of the traditional Arrowtown building types, to new construction.
- b) Protect and enhance the subtle differences in the character that occur within the precinct and subtly vary individual buildings within a building type in any new construction.

**3.16.1.3 New construction should be identifiable as contemporary and be in sympathy with and not attempt to dominate its context.**

- a) Make evident in subtle ways the time of a buildings construction.
- b) New buildings must take a secondary supporting role and not dominate. Old buildings in Arrowtown tend to be plain and frugal and with modern resources new buildings could easily overpower them. The historic buildings with the Town Centre should be seen as the 'stars of the show.'

#### 3.16.1.4 Do not introduce false history.

- a) Do not build replicas of local buildings or replicas of historic buildings from other places as this misrepresents history and undermines the real heritage value of the Town Centre.
- b) Do not assume it is appropriate to reproduce a structure that was previously on a site – the context will almost certainly have changed.
- c) Do not make exact copies of the characteristics, detail or ornament of historic buildings and apply to new construction.
- d) Do not relocate buildings from other places into the Town Centre.

#### 3.16.1.5 The historic lot pattern is evident in the built fabric, especially in the Buckingham Street facades.

- a) The narrow lot pattern of the Town Centre should be expressed in new construction. This is essential when several lots are to be developed as one project. The narrow lot pattern has a major influence on built form and the continued expression of this pattern is important to the Town Centre's heritage character.
- b) On Buckingham street in particular, buildings should not bridge across lot boundaries.

#### 3.16.1.6 The maximum height and site coverage standards set by the Proposed District Plan may not always be appropriate. New construction must also meet the District plan policies, objectives and the guidelines for these maximums to be allowed.

- a) Apply the Proposed District Plan objectives and policies together with these guidelines to determine the appropriate height and site coverage for new construction. The appropriate height and site coverage may in many cases be significantly less than the limits set in the Proposed District Plan standards as the character of the Town Centre in part arises from the open spaces within the lots.

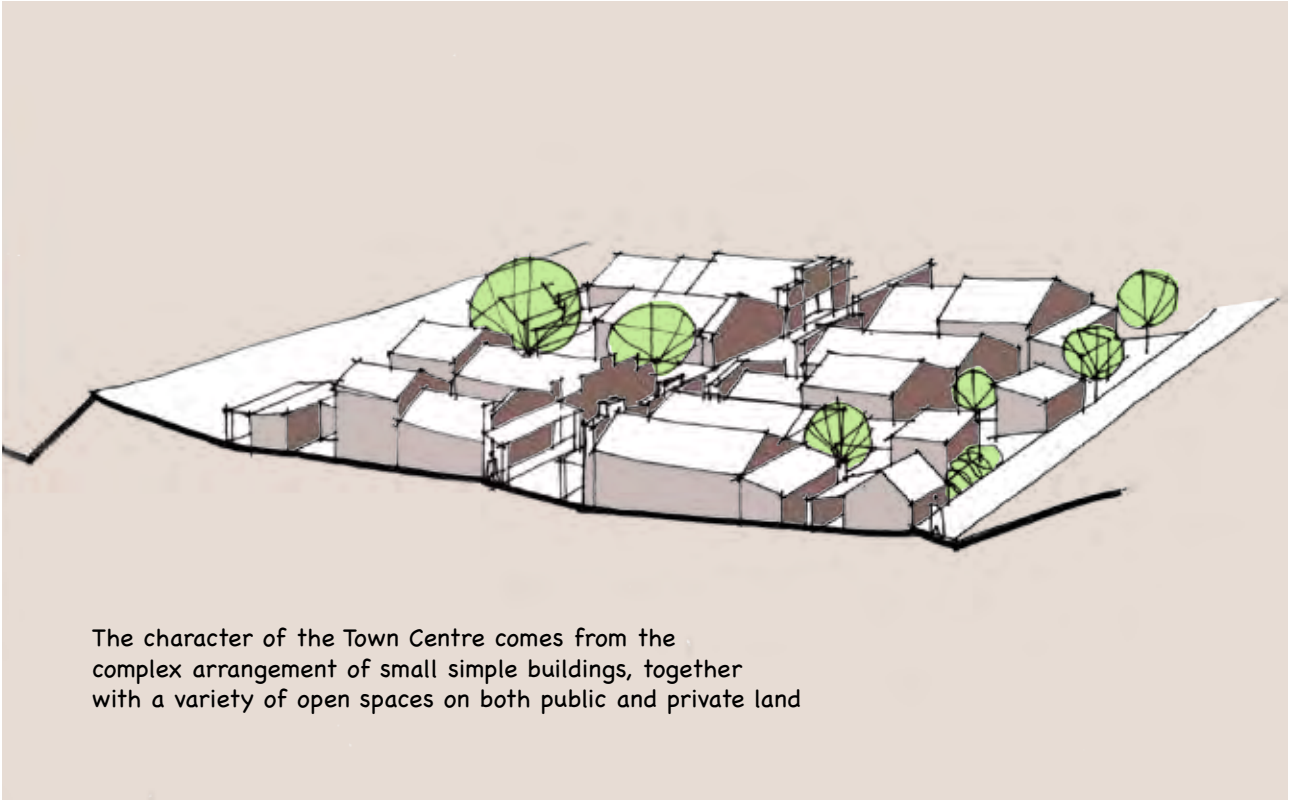
#### 3.16.1.7 Follow the principles of the ICOMOS NZ Charter, 2010, for the construction of all new build fabric. The Charter is a valuable reference for evaluating whether a new design represents good heritage conservation.



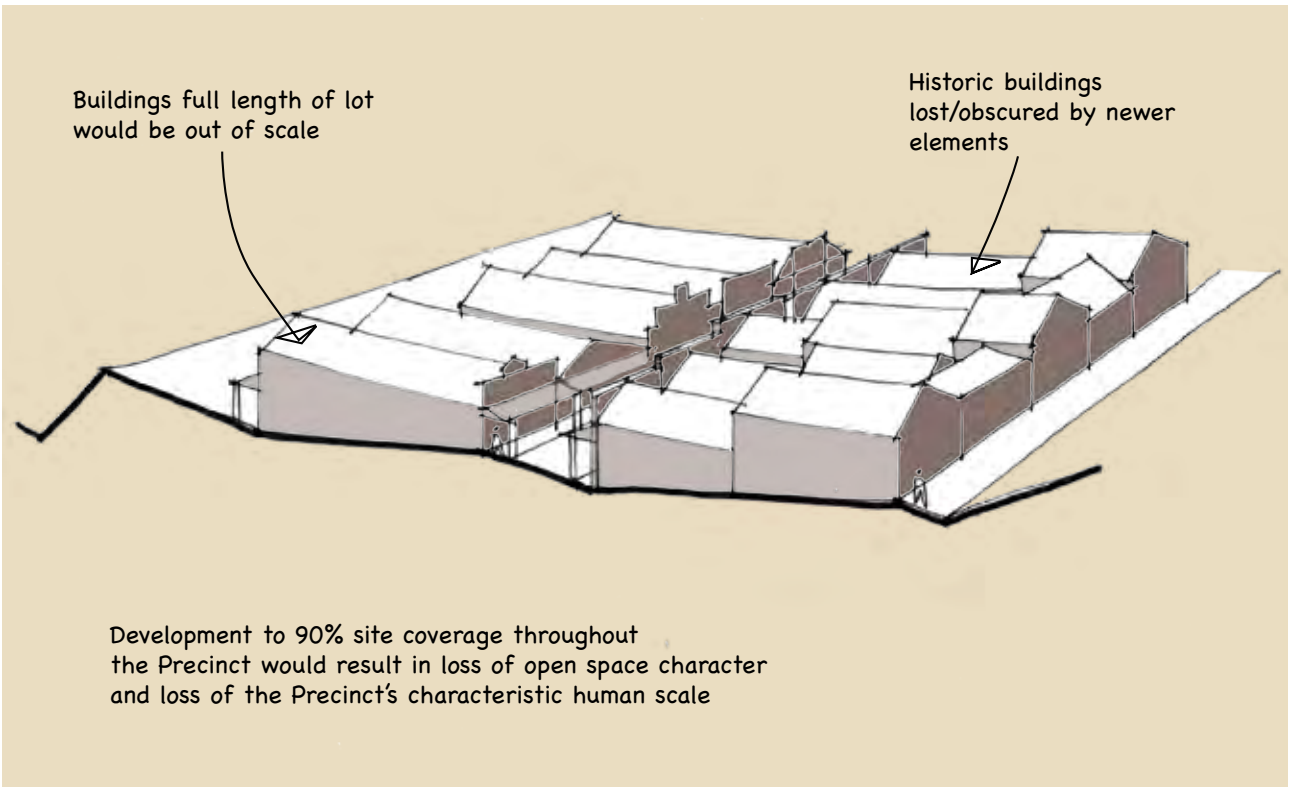
New development to the rear of the Postmaster Restaurant, viewed from eastern end of Buckingham Street, reflects contemporary two storey development incorporating simple shed forms in a grouped arrangement of buildings.



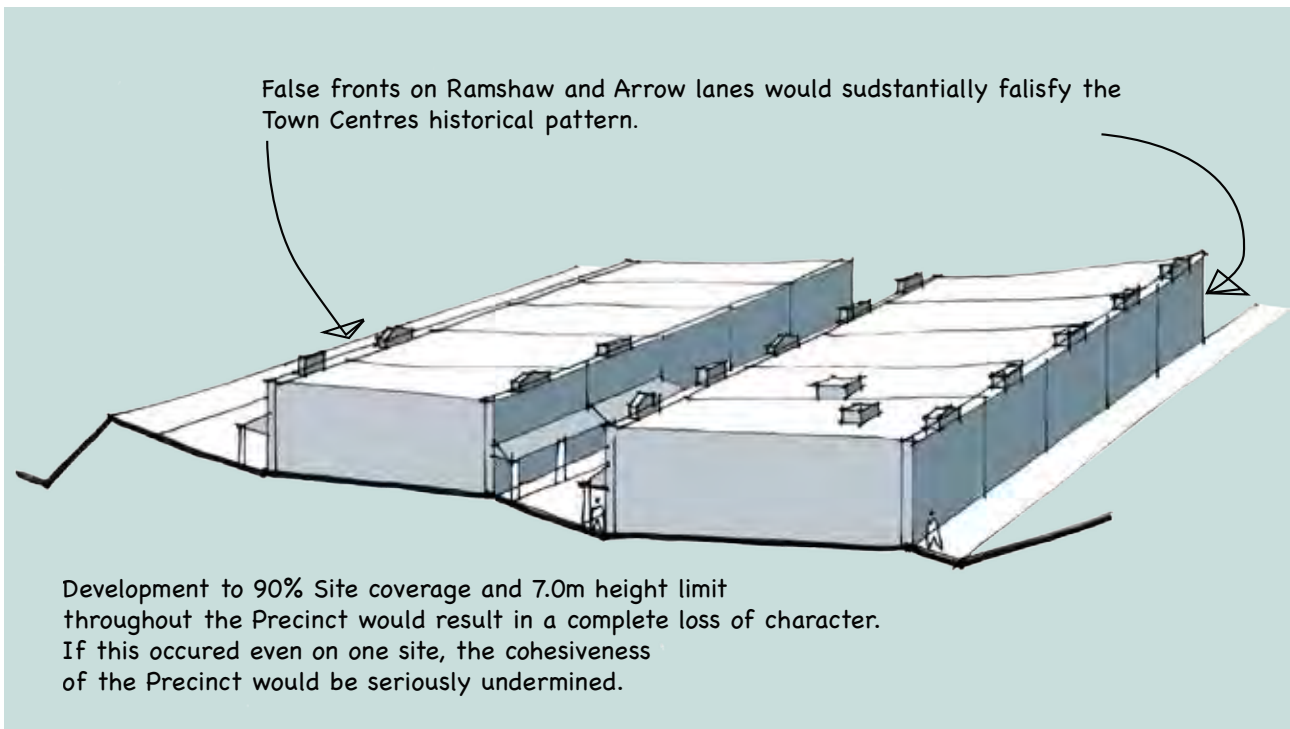
The same development viewed from Arrow Lane, reflecting traditional shed form, but retaining single storey elevation to Arrow Lane and promoting varied setbacks off the lane.



Town Centre Figure 2



Town Centre Figure 3



Town Centre Figure 4

### 3.17 THE FALSE FRONT SHOP BUILDING TYPE

The early retailing establishments which lined the main street of Arrowtown were predominantly the false front shop building type. They had (as the name suggest) a false front attached to the main building which functioned to dramatise the premises and advertise its wares. See Figure 5 pg 77.

Some buildings (false front and others) were set back slightly from the Buckingham Street boundary providing welcome variation in the façade line and in the width of the public footpath.

An analysis of the characteristics of the false front shop was undertaken to provide an understanding of this building type.

For this analysis, typical examples of the false front building type are described rather than Pritchard's Store. The latter is the grandest false shop front in Arrowtown and it should remain unrivalled.

Behind the false front, the building itself was generally quite small, its size (scale) of its primary elements. The primary element / cell of a building is the term used in the guidelines for the simplest form of a building that is structurally self-supporting. It may or may not have secondary elements, such as lean-tos or verandahs attached (see Figure 5 over leaf).

The false front shop buildings traditionally had clear geometric forms and shared a family resemblance (while not identical with the predominant form being single storeyed with gable roof over a rectangular footprint. A hipped roof was very occasionally used.

Over most of the Town Centre the lots are narrow, and a single gable end facing Buckingham Street.

At the east end of the Town Centre lot width increase and some of the false front shops had gables with ridges running parallel to the street (eg the original Royal Oak Hotel). The Gold Nugget is the only original building left showing this pattern.

The gable end facing the street is however 'typical' in Arrowtown and new work should follow this form.

A single primary element did not traditionally extend the full depth of a lot from Street to Lane. The Hall is the only exception, and it should remain so. Its enlarged scale helps to distinguish it as a public gathering place.

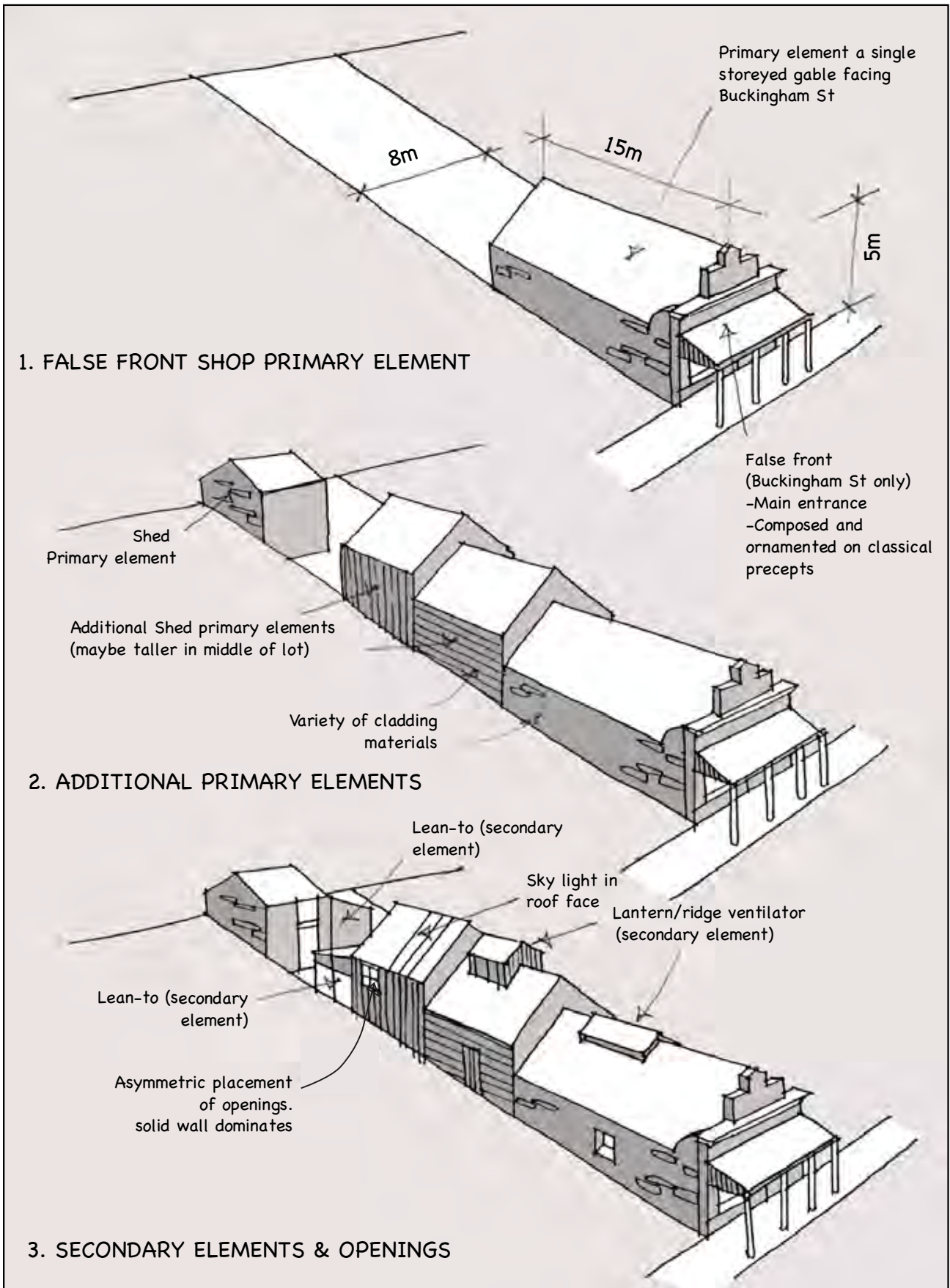
Buildings evolved over time with secondary elements, mainly lean-tos and lanterns, or further primary element, being added to the small, simple primary element.



Pritchards Store - the grandest false front.



The simple back of a false front shop primary element as seen from the Lane.



Town Centre Figure 5



### **3.17.1 GUIDELINES: THE FALSE FRONT BUILDING TYPE**

#### **3.17.1.1 Site Planning - The first primary element must face Buckingham Street, and come to or close to the street boundary (as per Figure 5 pg 77).**

- a) The existing occasional setbacks from Buckingham Street are historically significant and should be retained (refer Form, and Scale).

#### **3.17.1.2 The first primary element must not extend right through to a Lane. The size limit for the primary element is set by the traditional examples.**

#### **3.17.1.3 Form and Scale - New construction should adopt the small scale of the typical primary element.**

- a) The form of the first primary element should be single storeyed with an equal gable of pitch 25 to 45 degrees, on a simple rectangular footprint. The gable end should face Buckingham Street. This will encourage the façade to be appropriate in width and will also make the connection of the false front to the building more secure and structurally sound. Hip roofs should in general not be use – as an occasional foil they may be acceptable.
- b) The maximum size of the primary element in the false front shop building type should be determined by the following criteria (as per Figure 5 pg 77):
  - c) A width of approximately 8 metres
  - d) A depth of approximately 15 metres
  - e) A height to the ridge at Buckingham Street of approximately 5 metres.
  - f) A floor area of about 120 square metres.
  - g) An enclosed volume of about 480 cubic metres.

#### **3.17.1.4 The side and rear of a primary element should be (in contrast with the false front) wholly or largely solid wall, and treated in a simple utilitarian manner.**

#### **3.17.1.5 The form of a primary element can be extended by means of a limited range of add-on secondary elements. These are: the false front, lean-to and lantern.**

- a) The lean-to form should be a monopitch roof with 10 – 25 degrees pitch with rectangular footprint. It should be attached to the rear or side of the first primary elements on a site. It does not need to extend the full width of the wall to which it attaches. It may be a verandah or fully enclosed. The guidelines for Buckingham Street verandahs should not be applied, in particular, symmetry, and ornament is inappropriate.

- b) Lanterns should be small (less than 7 square metres plan and approximately 1 metre high) of gabled form with glazed side walls, and set symmetrically on the ridge of the primary element. A ridge ventilator is a variation and is lower and open at the sides rather than glazed. Lanterns should be used sparingly general skylights which are unobtrusive in the roof plan are preferable.
- c) Dormers are not a prominent feature of the Town Centre and their use is discouraged.
- d) Other secondary forms should only be used when they can be justified by reference to the immediate context.
- e) Air conditioning units and the like are not acceptable as secondary elements – unless their effects are successfully mitigated by specific design.

**3.17.1.6 Building Composition (Larger Footprints) - For larger footprints the primary element / cell should be the basic building block.**

- a) For footprints larger than one primary element / cell, two or more primary elements appropriately arranged on the site is most likely to be acceptable, i.e. a multi celled building.
- b) Primary elements must remain visually distinct. Consider a multi-celled building as several simple buildings constructed separately over time, rather than a single complicated structure.
- c) The gable end of the first primary element must face the street. Subsequent primary elements (especially on the wider lots at the east end of the Town Centre) may be turned so that their ridges run parallel to the street.
- d) Exact duplication of elements, within a composition (or from another building) is not acceptable.
- e) A complex of false front shops being developed together, should appear highly asymmetric and diverse. Symmetry should not be applied to parts or the whole.

### 3.18 THE FALSE FRONT AND ITS ORNAMENT

The false front occurred only in Buckingham Street. It is the signature of the false front shop building type, seeking to make a statement in a manner considered to be correct for public and commercial buildings. The false front is the only building element that is not strictly functional.

The false front has its origins in the classical style of Greek architecture – namely the Greek temple. The gable end of a shallow gable roof (the pediment) is supported on a deep beam (the entablature) which is in turn supported on shafts (posts). The whole was symmetrically composed and very carefully proportioned.

The Arrowtown version of the false front tended to be a relatively plain and sometimes crude version of classicism due to the lesser skill base and fewer available resources than in the cities.

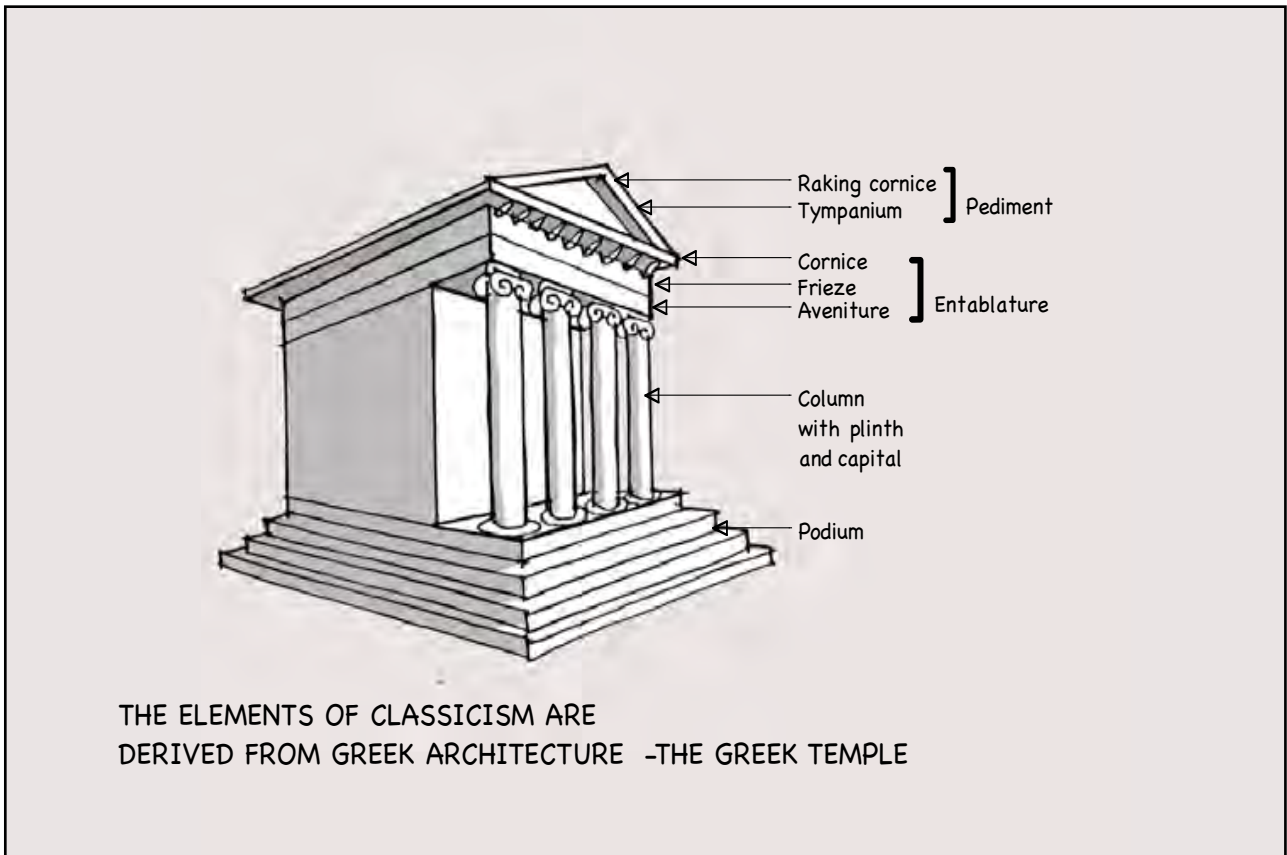
False front on stone buildings was stone and plastered and painted with mouldings and other ornament. On wooden buildings, it was timber with timber mouldings.

Buckingham Street verandahs (where they existed) were part of false fronts. They were painted timber structures, and ornamentation was again guided by classicism.

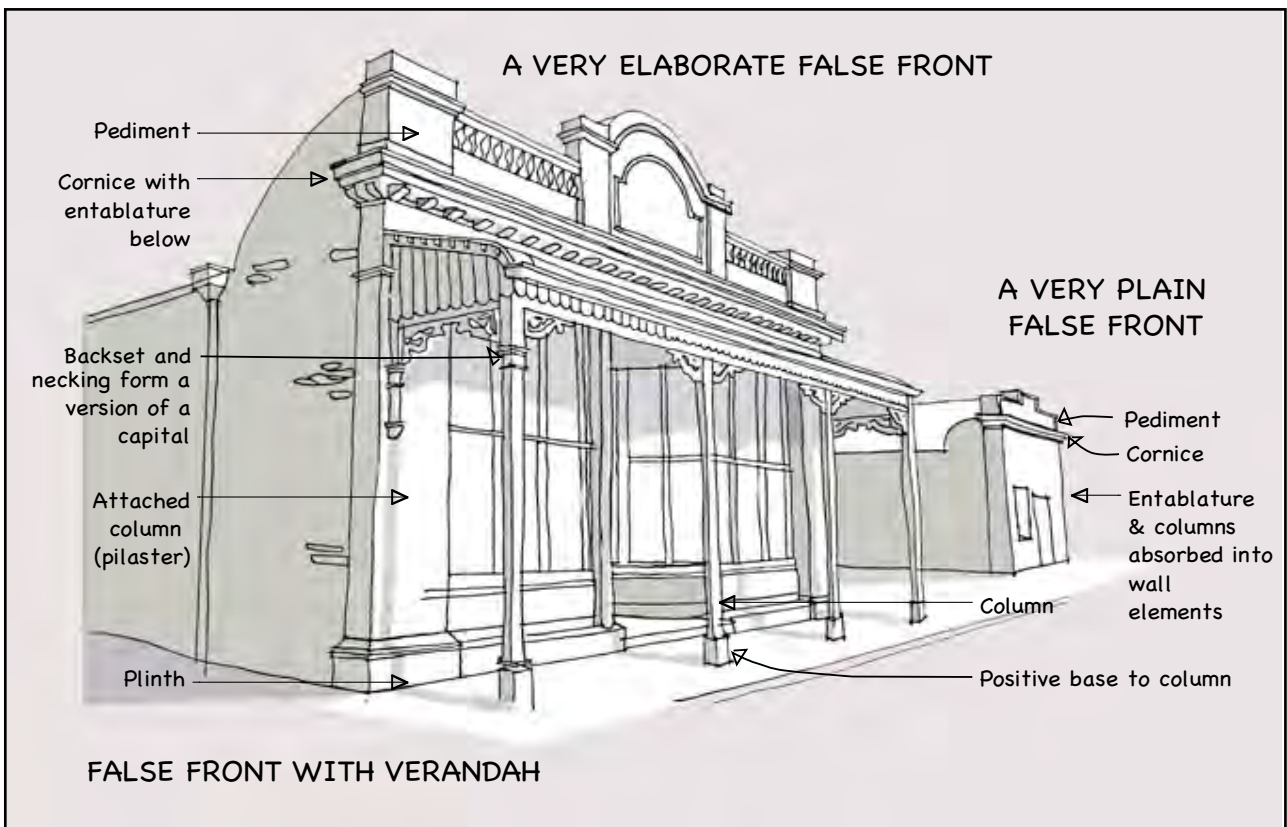
The ornamentation on buildings can be seen as the formalising of the practical finishing techniques of construction, such as a frame hiding a panel in place or a bracket connecting a beam to a pole. In the Arrowtown context there was much inventive use of cut offs of commonly available timber sizes which gives ornamentation a characteristic scale and texture within the Town Centre.



Side walls predominately solid.



Town Centre Figure 6



Town Centre Figure 7

### **3.18.1 GUIDELINES: THE FALSE FRONT AND ITS ORNAMENT**

**3.18.1.1 A false front is to be placed on the gable end of the primary element and face and be close to Buckingham Street. False fronts are to be avoided in the Lanes or in other locations.**

**3.18.1.2 A false front is to be designed to relate harmoniously with existing examples on Buckingham Street, especially those in the immediate vicinity.**

- a) The false front should not be more visually elaborate or dominant than the false front of typical historic buildings, i.e. it should not compete with the false front of Pritchard's Store.
- b) Proportions of a new false front to be compatible with its immediate context.
- c) The false front to incorporate the main entry to the building into its design.
- d) A verandah on Buckingham Street is desirable but not mandatory. Where they occur, verandahs are to be treated as an integral part of the false front.
- e) Front (including its verandah) are to be a symmetrical composition of classical elements with attention to its proportions. Adherence to an exact system of proportions is not required, but a horizontal emphasis can be observed in the Town Centre's traditional false front, and that should remain the dominant proportional bias.
- f) The false front should be the same width as the traditional examples of at the western end of the street. This will reinforce the narrow lot pattern.
- g) Where a complex with new facades is proposed the proportions of the individual facades should not be the same or the Town Centre will deteriorate into a battle between 'warring tribes'.
- h) A degree of non-functional ornament is appropriate on a false front but not elsewhere. Ornament should follow classical precepts and reflect the scale and texture of traditional false front ornamentation. The complexity of ornamentation on the false front of the bank and Pritchard's store is not appropriate for new construction.
- i) A false front verandah should be the full width of the façade, have a 5 – 15 degree monopitch roof (on occasion slightly bull-nosed) together with closed verandah ends and positive post base details and all verandahs are to be painted.

### 3.19 THE SHED

Over the history of the Town Centre, the shed has always been a fundamental building type. In recent times, however, the number of sheds has been much reduced.

Sheds were traditionally a particular feature of the two lanes from where the industrial and manufacturing activities and the stabling of horses took place.

Sheds were simple in form and often very small. They tended to be informally sited, were not necessarily set to the boundaries and often did not occupy the full width of the site. They were more focussed towards activities within the site and did not encourage public entry from the Lane.

Traditionally the backyard scene revealed from the Lanes included considerable areas of yard as well as sheds. If every lot were to be predominately occupied by buildings, with little open space, the lane character would be lost. Arrow Lane currently retains this backyard character relatively intact.

On Ramshaw Lane, the original back lane quality has been largely lost as people have orientated their businesses to the sun, river and views. It seems unlikely that this lane will revert to a low-key lane in the foreseeable future. Currently it is becoming dominated by two storeyed facades, which are unrelated to Arrowtown's legacy of building types.

The shed building type offers the best way to allow a degree of intensification to occur in a style more in keeping with Ramshaw Lane's history. It is desirable that there is not a predominance of two storeyed buildings coming right to this lane. The set back of buildings from the lane should increase as building height increases.

Sheds have a simple primary form. A gabled roof was most common in Arrowtown, but monopitched roofs were also used. Secondary elements, almost exclusively lean-tos, were used to extend the primary element. Detailing was completely plain / utilitarian and did not indulge in symmetry or ornament.

Sheds were typically smaller than the primary elements of the false front shop. This added to the visual richness of the Town Centre by providing contrasting elements at different scales.

Sheds were typically single storey. On occasion, they were 1.5 storeys for stables with an upper loft. However, this should not be considered the norm in new work.



The simple form of the shed.



Ramshaw Lane: opportunities for outdoor living, but buildings lack an Arrowtown character.



The simple shed form used to the rear of the Postmaster's Restaurant.



The simple shed form used to the rear of the Postmaster's Restaurant.

### 3.19.1 GUIDELINES: THE SHED BUILDING

**3.19.1.1** The shed building type should be used for buildings that relate to the lanes. The false front shop type must not face a lane.

**3.19.1.2** Sheds are appropriate as an occasional building type in Buckingham Street.

#### Site Planning

**3.19.1.3** Along Arrow Lane, sheds should come to the boundary for approximately 30% only of the total lane length, so that the built edge is highly indented. The setback distances should be irregular. This will preserve the complex, informal outdoor backyard character of the lane margin.

**3.19.1.4** Along Ramshaw Lane, the shed primarily element should come to the boundary for no more than 50% of the total lane length. This will increase both the degree of indentation of the built edge and the amount of usable outdoor space.

**3.19.1.5** Along Buckingham Street, sheds should come to the boundary or close to it. They should only be occasional participants. False front shops must remain the dominant building type.

- a) Decisions on where it is appropriate for sheds to abut the lane is to be made with reference to the immediate context and to the character of the lane as a whole. Too many buildings abutting the lane boundary will make the lanes too enclosed.
- b) The open backyard space of lots should not be dominated by vehicle parking.
- c) Sheds should be asymmetrically arranged on a site. They should not extend the full width of the site. Entry points on side walls will encourage pedestrian exploration of the site.

#### Form and Scale

**3.19.1.6** Sheds to be simple forms reflecting the small scale of typical traditional sheds.

- a) The form of the primary element should be a simple rectangular footprint roofed by an equal gable of 25 – 40 degree pitch. The ridgeline can be either parallel to the lane or parallel to the side boundary. A monopitch roof of 8 – 30degrees may be an acceptable variation.
- b) The primary element in the shed building type should have:
  - A footprint of about 30 square metres.
  - An enclosed volume of about 150 cubic metres.The primary element must not exceed:
  - A maximum footprint of 50 square metres.
  - A maximum volume of 250 square metres.
- c) The Coachman's Hall should not be used as a model for new construction. While essentially a shed, it is extremely large and its scale is not typical of sheds in the Town Centre.



Photo looking east along Arrow Lane showing the dominance of the shed form and extensive variation of building setbacks off the Lane.

**3.19.1.7 Sheds close to arrow lane should be low and single storey as seen from the lane, with a 2.5m maximum to eave above lane level. The floor level should not be above lane level.**

**3.19.1.8 On Ramshaw Lane, a shed should be single storey on the boundary. 1.5 storey is acceptable if set back a minimum of 2m. Two storey may be acceptable if set back from the boundary to the lane by approximately 3m or more. This would also allow the potential for sunny outdoor spaces to be more successfully utilised, without conflict with pedestrian use of the footpath.**

**3.19.1.9 In the middle of a lot, it may be acceptable for a shed to be placed above existing ground (on a raised plinth) so that it reaches the height limit. This must not result in an adverse effect on the integrity of any existing building.**

**3.19.1.10 The only generally acceptable secondary element is the lean-to form.**

- a) The lean-to should have a roof pitch 8 – 15 degrees and a maximum width of 4.0m.
- b) The lean-to's variant, the verandah, is most likely to be appropriate facing Ramshaw Lane or into a courtyard in association with a second entrance and / or to control sun.
- c) The verandah is not appropriate facing Arrow Lane.
- d) Sheds should not have verandahs facing onto Buckingham Street.
- e) Air conditioning units and the like are not acceptable secondary elements – unless their effects can be successfully mitigated by design.

**3.19.1.11 Symmetry is not appropriate for shed design.**

**3.19.1.12 Sheds should be plain and utilitarian with no ornamentation.**

**Building Composition (Larger footprints)**

**3.19.1.13 A larger floor area can be achieved by adding secondary extensions to a single primary element, or by using two or more primary elements (as long as the overall building remains acceptable) (See Figure 5 pg 77).**

**3.19.1.14 Consider elements as separate cells in a multi-celled building. Each element to be separate or visually distinct. (When designing, it may help to consider the various elements as being added one by one over time).**



## 3.20 OPENINGS – ALL BUILDING TYPES

In the two building types that dominate the Town Centre, the openings, window and doors, were generally minimised no doubt due to cost and structural difficulties. Windows were small and where operable - often hopper or horizontally pivoting. Doors were usually ledged and braced or sometimes 4 panel frame and panel.

By contrast, a special effort was made to emphasise openings in the false front. The door was central, and the windows positioned centrally around it. The door often had glazed panels in it. In the plainer or less retail focused premises the windows were double-hung. The more elaborate shops used shopfront glazing. This increased the proportion of glazing in the façade, but due to a raised sill and grid of glazing bars, still provided a lattice visually separating outside and in a characteristic scale.

Openings play a major role in allowing interaction between the interior of the shop and the street or open space. The usual features associated with modern retailing, such as frameless glass doors with stainless steel pulls, however, have no place in the Town Centre.

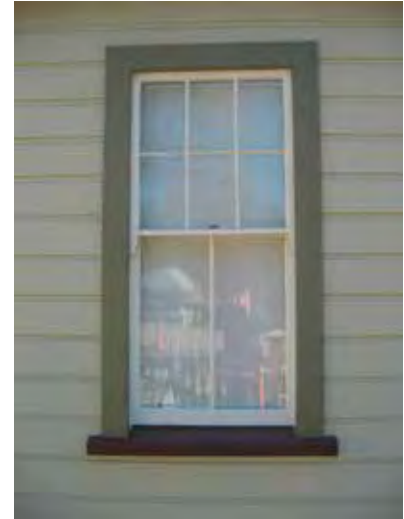
The side and back walls tended to be closed, solid wall dominated with few if any opening.

On Ramshaw Lane, in some courtyards and along pedestrian alleys, it may be appropriate to vary from the close, solid wall dominated character and increase the proportions of openings in a wall.

There are an increasing number of courtyards as part of public routes through commercial development, however, the most important 'public squares' are Buckingham Green and Athenaeum Reserve. The heritage character of these spaces is dependant to a large extent on the nature of the side walls of the adjacent buildings and an increase in the openings onto / overlooking these spaces would seriously diminish heritage values.

Doors and windows facing the street were timber sash in timber frames and were painted. On side and rear walls they were not always painted, but today painting is recommended to avoid compromising timber durability.

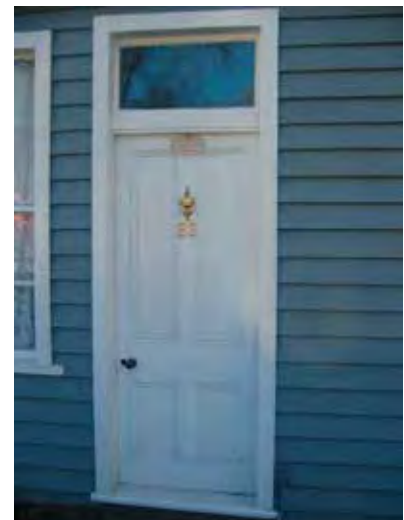
Roof glazing was used, especially on stone buildings, where openings in walls were not easy to achieve. The Lantern is another possible approach.



Window -double hung with lattice.



An interesting hood detail.



Frame and panel door with top light.

### 3.20.1 GUIDELINES: OPENINGS

#### 3.20.1.1 The approach to the placement and proportions of windows and doors should be based on the traditions of the Town Centre.

- a) In false front facades, windows and doors should be symmetrically arranged. Doors should be the main entrance and placed centrally. Double-hung windows should have a maximum width of 900mm and maximum height of 2000mm. Shopfront windows should have painted timber glazing bars giving a maximum glass panel area of 2.0 square metres. Proportions should be vertical or square. Sills should be 400mm above floor height. Where glazing bars are used the characteristic scale of traditional examples should be adopted.

- b) Typically, on rear and side walls of false front shops, and on walls of sheds, solid wall should dominate. Windows and doors should not be arranged symmetrically within a wall. The placement and proportion of windows and doors needs to be carefully considered as a composition. Windows should have a vertical proportional emphasis. Where there are double-hung windows to the front, windows to the side and rear should be small (less than 80mm by 800mm. Where the front of the building has shopfront glazing, side windows can be double-hung. This regime should apply on Arrow Lane and to commercial developments abutting public open space within a block.
- c) On Ramshaw Lane and in the pedestrian alleys and courtyards within commercial developments, a higher ratio of openings to wall may be appropriate. Windows and doors should be carefully, but not symmetrically arranged. Windows should have a vertical proportional emphasis.
- d) Openings onto / overlooking Buckingham Green and Athenaeum Reserve need to remain limited. The predominantly solid walls are important to the heritage character of these spaces.
- e) All doors and windows should have timber sash and frames. Frames in other materials, e.g., aluminium or steel are not acceptable. Frameless glazing is not acceptable.
- f) Doors and window frames should be painted.  
Clear finish should not be used.
- g) Roof glazing is encouraged as an alternative to compromising the dominance of solid wall (rear and side walls). Roof glazing should be part of the roof slope and should not project.

## 3.21 CONSTRUCTION AND MATERIALS

The Town Centre is characterised by a limited palette of materials and this served as an important character generating and unifying factor. The palette should continue to be restricted.

The materials used in early buildings were sourced locally and processed only to the minimum extent necessary. These criteria should be used to help determine which, if any, new materials can be added to the palette.

The older buildings in the Town Centre are also united by a shared approach to construction. Each building element was constructed independently over time. Hand technologies were used, with a minimum of prefabrication. It was therefore relatively easy to fit new work into its context. Components were often recycled.

New buildings are more likely to be compatible with existing buildings, if they replicate to the greatest extent practical, traditional processes of construction.



Use of brick limited to chimneys and trim.

### 3.21.1 GUIDELINE: CONSTRUCTION AND MATERIALS

**3.21.1.1 New buildings should be designed so that each primary element is independent both structurally and in terms of construction. Single complicated structures 'dressed' in a variety of claddings should be avoided.**

**3.21.1.2 Materials should be put together using similar construction techniques to those used traditionally in Arrowsmith.**

**3.21.1.3 The palette of materials should be restricted to those used traditionally in the Town Centre. It may be acceptable to use other materials, which meet the criteria of local and minimal processing.**

#### 3.21.1.4 Mortared stone

- a) A local stonework style has developed over the years using the local schist rock with earth / lime mortar. This style should be used for all stone external walls of buildings. Often these walls were whitewashed.
- b) Smooth cement plastered with plaster mouldings incorporated was used for the more elaborate of the Buckingham Street false fronts.
- c) Stone should not be used for secondary additions unless the primary element is also in stone.
- d) Stone should not be overused: more than half the primary forms in the Town Centre have always been light timber construction.

#### 3.21.1.5 Corrugated iron (for roofs and wall cladding)

- a) Corrugated iron is the traditional roofing material.



Stone wall.

- b) Most roofs have traditionally remained unpainted. The old formula for galvanised iron weathers to a beautiful matte patina, but is unfortunately no longer available.
- c) Colorsteel is rather too shiny and is not recommended. Low gloss paint finish is acceptable.
- d) Zinalume and the modern galvanised steel are too bright and intrusive, and should not be used.
- e) “Oil only” steel is very bright at first, but appears to dull off to an acceptable extent after five or more years.
- f) Corrugated iron can also be used as a wall cladding. It is unlikely to be appropriate for a false front. Painted timber trim similar to that used with weatherboards should be used with corrugated iron wall claddings.

#### 3.21.1.6 Timber Weatherboards

- a) Painted horizontal timber weatherboards in bevel back and rusticated profiles are common. They should be used with traditional trim like facings and boxed corners, and should be painted.
- b) Tongue and groove boarding is used for situations like the soffits of main street verandahs, and close butted boarding (often with decorative cut-outs) for closed ends of these verandahs.
- c) Non-timber weatherboards are not acceptable as they are an imitation of timber and are unlikely to retain their ‘pseudo’ timber appearance as the product ages.

#### 3.21.1.7 Plaster

- a) Plaster has traditionally been used for false fronts /facades on stone buildings, and its role has gradually increased to disguise the module of the increasingly used concrete block.
- b) Plaster should be whitewashed or matt painted.
- c) Plaster styled to imitate stonework should not be used as it detracts from heritage character.

#### 3.21.1.8 Brick

- a) The use of brick should be limited to its traditional role which included chimneys and on occasional lintels and trim in stonework. Fired brick was a relatively highly-manufactured, expensive and rare material in early Arrows town.



Painted Weatherboard with boxed corner.



Brick used sparingly.

## **3.22 COLOUR**

Early paint colours for walls were generally in the ochre / fawn / cream range, subdued in hue, which resulted in materials and buildings relating harmoniously to each other in most instances.

### **3.22.1 GUIDELINES: COLOUR**

**3.22.1.1 Colours for a building should be chosen to complement each other, adjacent buildings and their context. Each building should have its own colour scheme. A group of buildings should not have the same colour scheme.**

**3.22.1.2 Paint colours should be selected from Resene or Aalto Heritage Colour Charts, or closely compatible with these. Colours brighter in hue to those in the charts should be avoided.**




**3.22.1.3 For restoration projects, colours should replicate those colours discovered on the building by paint scraping.**

**3.22.1.4 For roofs there is little justification to depart from the Town Centre's predominantly grey roofscape, however, some tonal variation is appropriate.**

# 4. OLD TOWN AND NEW TOWN RESIDENTIAL AREA GUIDELINES

These design guidelines apply mainly to the three residential zones in Arrowtown, as shown in the Proposed District Plan:

- Arrowtown Residential Historic Management Zone (ARHMZ)
- Medium Density Residential Zone (MDR Zone)
- Low Density Residential Zone (LDRZ)
- The following guidelines set out in Section 4 are colour coded as follows:

-  ARHMZ
-  MDR and LDR Zones
-  General guidelines that apply to ARHMZ and MDR and LDR Zones where applicable

Users are reminded that not all guidelines apply to each area and the emphasis is placed to guide development close to and including the more historic parts of the Town Centre in more detail than those which sit at the outer extents of the Town. Developments on the boundaries of zones, areas or neighbourhoods should seek to blend the character of both, rather than provide for a hard edge. This is particularly the case for the MDRZ where this adjoins the ARHMZ.

Importantly, under the Proposed District Plan all development comprising a density greater than one residential dwelling 300m<sup>2</sup> net site area in the LDRZ requires resource consent with the Councils discretion being limited, amongst other matters, to the extent to which the development responds positively to Arrowtown's character, utilising the Arrowtown Design Guidelines. Further, within the MDRZ all residential development within the Arrowtown Historic Management Transition Overlay Area requires resource consent, with resource consent also required where two or more dwelling units are proposed per site within the MDRZ. As a consequence, the Arrowtown Design Guidelines are fundamental to promoting positive design outcomes for development requiring resource consent within these zones.

## 4.1 CONSERVE HERITAGE CHARACTER

The heritage character of the ARHMZ is derived from the combination of natural and cultural features. It includes the context and setting, landform and cultural features such as roads, buildings, planting, walls and hedges and their relationship with each other.

It is essential that developments within the ARHMZ respect and conserve this heritage character. However, it is also important to ensure that elements of this character are seen in new developments in both the MDR and LDR zones, so that they also contribute towards the unique character of Arrowtown.

Specific characteristics within individual neighbourhoods are highlighted in the descriptions in Section 2 of the ADG. Designers are encouraged to consider this detailed information and ensure that their designs embrace this to ensure that they closely reflect the individual character of each neighbourhood.

### 4.1.1 MAINTAINING AND EXTENDING THE CHARACTER OF THE ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

A number of key elements combine to generate the heritage character and identity of the ARHMZ. These include:

- a) The grid street pattern - distorted in places to follow landform.
- b) The rich legacy of heritage buildings, features and vegetation.
- c) Cottage size buildings on large sections.
- d) Abundant vegetation - tall, mature trees, and other vegetation on both public and private land that dominate over built form.
- e) Avenues dramatising the main routes.
- f) Streets - narrow carriageway, gravel shoulders, grass verges and swales.
- g) Churches.
- h) Hedges (in particular), fences, and gates defining private lot boundaries and the street.
- i) The low-key rural town residential character.
- j) The sense of timelessness, the sometime semi-wildness, the non-perfect.
- k) The spacious, simple, uncluttered, peaceful character.
- l) Vistas and views - to the surrounding hills.
- m) The illustration in ARHMZ-Figure 1 and the plan views in ARHMZ-Figures 2 and 3 highlight a number of the key character generators. These key character generators, are to be retained, individually and in combination.



Trees dominate over buildings.



Cottage sized buildings, abundant vegetation, hedges.



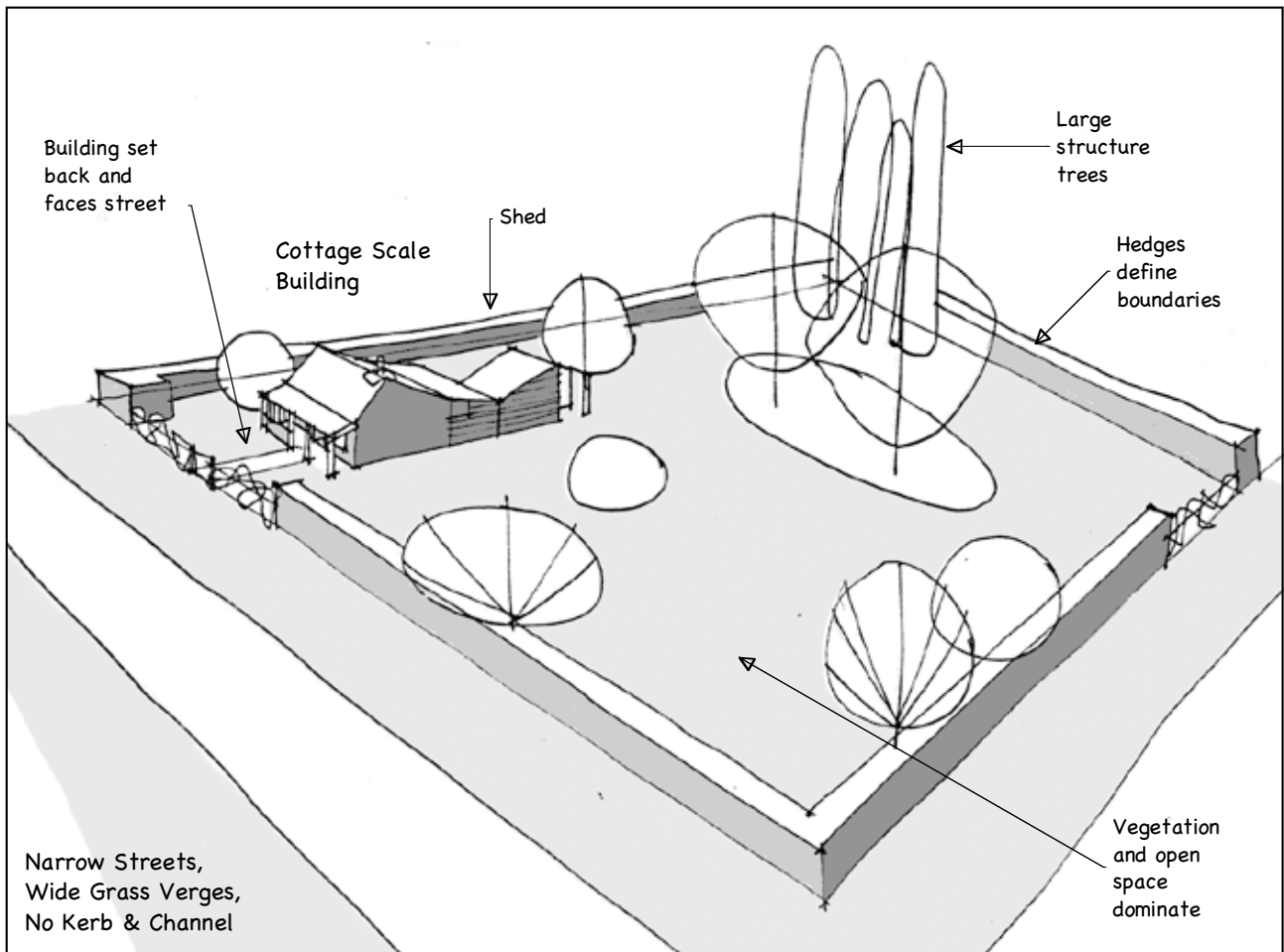
Narrow carriageway gravel shoulders, grass swales and verges with street trees.



Old stonewall and gate, 'crafted' with accrued patina.



Caenarvon Street looking west, showing narrow carriageway, gravel shoulders and grass-verges and established street plantings, all of which are characteristic of the ARHMZ.

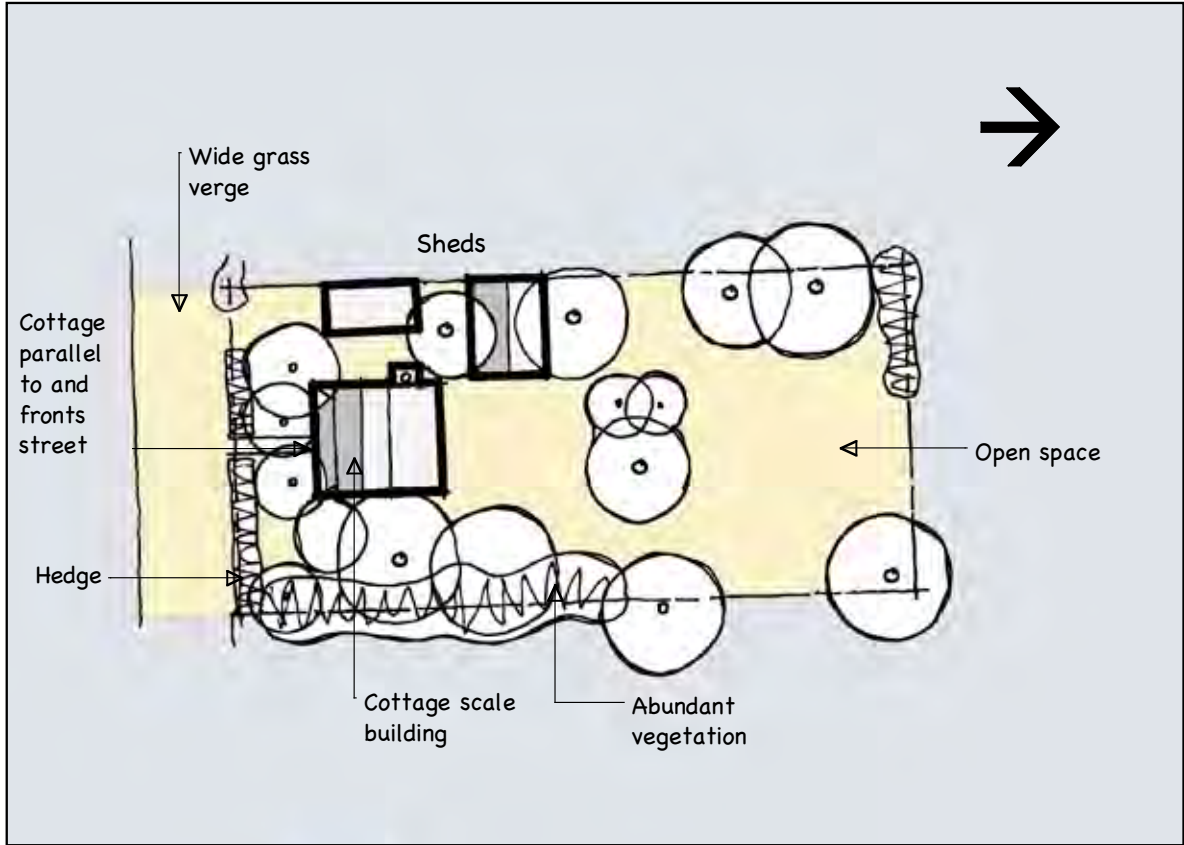


Merioneth Street double section

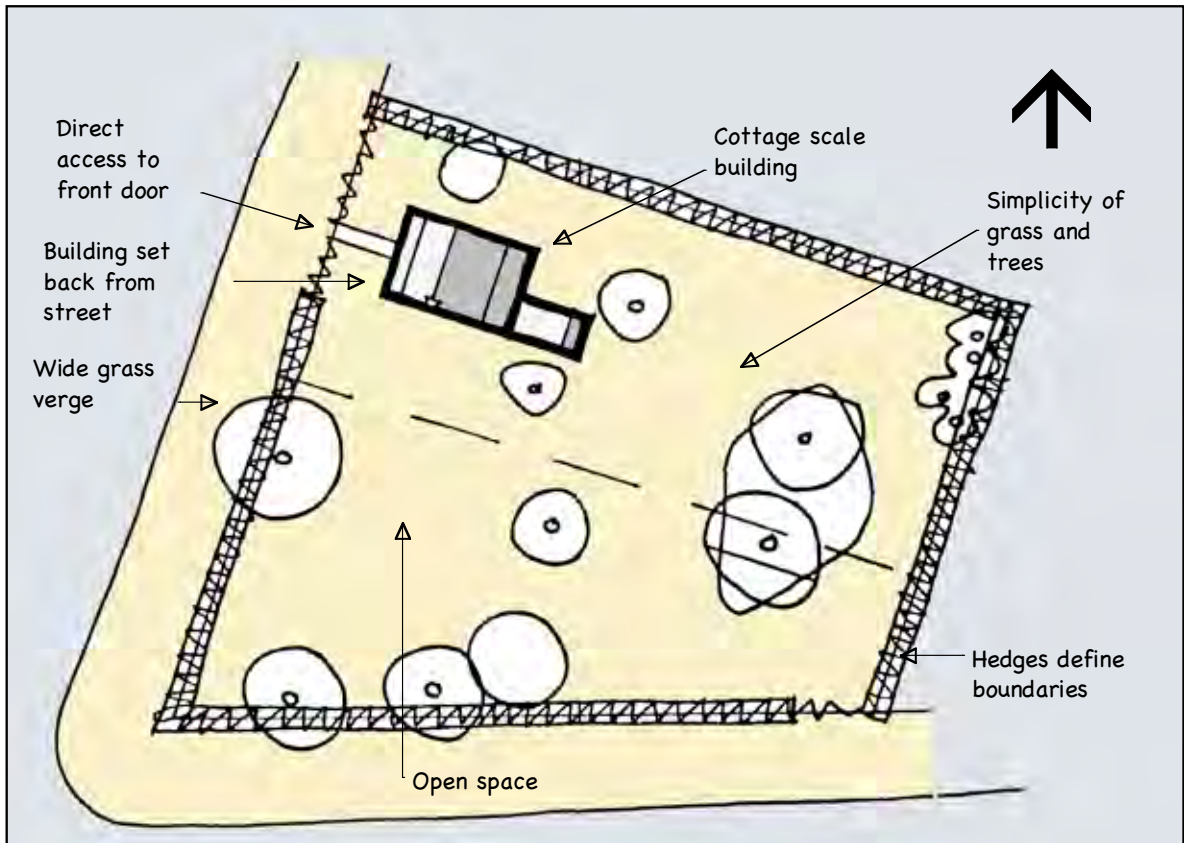
DEMONSTRATES CHARACTER GENERATORS

ARHMZ-Figure 1





ARHMZ-Figure 2



ARHMZ-Figure 3

The loss of, or change to, any of these elements can impact on the historic character and integrity of the ARHMZ as can the addition of new inappropriate/unsympathetic buildings, or other features. It is often the collective value of historic features that is important rather than each feature in isolation and small incremental changes can therefore cumulatively have an overall negative impact on the character of the area. It is therefore essential that the impact of all proposed developments within the ARHMZ on these elements is considered.

All schemes should identify and respect all sites and features including buildings, trees and other features, which contribute significantly to historic character of the ARHMZ, whether or not these are identified in the District Plan, as the loss of, or compromising of these features will significantly diminish the character of the Old Town.

Development in the MDR and LDR zones that trigger the need for resource consent (or where this can be undertaken without the need for a resource consent), and other areas adjoining the ARHMZ should consider how they can incorporate these elements within their designs to ensure that they better reflect the character of Arrowtown. All development should seek to ensure that they have positive effects on the character of the ARHMZ and Arrowtown in general. It is essential that this is done when sites adjoin the ARHMZ to ensure that they do not have a negative impact on these elements.

A Conservation Management Plan for historic sites/historic buildings (prepared by a conservation architect/heritage specialist and a landscape architect) would be of great assistance for conservation and management guidance and is strongly encouraged

By selecting elements that contribute to the heritage character of the ARHMZ and incorporating them into the MDR and LDR zones visual linkage and cohesion can be achieved between the New Town and Arrowtown's core. The Arrowtown identity can be extended throughout the Zones.

Elements that can be easily extended include:

- Tall mature trees, hedges and an abundance of other vegetation on both private and public land.
- Vegetation dominating over buildings.
- Buildings composed of small forms - single storey and distinct.
- Streets with narrow carriageways, grass shoulders, grass swales and wide grass verges, with evenly spaced street trees.
- Simple, natural materials for paving, driveways and hard surfaces.
- The spacious simple and uncluttered character.
- The sometimes semi-wildness, the non-perfect.

Several features could be included immediately, for example the addition of hedges, which is easy to implement and very effective, while others can be accommodated as opportunity arises.

Within neighbourhoods there are characteristics that could be enhanced over and above the general guidelines and these were identified in the neighbourhood descriptions.



Streetscape – the street and the features of the private section which contribute to the streetscape.



Small shed-out building.



Building subordinate to mature trees and vegetation.



The collective value of historic features is important.

#### **4.1.2 GUIDELINES: CHARACTER PROTECTION AND CONSERVATION**

##### **4.1.2.1 Developments must conserve the historic character of the ARHMZ.**

- a) Conserve and maintain the historic sites, open spaces, buildings, features and elements of the ARHMZ.
- b) Protect and enhance the key elements, which contribute to the character of the ARHMZ and their relationship with each other.
- c) Conserve the collective contribution of elements and features to site, streetscape vicinity, neighbourhood and area. It is often the collective value, irrespective of individual significance that is of major importance to historic character. For example; a cottage that is not listed in the District Plan may in association with other cottages and sheds, plantings, fences and the streetscape contribute in a major way to the historic character of the ARHMZ. It may also contribute significantly to the context of other more individually significant cottages.
- d) Assess all features for their contribution to historic character irrespective of whether or not they are listed on the Proposed District Plan. Importantly, do not remove any features prior to assessment and design.
- e) Respect and enhance the character of the ARHMZ and other Zones, the streetscape, the vicinity, vistas i.e. the setting and context.
- f) Encourage/Require Conservation Management Plans to be prepared for historic sites, buildings and features.

##### **4.1.2.2 Include some of the heritage character elements from the ARHMZ into the LDR & MDRZ.**

- a) The historic character of the ARHMZ must not compromise or be compromised by developments in adjacent areas and vice versa. For example i.e. Developments in the ARHMZ must not compromise other areas e.g. The Town Centre.
- b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the MDR and LDR zones.

## **4.2 APPLY BEST PRACTICE HERITAGE CONSERVATION**

#### **4.2.1 GUIDELINES: HERITAGE CONSERVATION**

##### **4.2.1.1 Within the ARHMZ development decisions are to accord with best practice heritage conservation principles.**

#### 4.2.1.2 Follow the principles in the New Zealand ICOMOS Charter, 2010.

- a) Manage change so that the historic relationship between feature/structure and site is not lost.
- b) Conservation requires the least possible intervention with the historic fabric of a site.
- c) Processes of preservation, restoration, reconstruction or adaptation may be appropriate in defined circumstances. Heritage conservation is a specialist field, and appropriately qualified experts should be used to provide guidance.
- d) Conservation of historic sites, buildings and features should be in accordance with the New Zealand ICOMOS Charter, 2010.
- e) New works are to be identifiable of the era of their construction while respecting the guidelines.
- f) Retain and enhance existing plantings. Understand their role on the site, within the area and the town. New plantings should be appropriate.



Rectangular lot pattern. The historic lot size and was 1 rood or 1/4 acre.



Example of recent medium density residential development in Arrowtown, with a single house still facing street frontage on each lot.

### 4.3 SETTLEMENT PATTERN: STREET LAYOUT, LOT SIZE AND PATTERN

The street layout of the ARHMZ is essentially a grid with some distortion in places to allow for topographical variation. This layout and historic patterns of use contribute to historic character.

The original predominant 1/4-acre (1012m<sup>2</sup>) lot was rectangular. Subdivision of many of these lots has occurred. Within the ARHMZ the remaining 1/4-acre lots are important to the historic character of the area. However, it is recognised that in the MDRZ there is likely to be the further subdivision of existing lots. This should be done in a way which respects the prevailing character of the area.

For instance, whilst not often seen as good urban design practice, in the Arrowtown environment in the MDR and LDR zones where they adjoin or are adjacent to the ARHMZ it may be best to consider subdividing the front and rear of a lot from each other, rather than dividing a lot lengthways. That way a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm.

#### 4.3.1 GUIDELINES: SETTLEMENT PATTERN

##### 4.3.1.1 Within the ARHMZ respect the historic grid street layout and lot pattern and size.

- a) Retain the grid street layout and avoid the closure of roads.
- b) Within the ARHMZ retain the rectangular lot pattern and size; the 1/4 acre (1012m<sup>2</sup>) lot should not be subdivided.



Preserve simplicity of street trees, grass verges, and hedges in the ARHMZ and neighbouring zones.



Avoid boulders and planting which disrupt grass verge and visual cohesion of the street.

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

- a) In situations where subdivision is a restricted discretionary activity (as provided for under the Proposed District Plan), such as the MDRZ, the layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning, i.e. the location of buildings, vegetation and open space visible from the street should reflect the ARHMZ and conserve the other historic characteristics of the area. This outcome is essential where the MDR and LDR zones adjoin or are adjacent to the ARHMZ.
- b) In situations where lots are being amalgamated within the MDRZ and LDRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

## **4.4 REDEVELOPMENT, UPGRADE AND NEW SUBDIVISION**

Opportunities should be taken to extend some of the heritage character elements of the ARHMZ and old Arrowtown in any new subdivision or redevelopment of part of an earlier subdivision. This includes using narrow streets with wide grass verges and swales.

The use of a more rectangular/ grid layout combined with back lanes for parking would enable reduced domination of car parking and garaging to the street. In addition, houses would be able to be designed more easily to relate to the street.

### **4.4.1 GUIDELINES: REDEVELOPMENT, UPGRADE AND NEW SUBDIVISION WITHIN THE LDR & MDR ZONES**

#### **4.4.1.1 Strengthen the links to the character of the ARHMZ and Old Town in any new development or area of re-development within the LDR & MDR Zones.**

- a) A street layout based on a more rectangular/grid layout.
- b) Keep streets narrow with wide grass verges, swales and street trees. No concrete kerbs and channel.
- c) Include back lanes for parking, running longitudinally through blocks (as in Roman's Lane or Arrow Lane) to encourage parking and garaging at the rear of sections.
- d) Where possible, design houses to relate to the street and encourage neighbourhood interaction and safety in the streets.
- e) Design houses with small visually distinct forms as opposed to one large building under a single roof.
- f) Continue the system of neighbourhood parks and link with the existing system of parks.

## 4.5 THE PRIVATE SECTION: SITE PLANNING AND DESIGN

Spaciousness is a key characteristic of Arrowtown and a sense of space can be created by applying some key principles to the placement and design of the house and layout of the garden.

The siting of buildings in relation to the street together with the scale of buildings, (height and bulk), is critical to character. Large buildings, for instance, located close to the street have the effect of being very dominant especially if they occupy almost the full width of the lot.

The site plan relates to the way buildings and elements are placed within the lot. This plays an important role in historic character management of the precinct and of the streetscape

In the ARHMZ residential buildings are predominantly orientated with main walls and rooflines parallel to the boundaries of the rectangular lot. Since most buildings were rectangular in form, this siting pattern helped reinforce the grid layout of the Old Town. In some streets there are slight variations in pattern and occasional differences in response to topography or other factors.

Garages were usually placed further to the rear of the section than the front of the building with straight-line access from the road. On occasion they were separate structures (one car garages) immediately adjacent to the street.

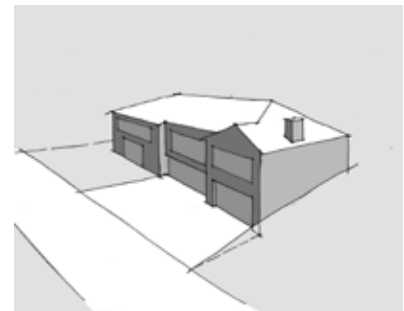
Pedestrian access usually approached the centre front of the building directly from the street through a separate entrance. Formality in the garden layout was often a feature in the front yard.

Hedges and fences were used on boundaries, which reinforced the grid layout of street and lots.

Development can affect neighbouring properties in terms of compromising the setting, historic character, views or sun.



Path leading directly to primary entrance, formality in garden layout.



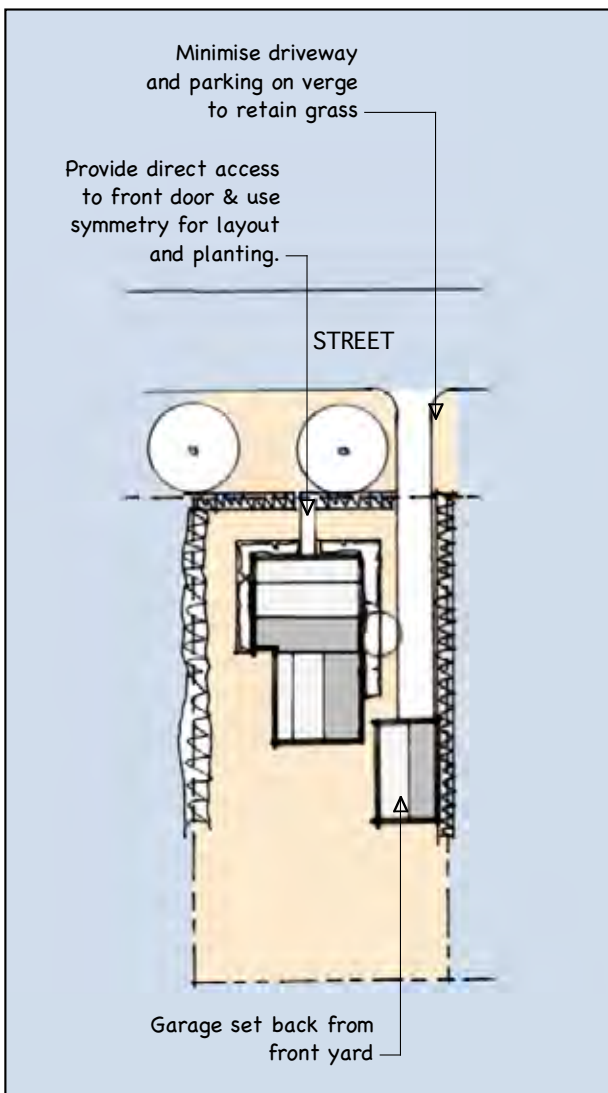
Avoid double storey buildings located close to the street dominate and are aggressive to the street. Dominant garages and wide driveways are not the Arrowtown character.

### 4.5.1 GUIDELINES: SITE PLANNING AND DESIGN

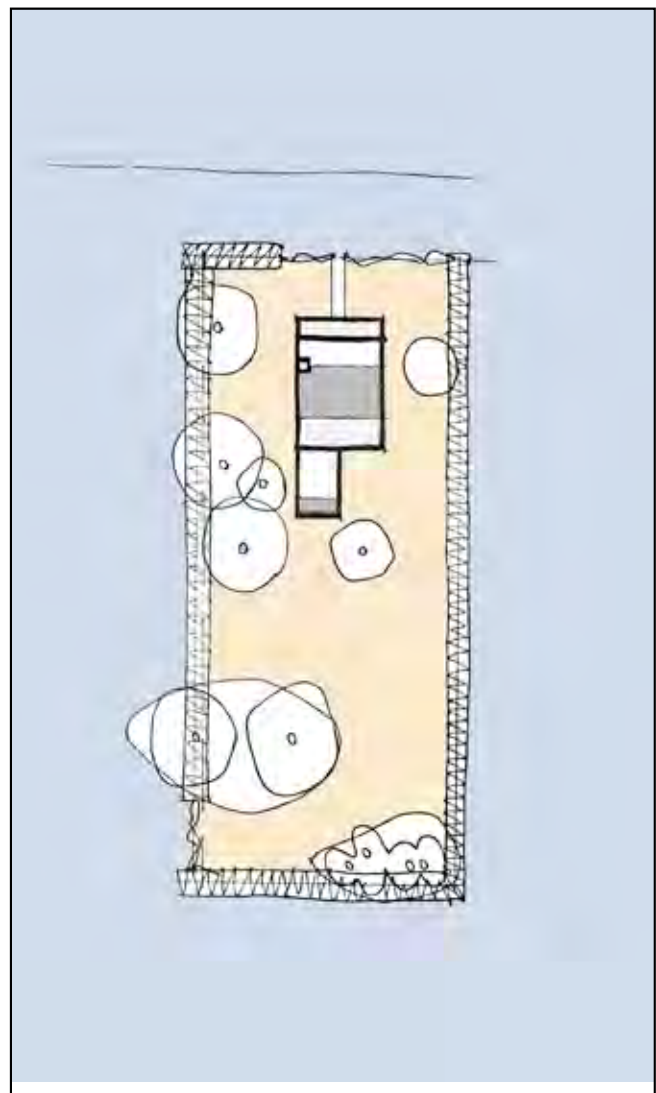
#### 4.5.1.1 Within the ARHMZ developments should reinforce the historic layout within lots.

- a) The site layout in terms of buildings and spaces should reflect historic layouts.
- b) New buildings should be orientated parallel to boundary lot lines, or similar to that of historic building orientations in the vicinity or neighbourhood.
- c) Buildings should be set back from the street a similar distance to those traditional buildings in the vicinity or neighbourhood.
- d) Garages should be set back further than the front of the house and preferably to the rear of lots with straight-line access from the street.

- e) Houses should have a clearly defined primary entrance that is oriented towards the street. Use direct street to door pedestrian access.
- f) Consider the use of formality in the layout of the garden and planting in front yards - rectangular garden beds, straight lines.
- g) Define property boundaries with traditional type hedges, fences and walls.
- h) Retain/create a sense of spaciousness through site layout and building coverage. Consider the relationship with adjacent public open space (and neighbouring sections, to add to the apparent sense of space within the zone).



Orient new buildings parallel to lot lines.



Hedges and fences to define boundaries.

ARHMZ-Figure 4

**4.5.1.2 Where the MDRZ immediately adjoins the ARHMZ, and is located within the Arrowtown Historic Management Transition Overlay or is located within the vicinity of the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.**

- a) The site layout in terms of buildings and spaces should appear from the street to reflect historic layouts, consistent with those found within the adjoining ARHMZ. Subdivision of lots within the MDRZ should be subdivided so that the front and rear of a lot are subdivided from each other, rather than dividing a lot lengthways. Subdivision within the MDRZ should seek to ensure that a single house will still front the street rather than two closely spaced houses which would appear more dominant than the norm. This is characterised in Figures MDRZ-Figure 1, MDRZ-Figure 2 and MDRZ-Figure 3 on page 102.
- b) New buildings, whether at the front or rear of a site, should be orientated parallel to boundary lot lines, or similar to that of historic building orientations in the vicinity of the ARHMZ.
- c) Buildings with a street frontage should be set back from the street a similar distance to those traditional buildings in the ARHMZ.
- d) Garages for buildings with a street frontage should be set back further than the front of the house (as per the MDRZ-Figures 1, 2, 3) and be designed so that vehicles and their requirements do not dominate the street frontage of sections.
- e) Houses with a street frontage should have a clearly defined primary entrance that is oriented towards the street. Use direct street to door pedestrian access.
- f) Consider the use of formality in the layout of the garden and planting in front yards - rectangular garden beds, straight lines.
- g) Define property boundaries with traditional type hedges, fences and walls, which are consistent with those design outcomes for the ARHMZ (as this relates to boundary treatments).
- h) Retain/create a sense of spaciousness through site layout and building coverage. Consider the relationship with adjacent public open space (and neighbouring sections, to add to the apparent sense of space within the area.
- i) Carefully consider the extent to which any infringement to the density and bulk and location requirements for the MDRZ will compromise the historic character of the ARHMZ.



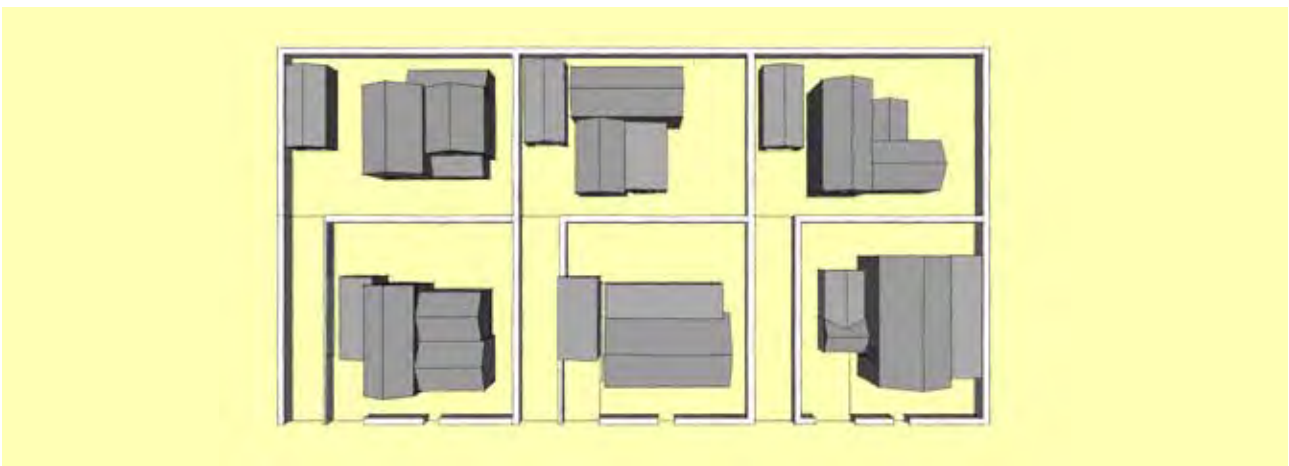
New development on Suffolk Street located within LDRZ reflecting scale, layout, fencing and simple planting reflective of the adjoining ARHMZ.





MDRZ-Figure 1

(Figures 1, 2 and 3 have been designed utilising the Proposed District Plan bulk and location standards, and therefore accurately reflect the potential built form that could be generated within the MDRZ)



MDRZ-Figure 2



MDRZ-Figure 3

**4.5.1.3 Within the LDR zone, new development/redevelopment should aim for a more spacious appearance with reduced domination by buildings.**

- a) Relate part of the house to the street i.e. have a door and windows facing the street that looks inviting. Avoid a closed off back of house presentation to the street i.e. garage and no windows or doors. This also helps provides safety to the street and neighbourhood and can contribute to a sense of belonging.
- b) Set part of the building back from the street, in accordance with the road setback requirements for the LDRZ, and allow 60% of the street frontage contained within the road setback (measured from the front road boundary back into the site) to be in garden or green space not hard surface.
- c) Garages for buildings with a street frontage should be set back further than the front of the house (as per the MDRZ-Figures 1, 2, 3) and be designed so that vehicles and their requirements do not dominate the street frontage of sections.
- d) Keep the front garden simple, e.g. hedges, grass, trees and simple plantings.
- e) Screen sheds (garden and other) from the street.

**4.5.1.4 The historic character of adjacent sites (and enjoyment of neighbours) must not be compromised.**

- a) Consider and do not compromise the historic character of neighbouring properties, the vicinity, and wider area i.e. the setting and context.
- b) Consider and respect the effects on neighbour's sun and views.

## **4.6 EXISTING BUILDINGS AND NEW CONSTRUCTION**

Buildings are a major determinant of character and streetscape within the ARHMZ and Arrowtown as a whole. It is very important that new buildings, within any of the Zones, do not begin to look just like contemporary housing elsewhere in the District.

The protection of heritage character is a priority in Arrowtown and the ARHMZ in particular and buildings that contribute to this character should be conserved and maintained.

The ARHMZ is an established area and there is unlikely to be any development site that is completely without existing buildings (and/or vegetation). There is a real danger that the existing buildings (and vegetation) that make a positive contribution to the character of the neighbourhood will be seen as constraints to development when, in fact, they represent the best chance of new development fitting into a site and the area.

All new construction in the ARHMZ is a Restricted Discretionary Activity under the Proposed District Plan, with the Council's discretion over a number of limited matters, including the consideration of these Guidelines. As a consequence, the application of these guidelines will assist achieve better heritage design outcomes for Arrowtown.

The key to new construction being successful and fitting with the heritage character of the area comes from understanding the heritage buildings of the area. From an analysis of the existing traditional buildings, 'cottages' and 'sheds' have been identified as the typical buildings types within the area. It is from these building types that new construction should take its lead.

This does not mean exact replication of existing buildings. A contemporary building can be designed to fit with the heritage character while working within the design framework set by traditional buildings types. For example, the gable roof form is both a heritage and contemporary form.

A fire station has been located at its Hertford Street site, in the ARHMZ, since 1897. While any redevelopment of the existing fire station should not detract from the character of the ARHMZ, it is recognised that the operational and functional requirements of a fire station may constrain the ability to achieve all of the following design outcomes.



Summers Orchard, an arrangement of simple, cottage scale forms.



Sheds or outbuildings are highly characteristic accompaniments to Arrowtown Cottages.

#### **4.6.1 GUIDELINES: EXISTING BUILDINGS AND NEW CONSTRUCTION IN ARHMZ**

##### **4.6.1.1 Conserve the existing buildings that contribute to the heritage character of the ARHMZ and other Zones.**

- a) Protect and preserve all buildings identified in the Operative and Proposed District Plan as having historic value and ensure their conservation and maintenance.
- b) Do not clear the site as a preliminary exercise to planning a development. Assess all existing buildings (and vegetation) for their contribution to the character of the area. Where they have heritage value, retain and incorporate in the development's design.
- c) The untimely removal of fabric important to the area should require reinstatement.
- d) Refer to the explanation and apply the guidelines for Conserve Heritage Character at section 4.1.1 and guidelines set out at 4.1.2 of this Guidance.

##### **4.6.1.2 Adopt the essential characteristics of the ARHMZ's two fundamental building types as the 'model' for new work within the ARHMZ.**

- a) Apply the characteristics of form, scale, composition, details and materials of the cottage and shed building types to new construction.
- b) Buildings should vary, both from lot to lot and within a lot. Differences may be quite subtle, but there must not be mechanical repetition. There should also not be exact replication of ornament from lot to lot. A fundamental characteristic of traditional buildings is that there is strong thematic unity between buildings and that this is achieved without repetition in design.

- c) Respect in building layout and design the traditional placement of buildings within lots. (Refer the Private Section: Site Planning and Design, set out in ARHMZ-Figure 4 as this relates to the ARHMZ (pg 100 of this guidance).

#### **4.6.1.3 New construction should be identifiable as contemporary.**

#### **4.6.1.4 New construction to be in sympathy with its context.**

- a) New construction to avoid overpowering, (in particular in terms of scale), the cottage and shed building types or dominate its context.

#### **4.6.1.5 Do not introduce false history**

- a) Do not build replicas of Arrowtown cottages or sheds or replicas of historic examples from other places as this undermines the real heritage value of the zone.
- b) Do not make exact copies of the characteristic detail or ornament of historic buildings.

## 4.7 THE COTTAGE AND SHED BUILDING TYPES

The buildings that generate the character of the zone are the low single-storey cottages, which are made from a combination of small scale elements/cells and the sheds.

### 4.7.1 FORM, SCALE AND COMPOSITION (LARGER FLOOR AREAS)

Scale, form and elements/cells are important concepts in the analysis of building types and are defined as follows.

- Scale is the size of a building or a building element.
- Form is the three dimensional shape of a building.
- The 'primary element/cell' of a building is the term used in the guidelines for the simplest form of a building that is structurally self-supporting. It may or may not have secondary elements, such as the lean-to or verandah, attached. (This is an extremely useful concept in the analysis of the ARHMZ building typologies).

The diminutive scale of the cottage building type is a fundamental characteristic of the ARHMZ. Analysis of a number of cottages suggests dimensional parameters that new construction needs to comply with in order to be of appropriate scale.

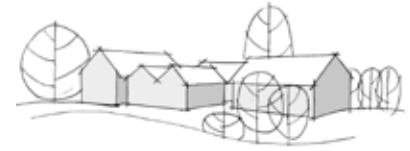
The District Plan identifies some dimensions for the cottage primary element/cell, but it should be remembered that these are intended as limits, (maximums), not optimums.

Measured drawings were undertaken of a range of early Arrowtown cottages to assist with the analysis of dimensions. These measurements show that the primary element/ cell is typically a rectangular footprint (plan view) with a gable roof with ridgeline parallel to the street and a roof pitch of 25°-40°. The gable is sometimes unequal, with a steeper pitch facing the street. Eaves are short (200mm max) or absent. The height at the eaves is often very low (e.g. 1.8m clear). These dimensions are important to ensure that the proportions of new buildings are appropriate in form and scale. See ARHMZ-Figure 4, ARHMZ-Figure 5, and ARHMZ-Figure 6, which show drawings of some of the cottages analysed.

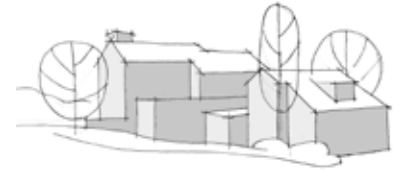
This analysis confirms the District Plan's provisions, but indicates that most cottages are shorter in length and some are of greater width than the limits identified, and therefore, a smaller primary element/cell would be more ideal.

Sheds or outbuildings are characteristic accompaniments to Arrowtown cottages. They are typically very small (smaller than cottages and smaller than sheds in the town centre), and are usually, but not always, placed to the rear of the cottage. Often there is more than one shed.

Both the cottage and the shed primary elements can have secondary elements attached. The lean to is generally used as a verandah or enclosed. Specialised secondary elements include the chimney (very common) and the bay window (rather rare). See ARHMZ-Figure 10.



Cottage scale and form.



Oversized scale and form.



31 Merioneth St.



Shed, 18 Wiltshire Street.

Larger floor areas (footprints) can be achieved by applying an additive/multicellular approach of primary elements/cells to the composition of buildings. There is, however, a limit to the overall size of the footprint, above which this approach will be unsuccessful and the building will detract from the areas character.

#### **4.7.2 GUIDELINES: THE COTTAGE AND SHED BUILDING TYPES.**

**4.7.2.1 24.6 Scale is absolutely critical to successful new construction. The scale of new construction within the ARHMZ to reflect the scale of traditional cottages and sheds. Within the MDR and LDR zones there is greater scope to move away from this, but careful attention is to be given to the proposed buildings to ensure that they do not become out of scale with the general character of Arrowtown.**

**4.7.2.2 New construction within the ARHMZ to comply with the following dimensional parameters for successful heritage character management.**

- a) Both optimum and maximum dimensions are provided.
- b) New construction should follow the optimum guideline to fit best with the scale of the Precinct. Maximum dimensions should not be exceeded.

c) Cottage primary element/cell dimensions

Optimum

Approx 8.0m long by 4.0m wide; 2.5m high at the eaves; 3.5m high or less at the ridge, 30 square metre floor area; 90 cubic metres volume.

Maximum

12.0m long by 4m wide; 3.0m high at the eaves; 4.0m high at the ridge; 50 square metre floor area; 150 cubic metre volume.

d) Shed primary element/cell dimensions

Optimum

12 sq m floor area; 2.5m high at the eaves; See ARHMZ-Figure 11, for width, length and height alternatives.

Maximum

20 sq m floor area. See ARHMZ-Figure 11 for width, length and height alternatives

e) Secondary element dimensions

The enclosed lean-to: Maximum width 4.0m

The Verandahs: Maximum width 2.0m

A lean-to does not have to be full width of the primary element to which it attaches.

#### **4.7.2.3 New construction should be low, single storey and adopt the following building forms.**

a) Cottage primary elements/cells

Rectangular footprint.

Equal gable 25 - 40 pitch. ( An unequal gable (outshot) is a possible variation, with the steeper pitch facing the street). See ARHMZ-Figure 11, for alternatives that may be acceptable.

b) Shed primary elements.

Equal gable 25 -40 or monopitch 10 -20.

See ARHMZ-Figure 11 for possible alternatives

c) Secondary elements.

Lean-to 10 to 20 pitch. (It should be less steep than the primary element it is attached to).

#### **4.7.2.4 The first primary element of the cottage should relate to the street.**

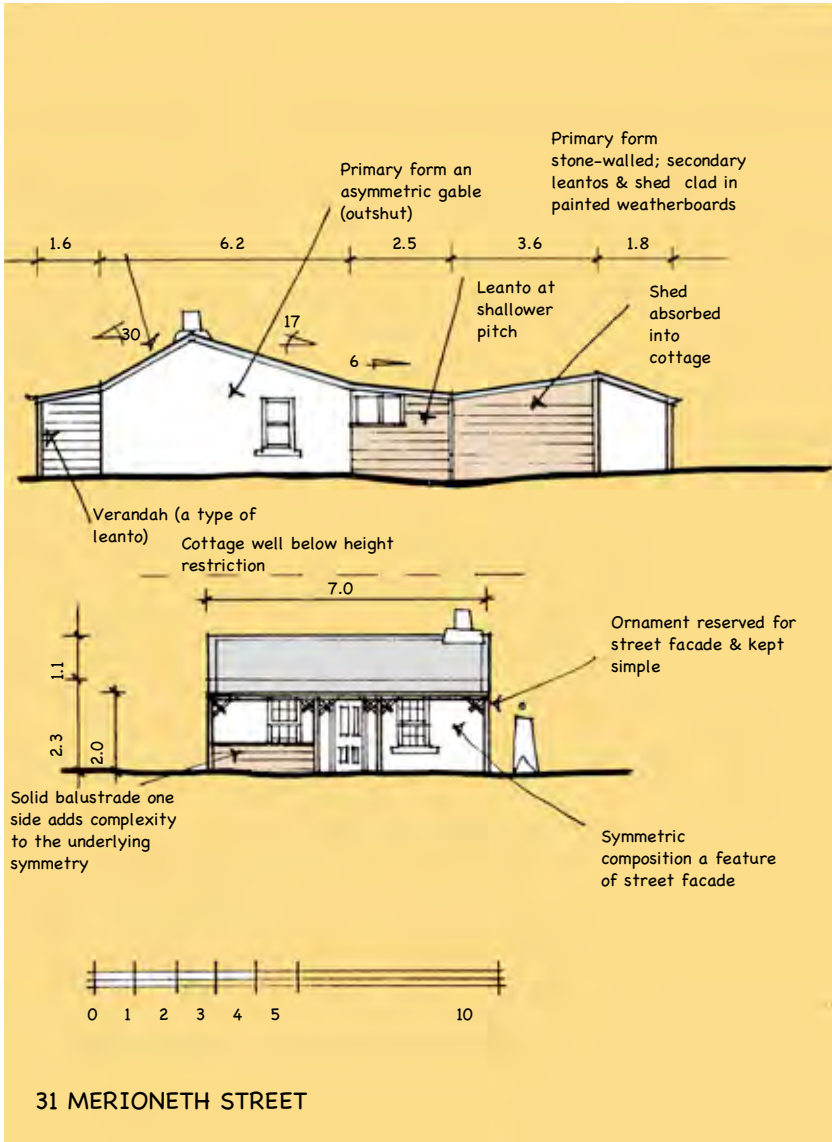
a) The ridgeline of the first primary element should be parallel to the street boundary.

b) The street facade should be treated symmetrically and should incorporate the entry door and windows.

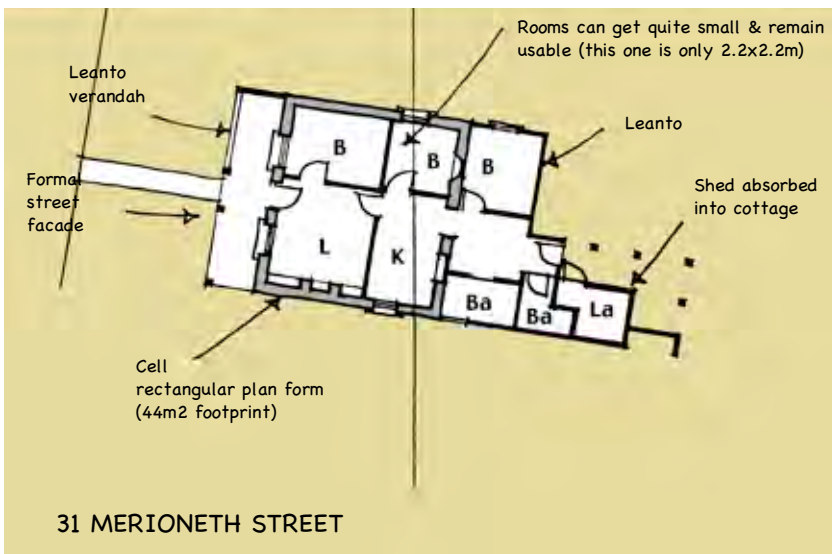
c) A verandah (secondary element) facing the street should be the full width of the primary element. It may be hipped at the ends, draped or (rarely) bull-nosed. Ornamentation should be restrained and simple (e.g. brackets and post mouldings) and should be variations on, not replicas of, existing examples.

d) The components of the verandah should not be larger than required for structural purposes. For instance 150mm x 150mm posts would be oversized.

e) Symmetry and non-functional ornament should feature only on the street facade of buildings.

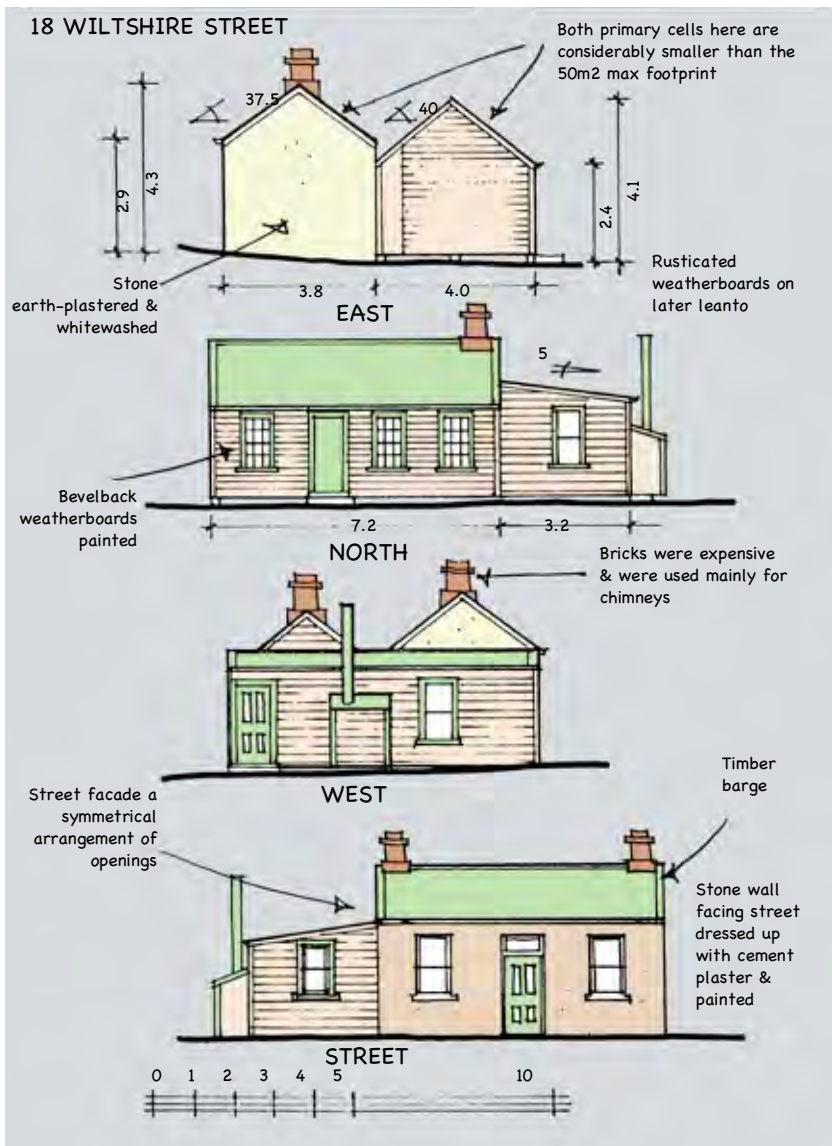


ARHMZ-Figure 4

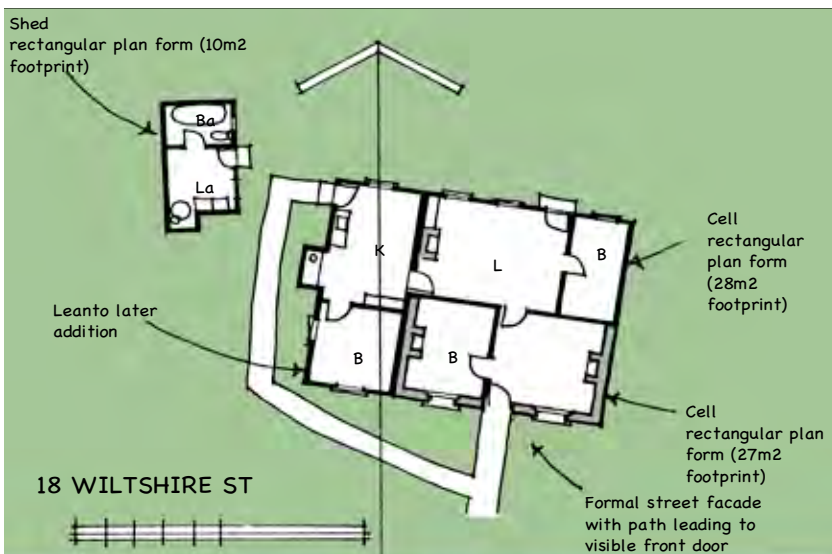


ARHMZ-Figure 5

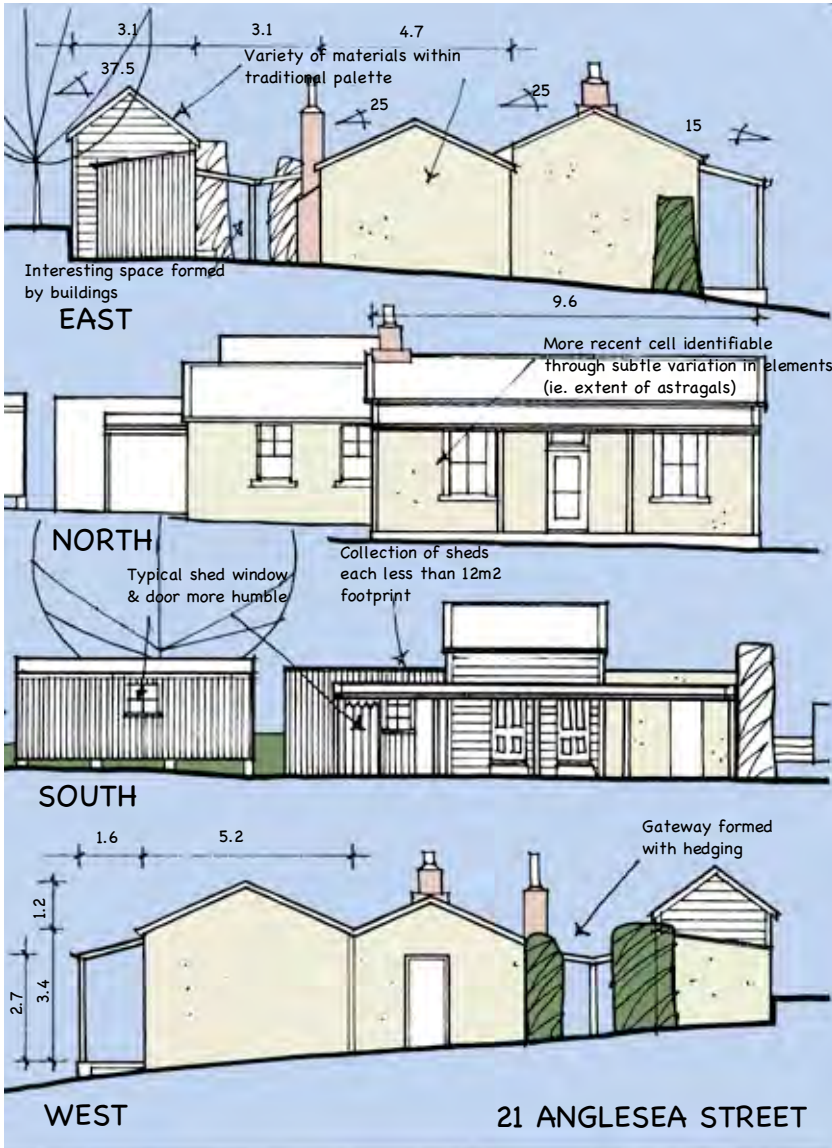




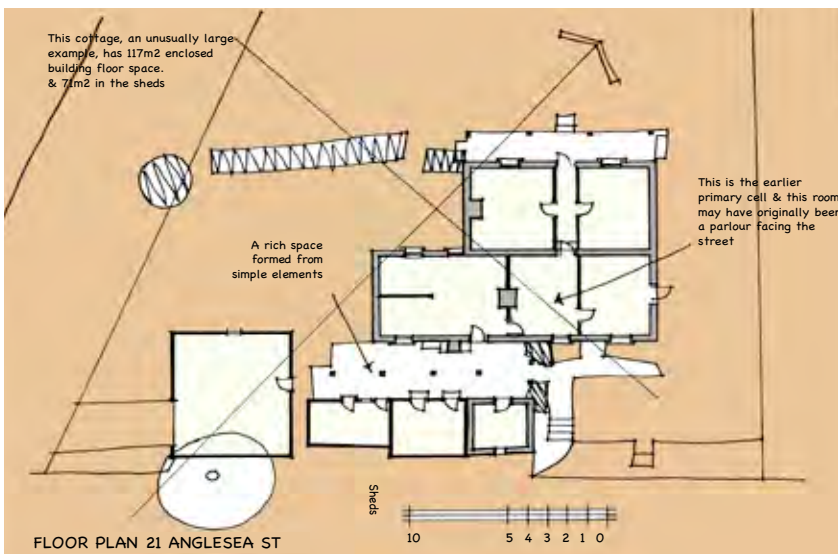
ARHMZ-Figure 6



ARHMZ-Figure 7



ARHMZ-Figure 8



ARHMZ-Figure 9

### **4.7.3 GUIDELINES: BUILDING COMPOSITION (LARGER FOOTPRINTS)**

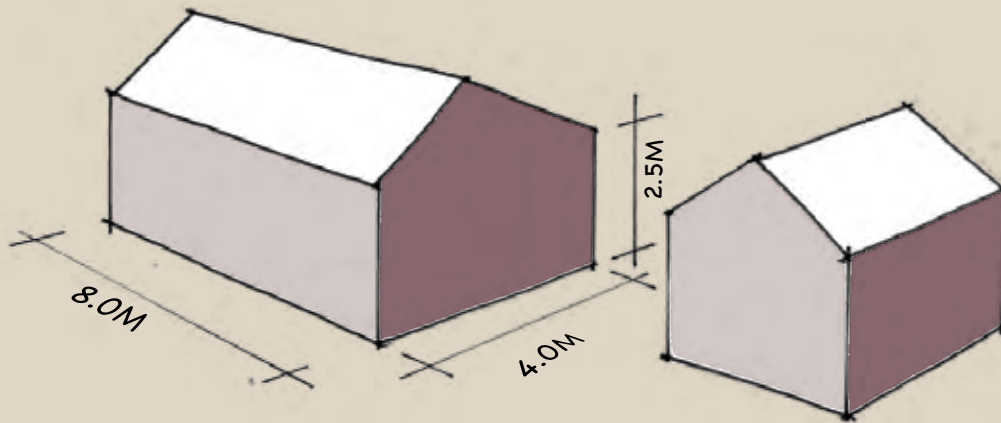
#### **4.7.3.1 For larger footprints take an additive/ multicellular approach.**

#### **4.7.3.2 The primary element/cell should be the basic building block.**

- a) Two or more primary elements appropriately arranged on a site are likely to be the most acceptable way of increasing floor area.
- b) Consider the building as an evolving collection of elements/cells that adapts and grows over time. This process can create interesting outdoor spaces.
- c) Primary elements should be simple and visually distinct with individual roofs.
- d) Exact duplication of elements within a composition is not acceptable.
- e) A total building footprint larger than 180 square metres should be subjected to very careful scrutiny, as it is difficult for a building above this size to appear cottage-like.
- f) Refer ARHMZ-Figure 12 and ARHMZ-Figure 13 which illustrates the concept of the multi-celled building
- g) Some variation in forms may be acceptable. This is discussed more fully below.
- h) Redevelopment of the fire station in Hertford Street may require some variation in scale and form in order to accommodate the operational and functional requirements of a fire station.

Cottage  
 Approx 30m<sup>2</sup> floor area  
 and 90m<sup>3</sup> volume

Shed  
 Approx 12m<sup>2</sup> floor area  
 and 32m<sup>3</sup> volume

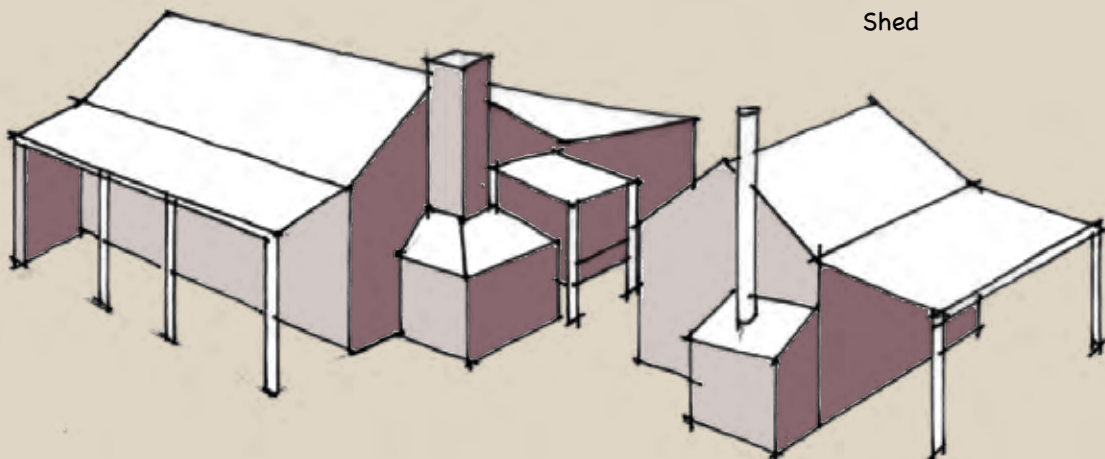


The basic primary elements are of;

- small size
- simple form
  - rectangular footprint
  - gabled roof
  - no eaves
  - structurally independent

Cottage

Shed



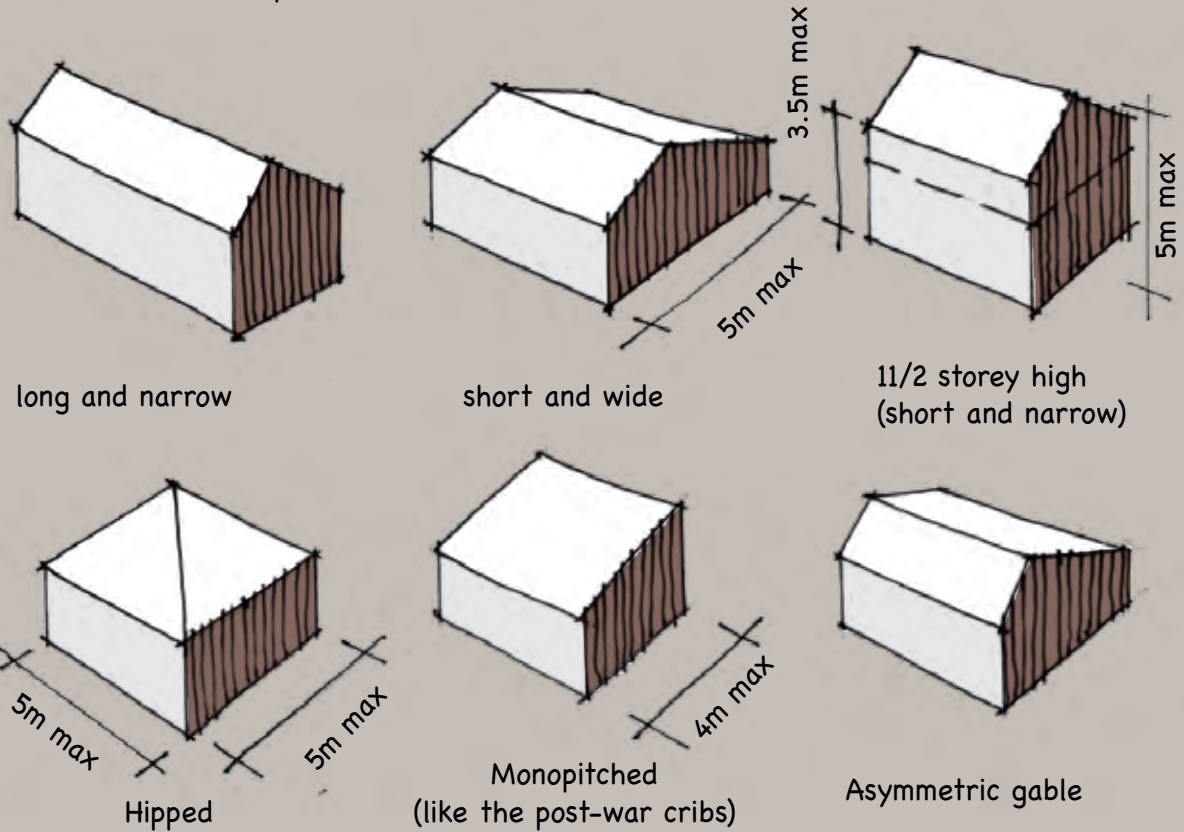
The basic primary elements with secondary elements attached

Secondary elements are also of;

- small size and simple form
- limited in number and extent so that each element (Including the underlying primary element) remains visually distinct.

## COTTAGE PRIMARY ELEMENTS

Volume limit allows quite a lot of variation in form



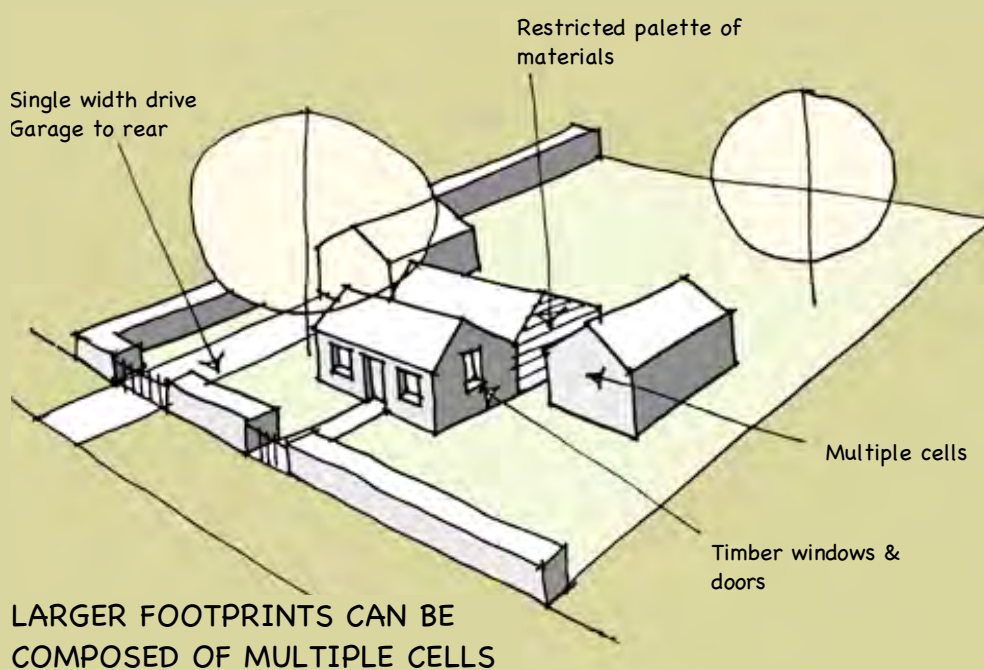
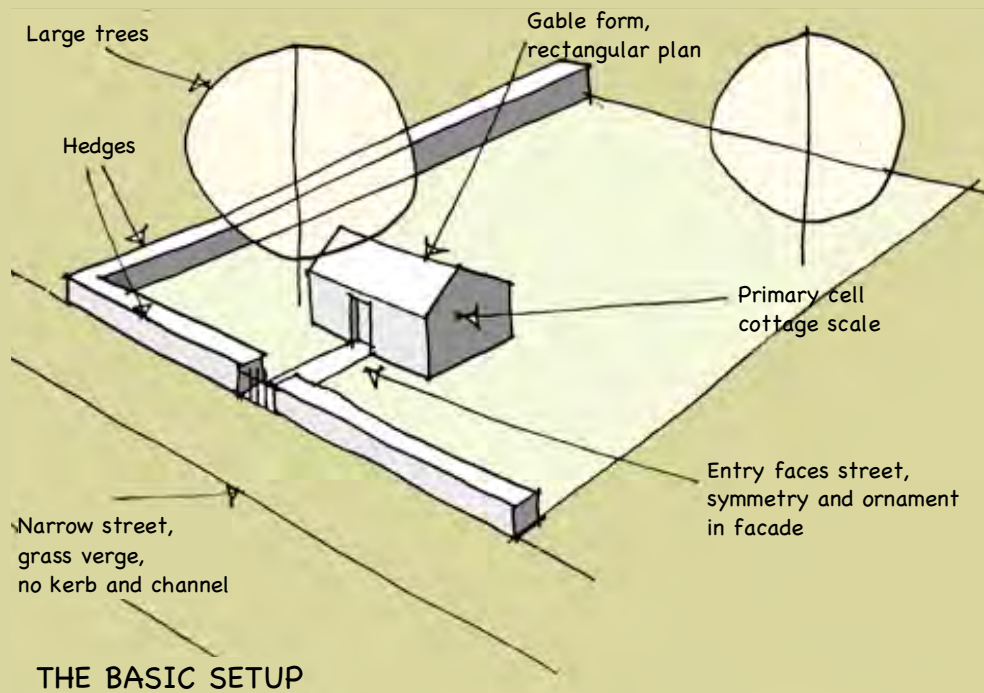
These examples of variation in form may be acceptable, especially as a foil.

## SHED PRIMARY ELEMENTS

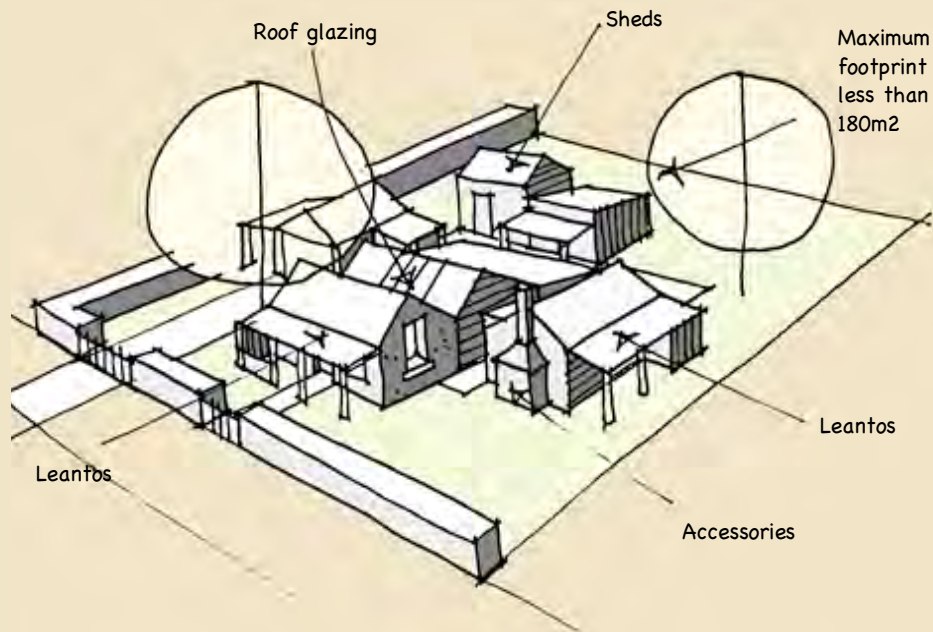


More variation is likely to be acceptable for sheds provided that the recommended volumes are not exceeded

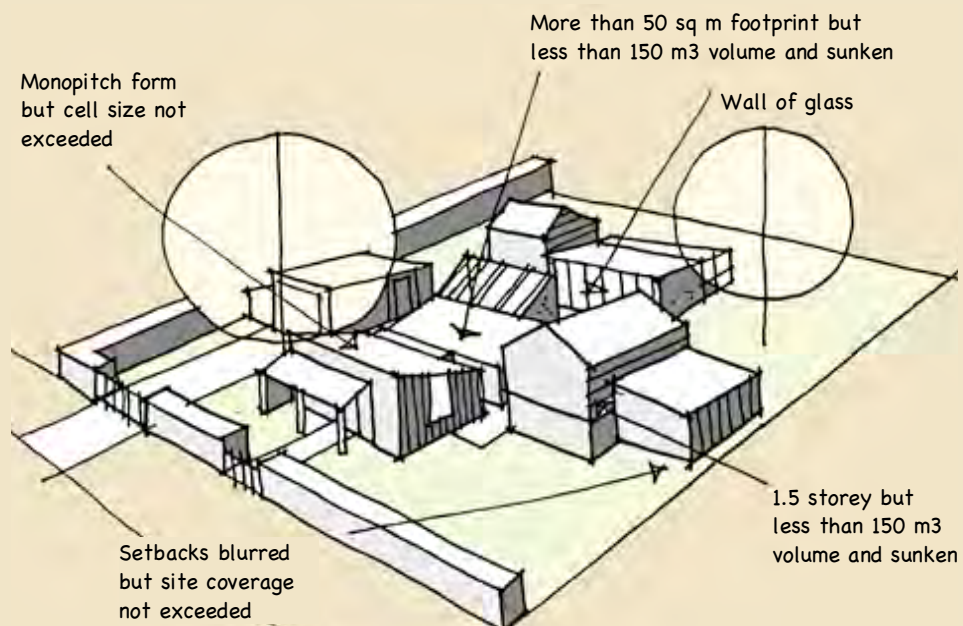
Departure from a rectangular footprint may be acceptable in some circumstances



ARHMZ-Figure 12



### ADDITION OF SECONDARY ELEMENTS & SHEDS



### SOME VARIATION OF THE FORMS MAY BE ACCEPTABLE

CASE BY CASE ASSESSMENT WILL BE NEEDED

## 4.8 NEW CONSTRUCTION IN THE LDR & MDR ZONES

### 4.8.1 BUILDINGS - NEW CONSTRUCTION

Within the LDR and MDR zones, applying the bulk and location rules alone could lead to large and two storey buildings, which are more dominant than is characteristic of Arrowtown and which do not in any way reflect the shape and form of the small cottages of the ARHMZ. Combined with this there could be considerable variety in style resulting in little recognisable Arrowtown character.

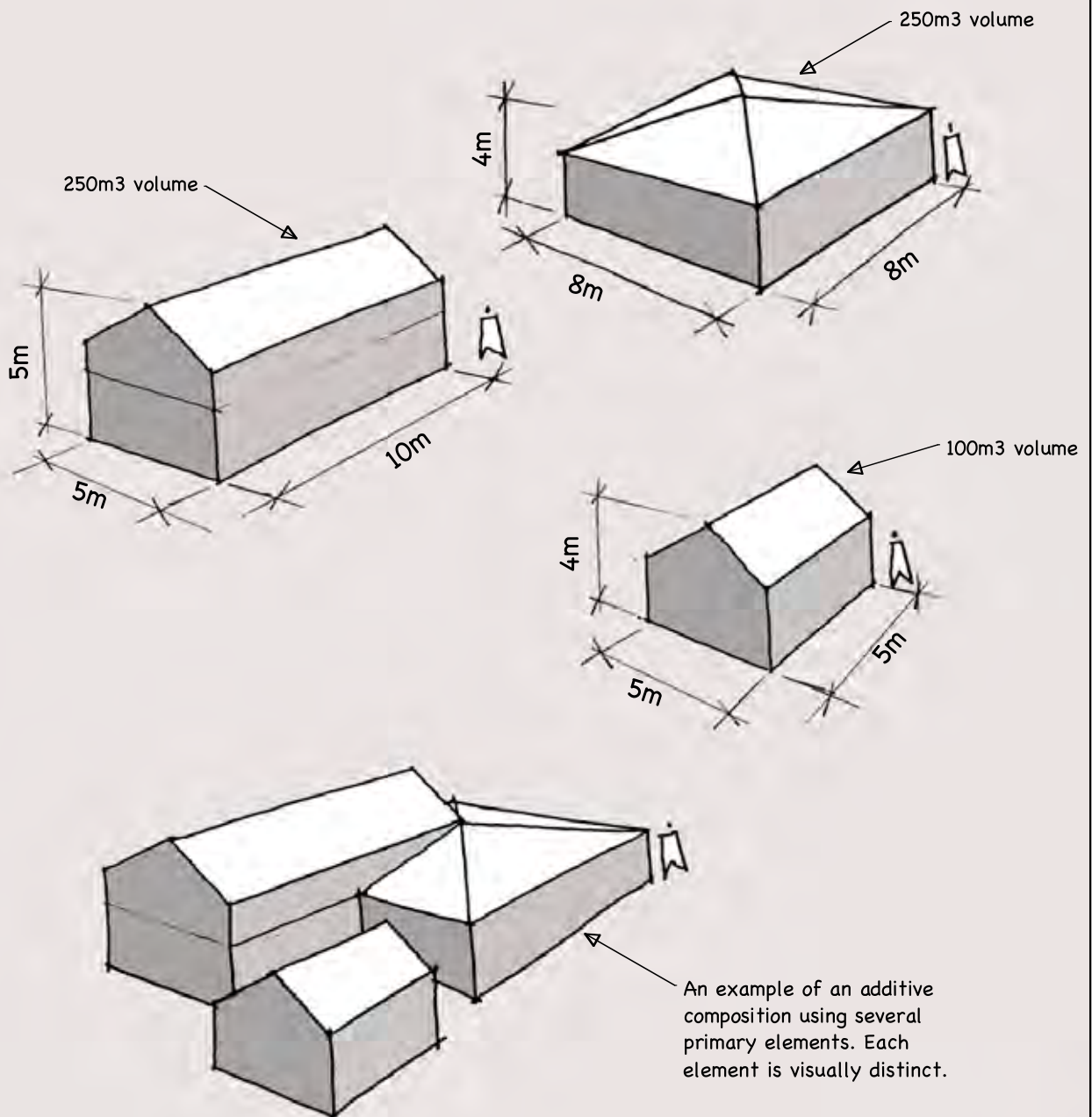
The analysis of existing traditional buildings has identified the key traditional building types and the characteristics of these. Whilst it is not expected that buildings within the LDR and MDR zones slavishly adhere to these building forms, to the detail set out below, it remains very important that new buildings within these zones are highly influenced by the traditional building types and forms. The sheer size, however, of some houses sometimes becomes an unmanageable problem. The apparent bulk of buildings within these zones can be reduced by designing the building as a number of individual elements. In an additive approach, (identified in MDRZ & LDRZ-Figure 6), the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.

It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street. However it is recognised that this may not be possible within the MDR zone where smaller sites are allowable.

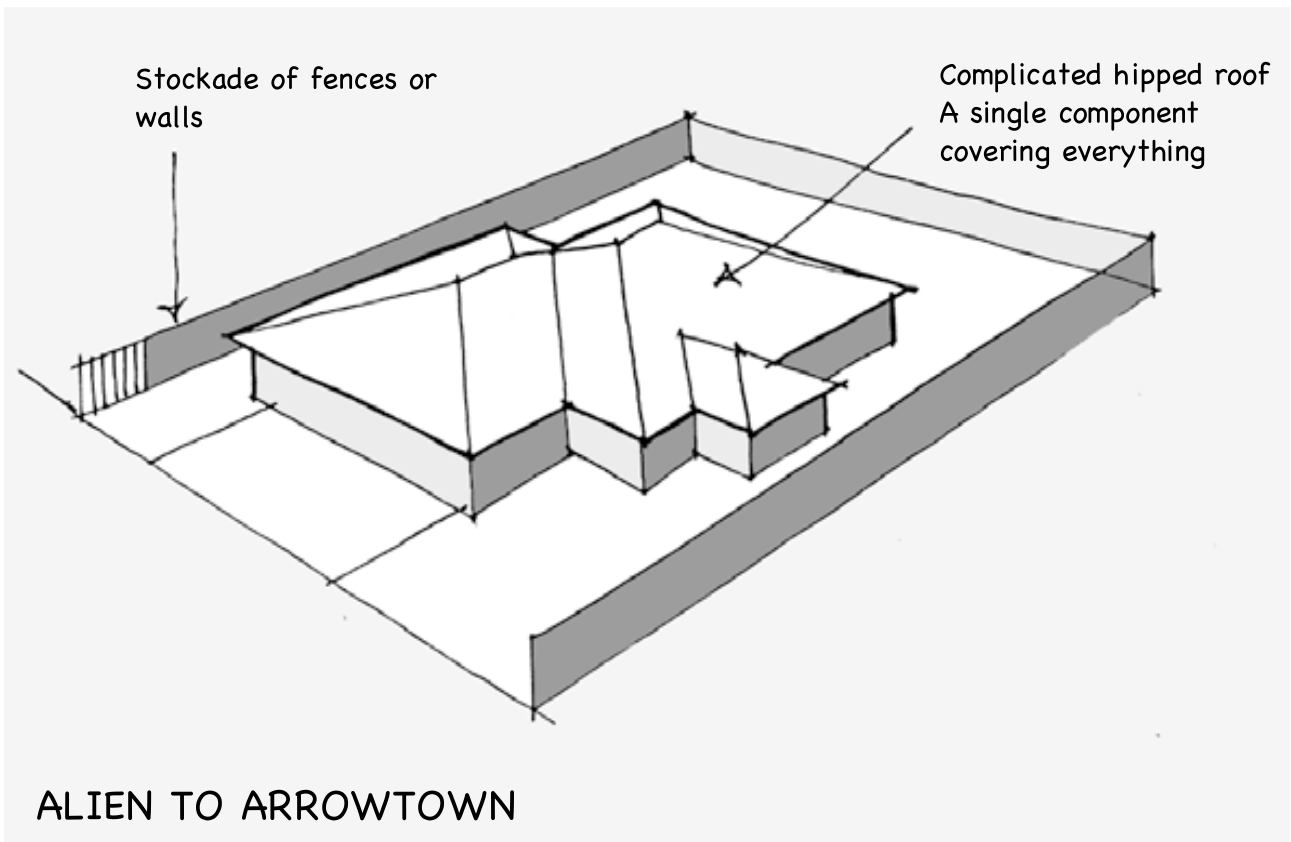
The typical Old Town cottage is an arrangement of small, simple elements. This additive approach to a buildings composition fits better with the Arrowtown character than a single roof covering a large floor plan (as identified in MDRZ & LDRZ-Figures 5 and 6).



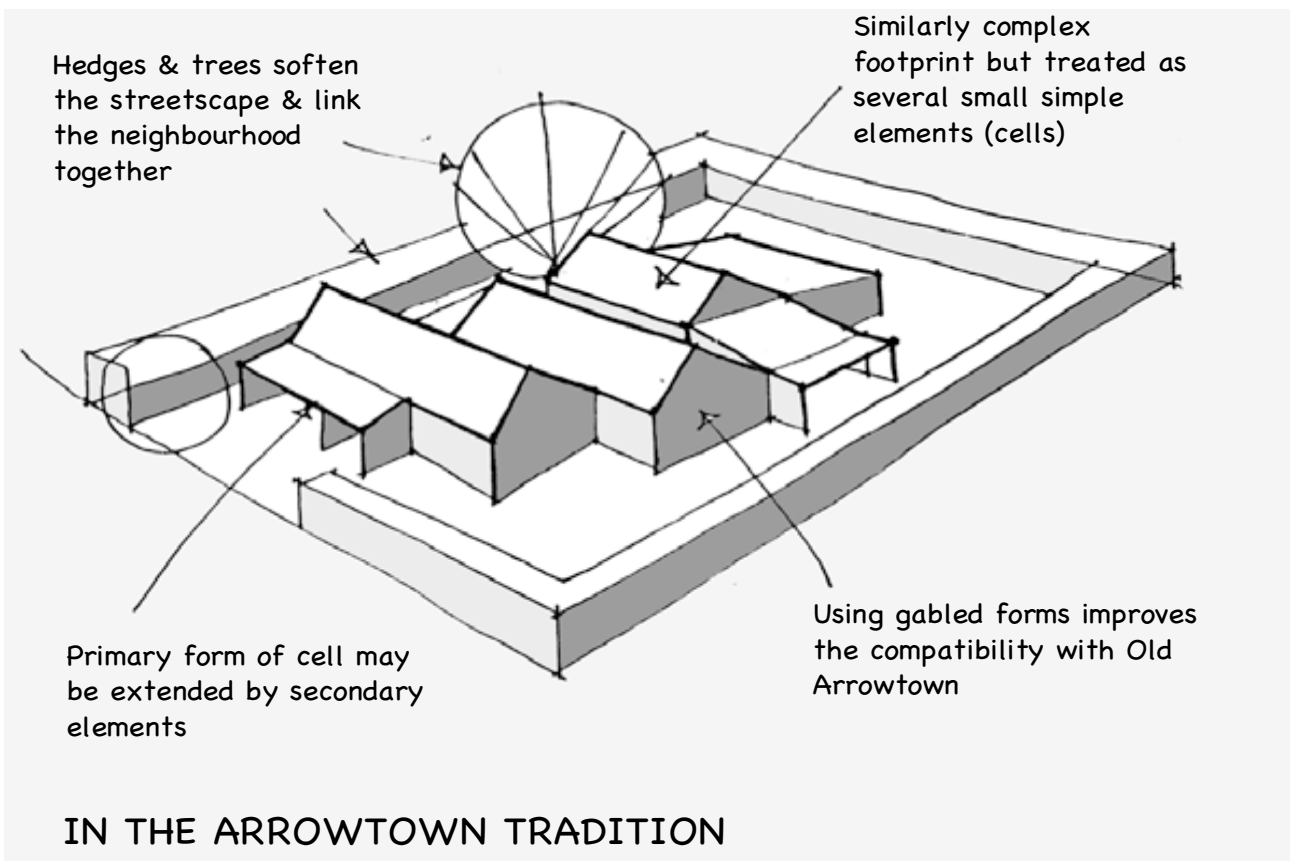
## ELEMENTS/CELLS FOR HOUSES IN THE NEW RESIDENTIAL AREAS



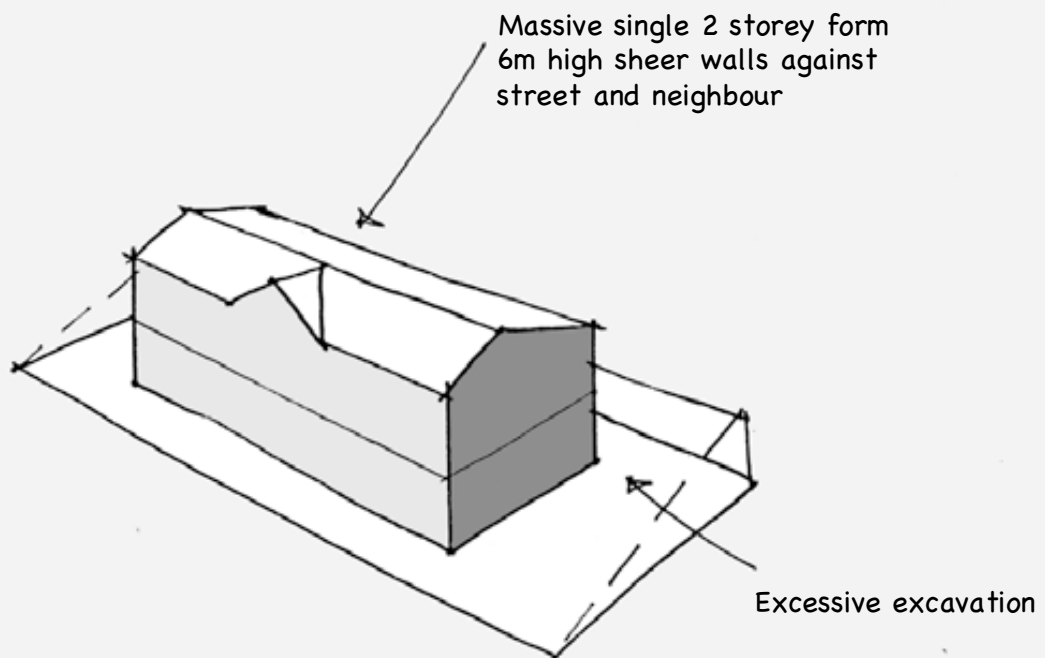
MDRZ & LDRZ-Figure 4



MDRZ & LDRZ-Figure 5

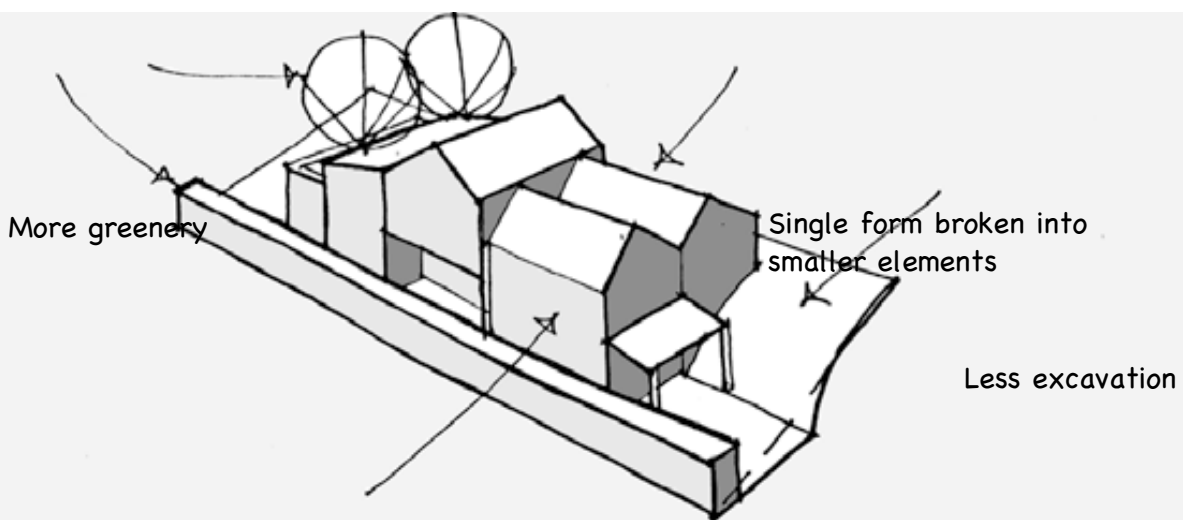


MDRZ & LDRZ-Figure 6



## ALIEN TO ARROWTOWN

MDRZ & LDRZ-Figure 7



1 1/2 storeyed pref to 2  
storeyed

More articulation of building  
elements so they can be read  
as separate and distinct

## IN KEEPING WITH ARROWTOWN

MDRZ & LDRZ-Figure 8

#### **4.8.2 GUIDELINES: MDR AND LDR ZONES, NEW CONSTRUCTION TO INTEGRATE WITH OLD ARROWTOWN'S IDENTITY**

**4.8.2.1 Design new construction so that it shares key features with the characteristic dwellings of Arrowtown's old residential area (for the MDRZ refer MDRZ Figures 1, 2 and 3 as well as MDRZ & LDRZ-Figures 4, 6 and 8).**

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

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

- a) Within the MDRZ and LDRZ it is suggested to limit the size (scale) of each individual element/cell to a maximum volume of 250m<sup>3</sup> although a lesser volume is preferable.
- b) Within the MDRZ the maximum building coverage shall be no more than 45 percent.
- c) Keep each individual element visually distinct. This can be achieved by each element being roofed separately, and elements being offset from one another (articulated). Consider using a limited number or different claddings and colours for different elements.
- e) Within the LDRZ avoid building houses of floor areas in excess of 300m<sup>2</sup>.
- f) Design an interior where not all ceilings are flat and at a uniform height and exploit the opportunities this provides to have windows at a variety or heights. This will also avoid unusable roof space, i.e. the 'dead lid' syndrome, which tends to accompany the single roof method and leads to unnecessary monotony in external appearance.
- g) Avoid mechanical repetition (e.g. two identical units/elements on a site).
- h) Do not replicate examples of another place's history. If done well it undermines the genuinely historic and if done badly it just looks out of context.

**4.8.2.4 Design buildings so that they relate to the site, street and meet the guidelines for site planning and design.**

## 4.9 SPACIOUSNESS AND SIMPLICITY

The typical residential pattern for early Arrowtown was low density, with space for orchards, large vegetable gardens, the keeping of hens and the grazing of a cow or horses over a number of lots.

The early survey pattern of 1/4-acre lots was underlying and over-time these lots have been developed or subdivided. Even with the considerable increase in density, a sense of spaciousness remains. The streets are a major contributor. This feeling of space or low density is extremely important to the character of the ARHMZ and is highly vulnerable.

It is important that development within the MDR and LDR zones create a similar sense of spaciousness and apparent low density.

### 4.9.1 GUIDELINES: SPACIOUSNESS AND SIMPLICITY

#### 4.9.1.1 Preserve the sense of spaciousness and simplicity within the ARHMZ.

- a) Retain the uncluttered simplicity of trees, hedges and grassed areas in the street, private sections and church grounds. This simplicity and sense of spaciousness comes primarily from:
- The careful siting of buildings and other elements to create a sense of space
  - Retaining the existing small scale of buildings
  - Use of hedges as opposed to high solid fences
  - Grass verges and swales (no kerb and channel)
  - Only trees planted on the verge

#### 4.9.1.2 New developments within the MDR and LDR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.

- a) Utilise simple, uncluttered arrangements of trees, hedges and grassed areas in the street and private sections. This simplicity and sense of spaciousness comes primarily from:
- Carefully siting buildings and manipulating their shape and form so that they appear small scale and unobtrusive when viewed from the street.
  - Use of hedges as opposed to high solid fences
  - Utilising grass verges and swales (no kerb and channel)
  - Planting only trees on the verge

## 4.10 THE STREETScape

The streetscape includes street and the parts of private and public places adjacent to and viewed in conjunction with the street. It includes those parts of private sections adjacent to and viewed from the street; the buildings, the side and front yards, the vegetation, plantings and the street area all contribute to the streetscape.

The heritage values of Arrowtown are predominantly perceived from and include the streets. Therefore what happens in the public street and the private section's front and side yards e.g. buildings, boundary treatment, as well as features such as vegetation and paving, is important. The streets are key areas to target to introduce cohesion and linkages throughout Arrowtown.

In the ARHMZ the streets have narrow sealed carriageways, grass shoulders, grass verges and swales, (no kerb or channel), street trees, (evenly spaced), and hedges are also features. These features create an integrated soft appearance.

Opportunities during upgrade and redevelopment within the MDR and LDR zones should be both sought and utilised to incorporate characteristics of ARHMZ. How this can be done is outlined in the following guidelines. Implementation of these recommendations for the street is of primary importance to Arrowtown's character. A landscape plan for the MDRZ and LDRZ street network aimed at integrating them with the ARHMZ would enable proactive, timely and appropriate works.

'Rough edges' or low key alternatives are better than areas of hard surface and concrete kerb for helping to reinforce a small town character and maintaining a sense of connection with the ARHMZ and old Arrowtown.

The plant species used for streets are important. Those that are appropriate to the ARHMZ can be used across the other zones to help to create cohesiveness. Where shading is an issue medium-sized trees such as fruit trees can be planted.

Planting associated with entrances and traffic islands within the town require special attention as these areas are visually prominent and set the scene for the character of the town.

Within some parts of the MDR and LDR zones private plantings have spread onto the road reserve replacing the grass verge, however, the Arrowtown identity is of a simpler street with street trees and grass only. As a consequence, private planting on road reserve should be avoided.

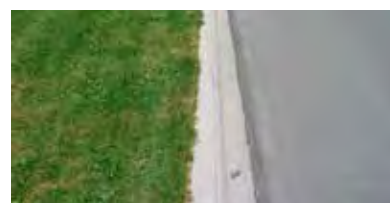
Power supply infrastructure (lines, poles and transformers) have significant adverse effects on the appreciation of historic features, views and tree growth.



Streetscape – the street and the features of the private section which contribute to the streetscape.



Small shed - out building. Buildings subordinate to mature trees and vegetation.



Avoid low profile kerb and channel in the ARHMZ.

### 4.10.1 GUIDELINES: STREETScape

**4.10.1.1 Within the ARHMZ ensure the treatment of buildings and private space relating to the street reflects and enhances the historic character of the streetscape.**

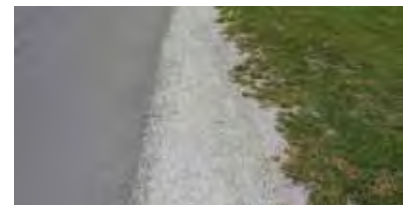
**4.10.1.2 Within the ARHMZ retain, respect and enhance the character of the 'public' street.**

Note: This guideline applies to both public and private works within the streetscape.

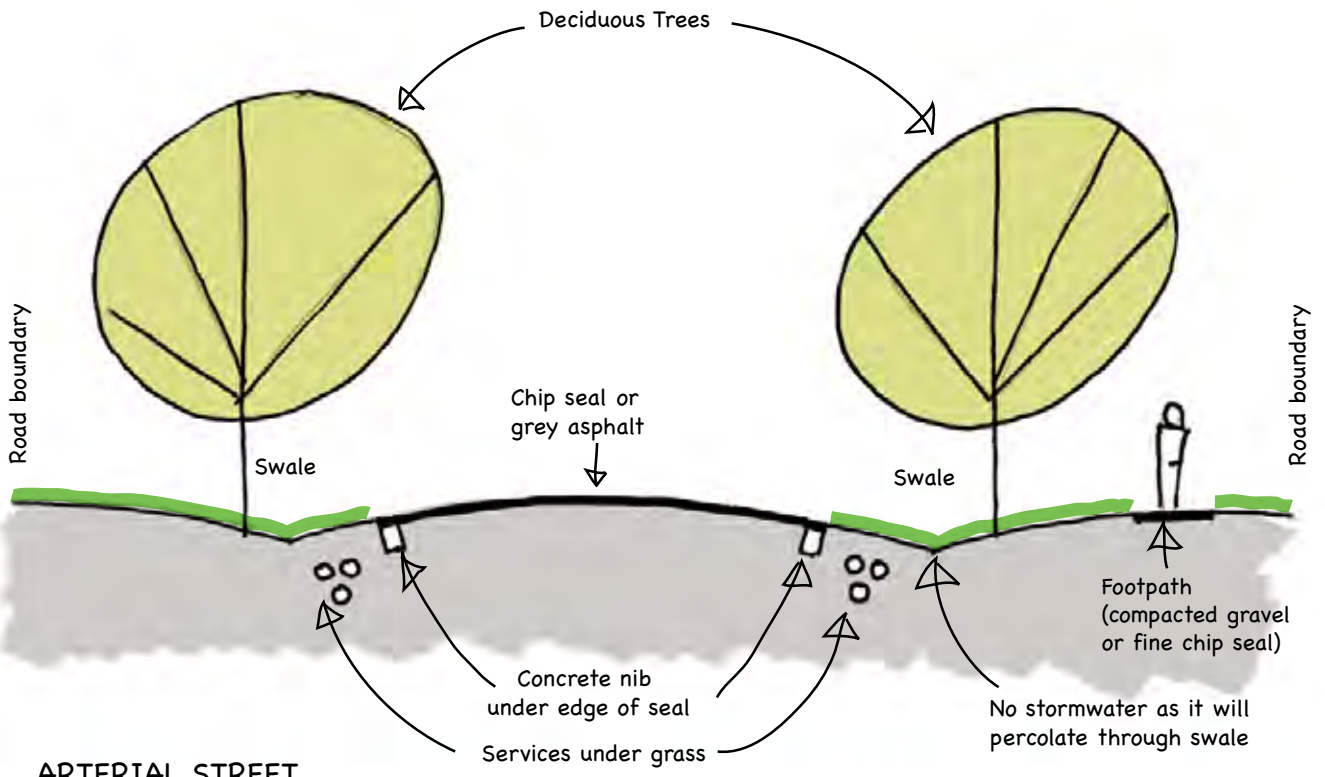
- a) Do not introduce concrete kerb and/or kerb and channel to streets and respect and protect grass swales where they occur. Use local stone (not river boulders) for kerbs in high use areas and only where absolutely necessary.
- b) Retain and develop narrow carriageways with grass shoulders. Do not widen the carriageway (as seen in Devon Street). Do not spray the shoulders.
- c) Retain grass verges in any street works or new development. Avoid disturbance to grass verges. Grass must not be replaced by other surfaces and should be reinstated where lost. Refer Cross-section of Street.
- d) Preserve the simplicity of the street, hedges, grass verges and street trees.
- e) Do not plant shrubs or other plants, place boulders or raised planters within the street as they interrupt the visual cohesiveness.
- f) Maintain the regular spacing of the street trees.
- g) If footpaths are required use gravel and locate mid verge as opposed to abutting the swale.
- h) Use hedges on street-public and street-private boundaries to enhance character and provide cohesion.
- i) Underground the power in the ARHMZ
- j) Do not over manicure the street



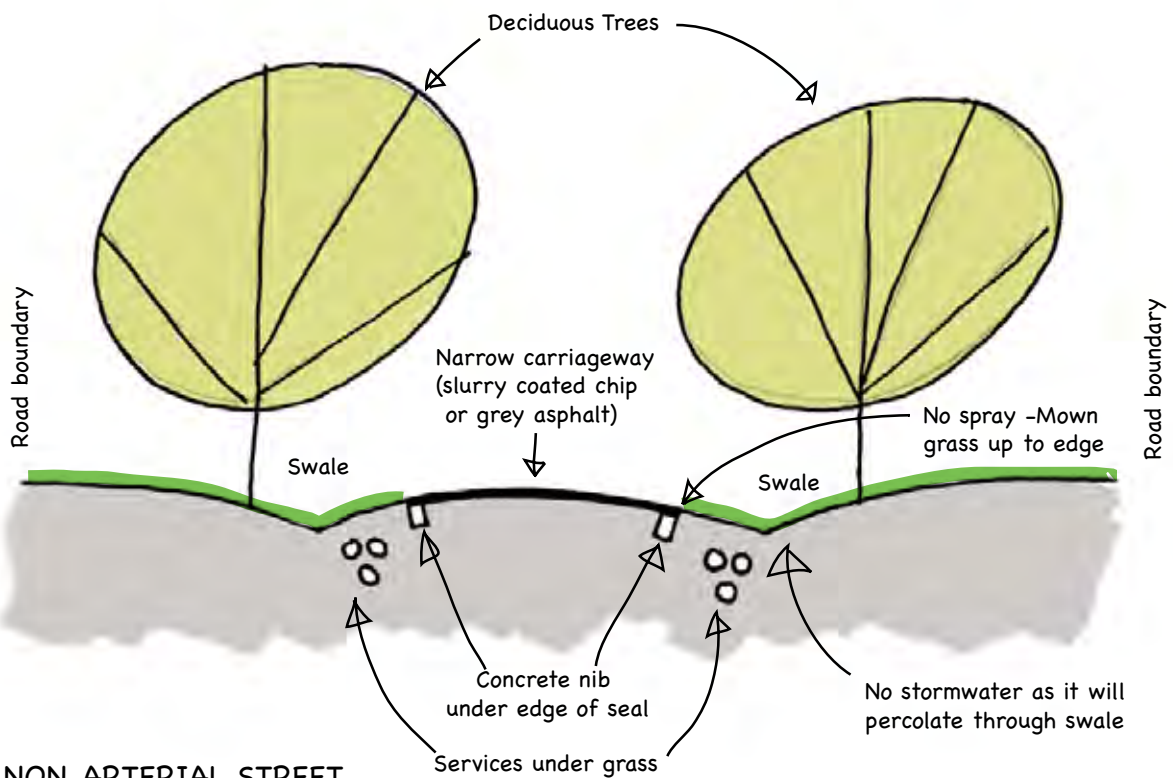
Encourage Pedestrian scale footpaths.



Encourage gravel shoulder and grass verges within the ARHMZ.



**ARTERIAL STREET**  
(EG. ADAMSONS DRIVE, CENTENNIAL AVE)



**NON-ARTERIAL STREET**  
(NO FORMED FOOTPATH)



#### 4.10.1.3 Within the MDR and LDR zones treatment of the street should reflect the proposed ARHMZ.

- a) Where new building is proposed within the Arrowtown Historic Management Transition Overlay Area identified on Planning Maps 27 and 28 of the Proposed District Plan an overall landscape plan for the streets to integrate New Town with Old Arrowtown (or ARHMZ) should be provided for. Inappropriate and ad hoc works in the street should be avoided.
- b) Retain or create narrow carriageways during redevelopment with grass swales and no kerb and channelling.
- c) Preferably use a concrete 'nib' beneath seal edge so that it cannot be readily seen (refer cross-section 1). The placement of a narrow strip of gobi blocks could be tried against the seal to prevent wheel ruts along edges.
- d) Grass verges - retain where they exist, and reinstate and develop where possible.
- e) Do not repeat 'the Devon Street treatment' for any streets. It is excessively wide, dominated by vehicles, hard paving and kerbs. Arterial roads with grass verges and swales and footpaths e.g. Adamson's drive are far more successful and also do not encourage excessive speed. Refer cross-section, above.
- f) Design streets for pedestrians. Footpaths should be narrow compacted gravel paths, sited mid grass verge. Avoid footpaths situated hard against the road edge.
- g) Plant street trees that will create cohesion with the proposed ARHMZ.
- h) Plant hedges on the street boundary (where there is the space) especially in primary collector roads, e.g. Adamson's Drive, Devon and Cornwall Streets.
- i) Keep verges simple with only street trees and grass. Do not plant any other vegetation on the road reserve, except hedges adjacent to the boundary line to screen a fence or wall. Liaise with Council to plant on the road reserve.
- j) For driveways, use gravel or exposed aggregate as this fits the Arrowtown character.
- k) Planting at town entrances and in traffic islands should reflect the character of Arrowtown. Keep it simple. Choose grass, a low hedge or trees to suit location and visibility issues. Tussock is inappropriate.
- l) Do not install further traffic islands.



Avoid excessively wide carriageway with low profile kerb and channel.



Adopt grass drainage swale and flush concrete edge to seal. Instead place concrete beneath seal edge.



Avoid raised planters and spotty planting does not contribute to Arrowtown character.



Do not plant or place stones or boulders on the verges.

## 4.11 STREET LIGHTS AND EXTERIOR LIGHTING

Within Arrowtown it is important that street lighting is not overly dominant, when in use and during the day time. Tall, modern lights or ornate lights are therefore not appropriate.

### 4.11.1 GUIDELINES: STREET LIGHTS AND EXTERIOR LIGHTING

#### 4.11.1.1 Street lighting should be simple on both public and private land. It should reflect the small town rural image of Arrowtown and the subtlety of historic lighting.

- a) Street lights should be of an unpretentious, simple utilitarian style and of low level in height (around 6m – telephone pole height) and low output reflecting early lighting. Tall tapering over-head lights should be avoided.
- b) Within the MDR and LDR zones higher lighting can be used but only where shown to be essential.
- c) Shielded light fittings should be used to direct light only where it is required.
- d) In private lots use low key, simple, unpretentious light fittings, reduce light spill and direct light only where it is required. Avoid over lighting. Recessed lighting into walling or attached to a building is acceptable if done in moderation. Do not make a feature of lights or use coloured light.
- e) Avoid use of high glare spot, flood lighting or other urban style lighting in gardens, driveways and entrances. Do not use urban style lighting e.g. ground or bollard lighting.

# GENERAL GUIDELINES THAT APPLY TO THE ARHMZ, LDRZ AND MDRZ

The following Guidelines apply to the ARHMZ, LDRZ and MDRZ and each guideline should be applied depending upon the site specific characteristics.

## 4.12 PEDESTRIAN NETWORKS

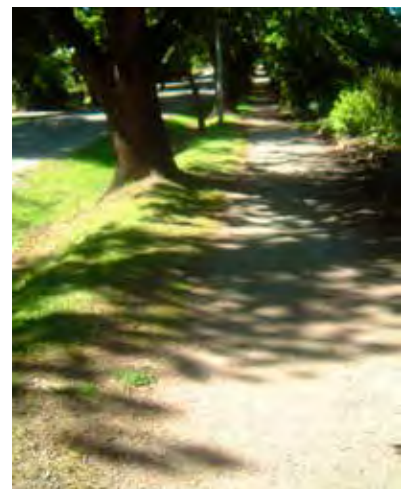
Walking has always been a part of the Arrowtown way of life. The streets are the key part of this pedestrian network. The grid pattern provides a high degree of accessibility for pedestrians (and vehicles). Streets need to remain inviting for pedestrians both in terms of scale and character.

Existing lanes, such as Camp Lane, are important and new additions to this network would reinforce pedestrian use.

### 4.12.1 GUIDELINES: PEDESTRIAN NETWORK

#### 4.12.1.1 Maintain and enhance pedestrian friendly streets.

- a) Protect and enhance the existing scale and character of the streets within the ARHMZ so that they remain places for pedestrians.
  - b) In all areas do not allow vehicle requirements to dominate.
- 4.5.1.2 Preserve existing laneways and seek new pedestrian links.
- a) Protect the pedestrian use of existing lanes e.g. Camp Lane.
  - b) Seek opportunities for more pedestrian links to the Town Centre and River (where possible by the use of lanes).



Simple gravel paths are a part of the Arrowtown signature.



The uncluttered simple nature of trees, vegetation, hedges, and grass verges contribute to the feeling of low density and space.



Large 'Wellingtonia' trees (Sequoiadendron giganteum) from California -brought to Arrowtown by early miners.

## 4.13 VIEWS/VISTAS

Views to hills and mountains i.e. natural features and to historic features are a valued part of the ARHMZ and Arrowtown as a whole. When moving along the streets, usually at the edges of landforms, new vistas surprise and provide connections with other areas. These key views are identified on the neighbourhood maps included in Section 2. There may also be other views which whilst not identified are also important and there are many other general views to the surrounding landscape and historic features that should be respected.

### 4.13.1 GUIDELINES: VIEWS/VISTAS

#### 4.13.1.1 Preserve key views and consider all vistas.

- a) Identify all views and view corridors across private and public land and seek to retain these views (with key view corridors identified within the respective neighbourhood plans set out in Section 2).
- b) If the values of the ARHMZ and other Zones are to be retained, key views, identified on the neighbourhood maps should be protected. Other views should be retained where possible. Key views are identified within the respective Neighbourhood Plans set out in Section 2 of this Guidance.



Cemetery Saddle - moment when old Town Residential is revealed.



Views to the hills and the surrounding mountains are an important characteristic of Arrowtown.



Respect views to mountains and surrounding landscape.

## 4.14 PARKING, DRIVEWAYS AND GARAGES

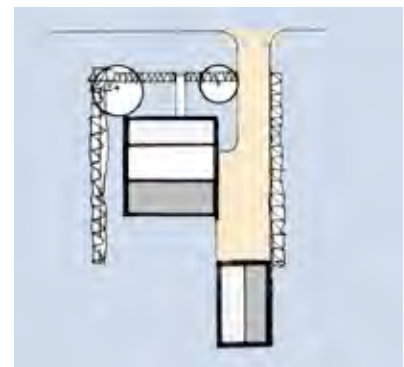
Vehicles and their requirements have the potential to dominate, disrupt and degrade historic character. Excessive hard surface parking areas, inappropriate paving materials and large garages dominating the front yard are inappropriate and must not occur in the ARHMZ or elsewhere in Arrowtown.

Driveways and parking areas are very dominant in the LDR zone. The surface used has accentuated this, as does the extent of parking areas visible from the street.

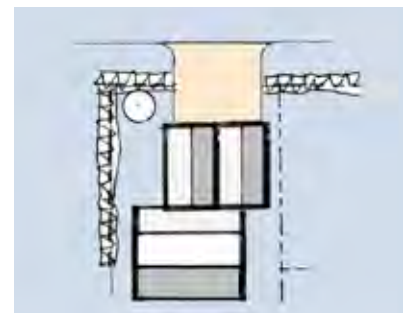
Methods to decrease the dominance of vehicles and their requirements include increasing the set back of garages and using materials that fit the Arrowtown context for driveways and paving.



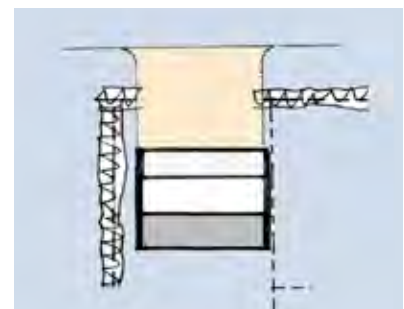
Garage set to rear of section.



Set garages and parking areas well back from the street.



Avoid dominance of garaging and parking close to street.



Avoid occupying full road frontage.

### 4.14.1 GUIDELINES: PARKING, DRIVEWAYS AND GARAGES

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

- Plan for permanent residential parking on the site.
- Reduce the amount of parking area visible from the street by appropriate design and planting.
- Parking should not be in the front yard (either garaged or surface).
- Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the MDR zone and in all cases in the LDR.
- Driveways to be single car width only. No double car width driveways or entrances.
- Double garages to be set further back from the street than the house.

#### 4.14.1.2 Use materials for driveways that fit with ARHMZ and Arrowtown's character (as set out in Section 5 to these Guidelines).

- For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete. A less desirable option is chip seal.
- Avoid concrete kerbs for edging.
- Avoid the use of concrete pavers, cobbles, stamped concrete or bitumen.

#### 4.14.1.3 The need to accommodate fire appliances, and their safe and efficient operation, necessitates garaging, hardstand areas and a wide vehicle crossing at the fire station site in Hertford Street.

## 4.15 CHURCHES AND CHURCH GROUNDS

The Churches in early Arrowtown were a central focus for residents. The Church buildings are exceptions in terms of the scale of buildings. They are set within large grounds with mature plantings and are important and prominent. The simplicity and extent of mature plantings and grass contribute to the sense of spaciousness.

### 4.15.1 GUIDELINES: CHURCHES AND CHURCH GROUNDS

#### 4.15.1.1 Protect/retain the visual primacy of Churches, their plantings and the simplicity and sense of spaciousness around the churches.

- a) Retain the simplicity of the grounds around the Churches and protect the trees and plantings. Retain a sense of spaciousness.
- b) Buildings, other structures or plantings must not compromise the primacy of the Church.

## 4.16 EXISTING VEGETATION

Trees, hedges and other vegetation are distinguishing features of the ARHMZ and also an important contributor to the character of the MDR and LDR zones. Vegetation that is identified to be of key significance is shown on the Neighbourhood Plans included as Section 2. It should not be assumed, however, that plantings that are not shown are without value. Many other plantings contribute to heritage values as the elements, which contribute to the character of the area.

The tall trees, many planted by the early settlers provide the dominant structure and historic framework to the ARHMZ and to the Town Centre. Smaller trees e.g. fruit and nut are also significant. Lombardy poplars were, and still are a characteristic feature within parts of Arrowtown.

Hedges are very important and traditional. They provide spatial definition to the street (the public space), to the private space, privacy to residents, a 'softness' and visual coherence to the streetscape and reduce the visual dominance of built form (fences by contrast are a harsher element and add to built form).



St Johns Presbyterian Church.



St Patricks Catholic Church.



Vegetation dominates over buildings in old Arrowtown.



Lombardy poplars are a distinct yet diminishing feature of old Arrowtown. Lower Merioneth Street.

#### 4.16.1 GUIDELINES: EXISTING VEGETATION

##### 4.16.1.1 Preserve the sense of spaciousness and simplicity within the ARHMZ.

- 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 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.

#### 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.



Vegetable gardens – a link to agricultural/ horticultural heritage.



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 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 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 fussy garden and planting design. Keep it simple..

- b) There are also species that reflect the character of the era of the development of different subdivisions within the 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.

## 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 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.



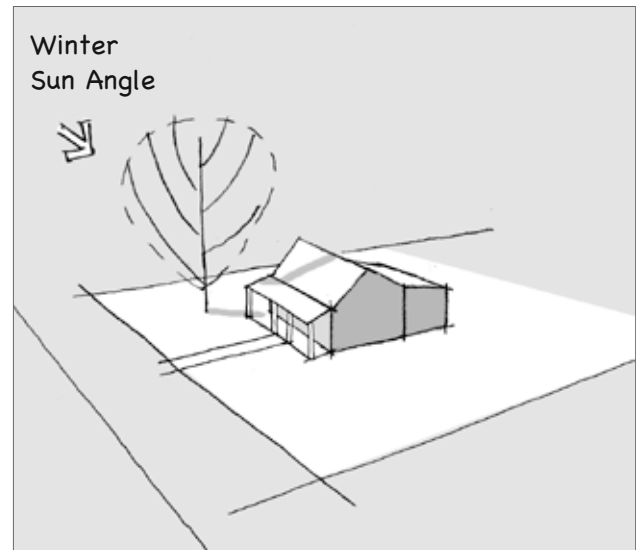
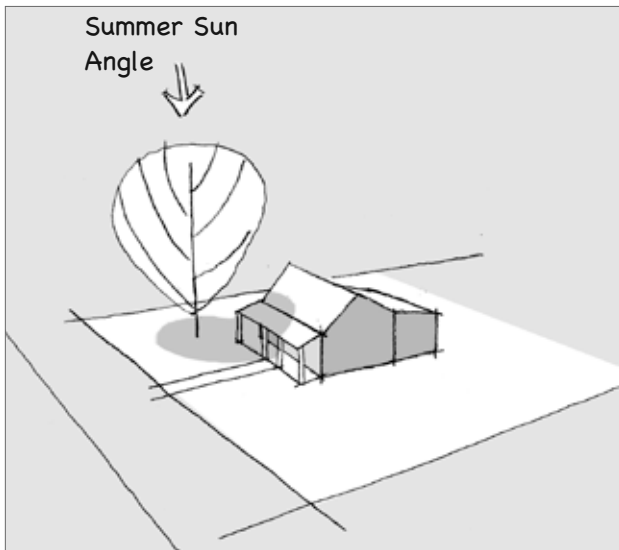
Structure trees reflecting the importance of large trees to Arrowtown’s character.

### 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.





## 4.19 NATIVE PLANTINGS

While native plants are appropriate by definition anywhere in New Zealand, Arrowtown has developed a uniquely 'exotic' European character. Native plants were used in some places but did not occur en masse or dominate. The planting of en masse tussock is seen as inappropriate in the ARHMZ and also for the New Town. Natives can be used as under-planting or to reflect planting styles of Old Arrowtown, for example as a hedge species.

### 4.19.1 GUIDELINES: NATIVE PLANTINGS

#### 4.19.1.1 Use native plants in conjunction with exotic plants.

- a) Native plants can be used, but the overall effect should be one of exotics dominating.
- b) Do not plant tussock en masse.

## 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.



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



Yellow conifers are not appropriate to historic character.

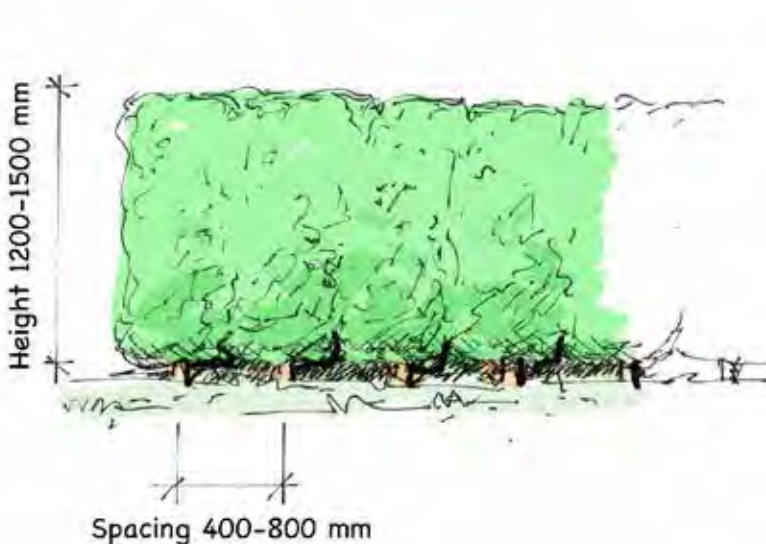


Avoid the planting of tussocks en masse is inappropriate in the ARHMZ.

### 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.

- 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.
- 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.



Hedge details.

- c) Replace historic or important vegetation that dies or becomes unsafe with the same species, or species of similar form, in the same location.
- d) For new plantings choose from the palette of species appropriate to the ARHMZ.
- e) In front yards include mixed perennials and herbaceous plants with traditionally used shrub species.
- f) Do not plant modern cultivars, yellow conifers and variegated foliage plants.
- g) Maintain trees appropriately so that they are not disfigured. (See Section 5)



Best - let trees grow.



Thin out crown to obtain more light.



Limb up trees to obtain views under.



Do not top trees!

## 4.21 HEDGES, FENCES, WALLS AND GATES

Hedges, fences, walls and gates play a major role in the appearance and character of the street and hence add to, (or detract from), the character of Arrowtown.

In early Arrowtown hedges, fences and occasionally walls traditionally defined public and private boundaries. Hedges or fences, (alone or in combination with hedges) were used for street frontage boundaries.

Traditional front yard fences included post and wire, wire mesh and picket fences. Side boundary fences were simpler and often in conjunction with hedges. Gates were also a traditional element within the Old Town Residential.

Hedges as 'fences' and 'walls' are soft and simple in appearance and decrease the dominance of buildings and other structures. Hedges have cohesion to the street and are very important to retaining the historic character. They are characteristic of Old Arrowtown and remarkably absent from the new residential areas. However, introducing hedges into developments is one of the simplest and most effective ways to reinforce Arrowtown's identity and are an important way to integrate the MDR and LDR zones with Old Arrowtown.

Stonewalls were used to enclose or retain public places such as cemeteries but have more recently been used for private section boundaries. Stonewalls were predominantly traditional dry stonewalls with copingstones. Fine examples of both free standing and retaining walls occur in the Old Town Residential and are best kept for public spaces.

There are many different styles and types of fences and walls in the MDR and LDR zones. The adoption of styles more akin to the proposed ARHMZ will help create cohesion throughout the town, although a wider range of styles and materials can be accommodated.

The height of fences is also important. Fences that are too low are of the wrong scale. Conversely fences that are too high create a stockade effect.



Wire mesh fence with hedge.



Simple wooden gate with hedge.



Wooden gate for main drive with hedge.



Fences and roofs are dominant features in new subdivisions. Houses are often large on smaller sections.

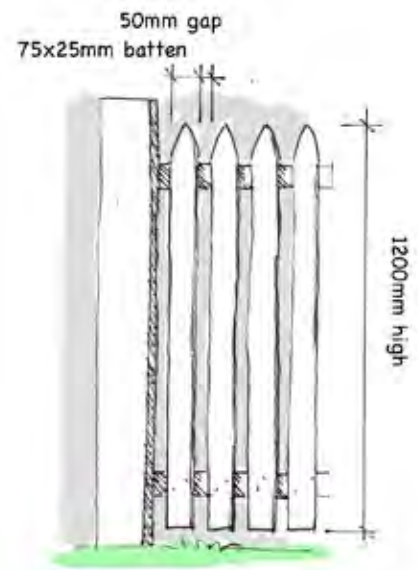
### 4.21.1 GUIDELINES: HEDGES, FENCES, WALLS AND GATES

#### 4.21.1.1 Plant hedges along lot boundaries.

- a) Hedges are the preferred 'fence' or 'wall'. Hedges can be used in conjunction with very simple fences. For example, post and wire or mesh.
- b) Plant hedges using appropriate species from the list in Section 5.
- c) The planting of hedges is specifically encouraged along front yard street boundaries.
- d) Plant hedges to screen paling fences and other fences that are less fitting to the Arrowtown character.
- e) A hedge height of around 1.2m is best as this will not be oppressive or block views.
- f) On street corners or prominent locations a taller hedge would be appropriate to minimise vehicles headlights, prevent people short cutting and to provide greater privacy.

**4.21.1.2 For fences or walls use both a style and materials that fit the low key character of Arrowtown.**

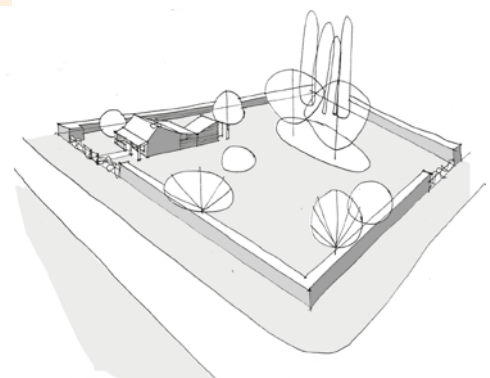
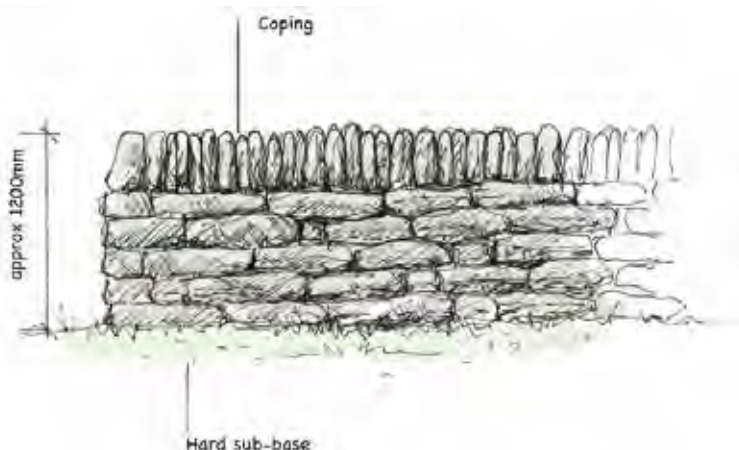
- a) Use fences that have been used historically in the ARHMZ; for example, picket, post and wire mesh. They should be simple in character and similar in height, materials, finish and location to traditional examples.
- b) Retain and conserve all historic stone walls in the Old Town.
- c) New stonewalls on street frontages and public places should be similar to those used traditionally in the ARHMZ and should reflect the same proportions and techniques as early walls.
- d) Use simpler fences on side boundaries in conjunction with hedges.
- e) Avoid modern, prefabricated fences and very urban styles.
- f) Fences should be between 900mm and 1200mm in height.
- g) Do not use concrete block or brick masonry walls (plastered or unplastered). Use traditional stone walls in preference as they are more appropriate to the Arrowtown character. Where these walls exist soften their appearance with a hedge.
- h) Avoid tanalised timber, paling fences, rail fences/barriers, chain link and post fences/ barriers, stained rustic timber fences, prefabricated metal powder coated fences, new colour-coated corrugated iron and similar as they do not reflect the Arrowtown character.
- i) Paint picket fences cream or white. Matching the colour of a building may be appropriate.
- j) Screen existing or new retaining walls with simple planting or a hedge.
- k) Schist boulder retaining walls can be acceptable provided they are small in scale and not too high and chunky. Where they appear visually heavy and bulky, the scale is not sympathetic to Arrowtown.
- l) Simple and robust gates should be installed. Keep them simple - wooden is best although 'wrought iron' style gates may be appropriate in the LDRZ.



Soften a hedge with a fence.



Fence structure can dominate and should be avoided in favour of hedges in the ARHMZ.



Hedges on corner sections can provide privacy, shield headlights and be beneficial to the streetscape.

## 4.22 PAVING SURFACES AND MATERIALS

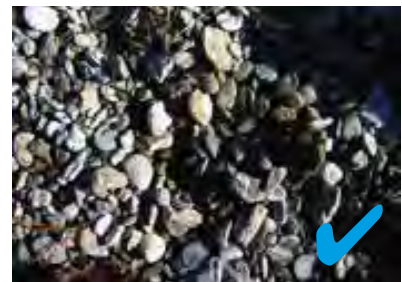
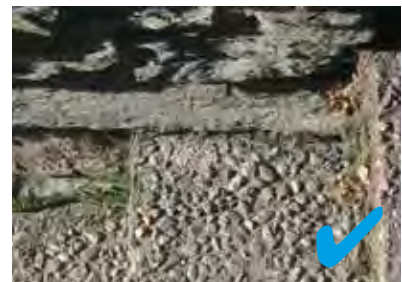
Paving materials have a significant effect on character. They need to be simple, natural materials to evoke a small town feel.

Traditionally simple, basic materials such as local gravel were used for foot and vehicle surfaces. For hard dry surfaces concrete was the preferred surface, often with high aggregate component. Due to wear and tear surfaces become quite coarse and textured, almost reflecting exposed aggregate and sand blasted finishes.

### 4.22.1 GUIDELINES: USE LOW-KEY, BASIC MATERIALS, AND SURFACES THAT REFLECT TRADITIONAL MATERIALS

#### 4.22.1.1 Use low-key, basic materials, and surfaces that reflect traditional materials in the ARHMZ

- a) Use simple materials that reflect the low key character of the ARHMZ and Old Arrowtown.
- b) Compacted gravels (local), concrete in its simple unpretentious form (not stamped or coloured and finished to high levels of precision), local stone, and timber are best.
- c) Avoid the use of tiles, highly coloured pre-cast concrete products, new bricks, interlocking pavers and imported (i.e. not local) stone for front yard or areas that contribute to the streetscape.
- d) Footpaths should be predominantly gravel. If edged, use schist stone, old brick or timber.



## 4.23 UTILITIES, SIGNS AND STRUCTURES

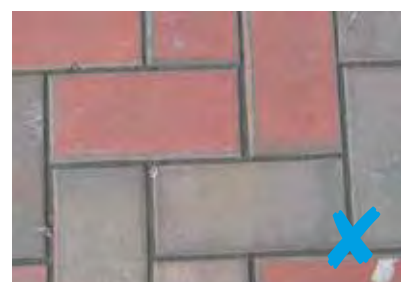
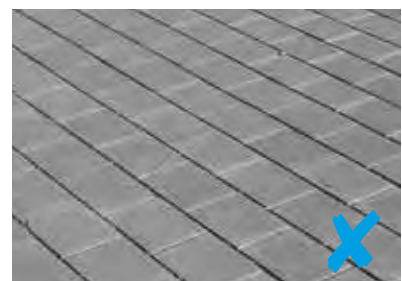
Public utilities, signs and structures can have significant adverse effects on the attractiveness of areas. Signs and structures should be planned to relate to their particular context. Utilities should be sited and designed for minimum impact on character and use.

### 4.23.1 GUIDELINES: UTILITIES, SIGNS AND STRUCTURES

#### 4.23.1.1 Avoid where possible siting utilities in the ARHMZ.

#### 4.23.1.2 Locate and design utilities, buildings and signs to complement the context and site.

- a) Screen existing utilities with the use of planting appropriate to the character of the area.



## 4.24 RESERVES AND PARKWAYS

Arrowtown is well endowed with open space including extensive river reserves, parkways and small neighbourhood reserves. These are a real asset to the town and provide a recreation and pedestrian network. Some of the parkways are under-utilised and in need of a design review.

The public reserves (including road reserves) have the potential to significantly assist with linking the ARHMZ and MDR and LDR zones through a comprehensive approach to plantings and landscape treatment.



Reed Reserve.

### 4.24.1 GUIDELINES: RESERVES AND PARKWAYS

#### 4.24.1.1 Visually and physically link the ARHMZ and MDR and LDR zones using the Public Reserve system.

- A landscape development/management plan is required for the Public Reserve network to provide cohesion between the ARHMZ and MDR and LDR zones with public consultation as part of the process.
- Individual plans are also required for the small neighbourhood reserves that require upgrading.
- Enhance and add to the pedestrian network



Fairways neighbourhood park.

## 4.25 PRIVATE BOUNDARIES WITH RESERVES AND PARKLAND

The way the boundary between private land and the public space is treated can have significant effect on both the reserve and private garden space and character.

### 4.25.1 GUIDELINES: PRIVATE BOUNDARIES WITH RESERVES AND PARKLAND

#### 4.25.1.1 Integrate and soften boundaries between private property and reserves and parklands.

- Soften a hard edge (e.g. paling fence or wall) with planting including shrubs and hedging or climbers.
- Do not privatize reserve land by extending the residential landscape beyond section boundaries unless Council consent has been obtained.
- Consider a hedge, or a fence hidden by a hedge, for the boundary between private property and public land.



Ensure that the boundary between private section and public reserve is softened with appropriate hedging or landscape treatment.



Structure dominates.

## 4.26 OPENINGS

Openings (e.g. window, doors) were generally minimised in early buildings, (especially in stone and mudbrick walls), no doubt because of cost and structural difficulties. Walls tended to dominate over openings.

Windows were double hung to the street facade, and often elsewhere, in the primary elements of cottages. Doors associated with double hung windows were typically 4 panel frame and panel.

In the secondary elements of the cottage and in sheds, windows were usually small and, where operable, often hopper or horizontally-pivoting. Doors in these situations were often ledged and braced.

Doors and windows were invariably timber, and almost always painted.

Recently several new buildings have used aluminium joinery. This is an example of one system attempting to imitate another, and the result being unsuccessful.

### 4.26.1 GUIDELINES: WINDOWS

#### **4.26.1.1 The approach to the placement and proportions of windows and doors within the ARHMZ should be based on the traditions of the zone. This advice should also be considered for new buildings in the MDR and LDR zones.**

- a) For the cottage primary elements the traditional double hung window and 4 panel frame and panel door are encouraged.
- b) For the cottage and shed secondary elements the traditional small windows, (hopper or horizontally pivoting), are encouraged along with ledged and braced tongue and groove doors.
- c) Doors and windows should be symmetrically arranged in the street facade of the cottage primary element.
- d) As a general rule solid walls should dominate over openings in side and back walls, however, more flexibility may be able to be accommodated further back from the street.
- e) All doors and windows should have timber sash with frames and be painted. Frames in other materials, eg. aluminium or steel, are not appropriate and detract from the heritage character of the zone.
- f) Roof glazing is encouraged as a way of achieving more natural light inside the building while keeping the dominance of solid over opening in the walls. Roof glazing should be part of the roof plane and not projecting.
- g) The contrast between the formal street 'face' and the more pragmatic back of house is a characteristic of the cottage. Reserve the use of larger openings, such as French doors, for walls away from the street.
- h) The width of openings should be no more than 1.5m in stone walls.



## 4.27 CONSTRUCTION AND MATERIALS

The Precinct is characterised by a limited palette of materials, and this served as an effective way of generating cohesiveness. The palette should therefore continue to be restricted.

The materials used in early buildings were sourced locally and processed to the minimum extent necessary. These criteria i.e. local materials and minimum processing, should be used to help determine which, (if any), new materials can be added to the palette.

The older buildings in the Precinct are also united by a shared approach to construction. Each building element was constructed independently over time. Hand technologies were used with a minimum of prefabrication and components were often recycled. This approach made it relatively easy to fit new work into its context.

New construction is more likely to be compatible with the existing buildings if, structurally and in terms of construction, it replicates, (to the greatest practical extent), the traditional processes of construction.

### 4.27.1 GUIDELINES: CONSTRUCTION AND MATERIALS

**4.27.1.1 Within the ARHMZ new buildings should be designed so that each primary element is independent structurally and in terms of construction. Buildings within the MDR and LDR zones should also have the appearance that this is the case, especially where these zones immediately adjoin or adjacent to the ARHMZ.**

- a) A complex of buildings should be designed to be built as a number of small independent structures, not as a single complicated object 'dressed' with a variety of claddings.

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

- a) Design a new building to maximize hand technology and minimize heavy construction.
- b) The palette of materials should be restricted to those used traditionally in the ARHMZ. It may be acceptable to use other materials which meet the criteria of local materials and minimal processing.
- c) Some variety in the palette of materials on a building is acceptable (too much can be overpowering). Early buildings were normally clad in a variety of materials, e.g. primary element in stone; secondary elements in timber weatherboard; shed in corrugated iron. Often more than one profile of weatherboard was used. This made the parts of the building more distinct and the evolution of the building over-time more evident.

**4.27.1.3 Mortared Stone.**

- a) A local stonework style has developed over the years, using the local schist rock with earth/lime mortar. This style should be used for all stone external walls of buildings. Often these walls were whitewashed.

- b) Stone should not be used for secondary additions unless the primary element is also in stone.
- c) Stone should not be overused: more than half the primary forms in the Precinct have always been of light timber framed construction.
- d) Ideally stone walls should be structural. Veneers are only acceptable where the veneer is at least 200mm thick.

#### 4.27.1.4 Corrugated Iron - Roofs And Wall Cladding

- a) Corrugated iron is the traditional roofing material for roofs with greater than 8° pitch.
- b) Most roofs have traditionally remained unpainted. The old formula for galvanized iron weathers to a beautiful matte patina, but is unfortunately no longer available.
- c) Colorsteel is rather too shiny and should not be used. Low gloss paint finish is acceptable.
- d) Zinalume and the modern galvanised steel are too bright and intrusive, and should not be used.
- e) 'Oil-only' steel is very bright at first, but appears to dull off to an acceptable extent after five or more years.
- f) Corrugated iron can also be used as a wall cladding. Painted timber trim similar to that used with weatherboards should be used with corrugated iron wall claddings.

#### 4.27.1.5 Timber Weatherboards.

- a) Painted horizontal timber weatherboards in bevelback and rusticated profiles are common. They should be used with traditional trim, like facings and boxed corners, and should be painted.
- b) Tongue and groove boarding should be used for situations like the soffits of verandahs and is most appropriate.
- c) Non-timber weatherboards should be avoided as they are unlikely to retain their timber like appearance as the product ages.

#### 4.27.1.6 Plaster

- a) Plaster should be solid cement plaster at least 20mm thick. While plaster is a recommended finish for concrete block work, timber weatherboards or corrugated iron is preferred as a finish for timber framed walls. Plaster is not recommended for stone or mudbrick, partly because it does not reliably adhere to these surfaces.
- b) Plaster should be whitewashed or matt painted.
- c) Plaster styled to imitate mortared schist stonework is not appropriate and should not be used. It has been popular recently but is unsuccessful.



Mortared stone.



Timber weatherboard.

#### 4.27.1.7 Mudbrick

- a) Mudbricks were commonly used in Arrowtown in the early days, as they could be made on site and the main cost of manufacture was labour. Today they are still a viable option, and their use has been codified by Standards NZ. They should be finished with an earth/ lime plaster and possibly a limewash.
- b) Other earth techniques like rammed earth are possible, but less recommended as they are not the local tradition.

#### 4.27.1.8 Brick

- a) Fired brick was a relatively highly-manufactured, expensive and rare material in early Arrowtown. It was used for chimneys, and sometimes for lintels and other trim in stonework. Brick should not be used for other than these limited roles.

## 4.28 COLOUR

Early paint colours for walls were generally in the ochre/fawn/ cream range and subdued in hue. Buildings related harmoniously to each other in most instances.

### 4.28.1 GUIDELINES: COLOUR

**4.28.1.1 Within the ARHMZ paint colours should be selected from Resene or Aalto Heritage Colour Charts or colours closely compatible with these. Colours brighter in hue to those in the charts should be avoided. Similar paint colours should be applied to buildings within the MDR and LDR Zones and especially where these zones are adjacent to or adjoin the ARHMZ.**

**4.28.1.2 For restoration projects, colours should replicate those colours discovered on the building by paint scraping.**

## 4.29 POSSIBLE VARIATIONS

The fundamental character of the ARHMZ was established early on, but as subsequent decades passed, many more dwellings have been built and in styles current at the time. Some, including the more recent grander houses have not fitted in well, while others for example, many of the post-war cribs, have successfully merged into the zone.

The critical factor appears to be scale. The zone may be able to tolerate some variation in aspects such as form, however it cannot tolerate contradictions to its characteristic built scale.

#### 4.29.1 GUIDELINES: POSSIBLE VARIATIONS

##### **4.29.1.1 Some new variation may be acceptable within the ARHMZ (for instance in forms or materials), provided that the character of the zone is not contradicted.**

- a) Some primary elements may possibly adopt forms other than the gable form described, provided they remain well within element/cell size limits and adopts a simple and geometric form.
- b) One primary element per lot may possibly be a little larger in floor area, provided it is within both the cell size volume and height limit. It may be appropriate for floor levels to extend below original and finished ground level as part of this variation.
- c) One primary element per lot may possibly be two-storey, provided it is within the cell size volume limit and is attic-like (i.e. floor to ceiling height is less than 1.6m at the wall/roof intersection, and wall height maximum is 3.5m above original and finished ground). It may be appropriate for floor levels to extend below original and finished ground as part of this variation. This guideline does not imply that a two-storey element will be acceptable on any and every lot. The zone must continue to be dominated by low single-storey cottages.
- d) Glazing may possibly be treated as a roof or wall cladding in its own right, rather than as an opening in another cladding. (A conservatory might be an example of this.) It may possibly be appropriate to involve aluminium or steel glazing bars in such a treatment, provided it is not visible from the street. Only clear glass should be used.
- e) It may be appropriate from a heritage/design perspective to infringe into the setbacks in some places, provided the building also withdraws from the same setback for at least an equivalent area in other places, and only where it improves the quality of open space on the lot and (especially) the amenity of the neighbours and the wider neighbourhood.
- f) Departure from these design guidelines may be appropriate to accommodate any redevelopment of the fire station in Hertford Street, where such departures are demonstrated to be necessary in order to accommodate the operational and functional requirements of a fire station.



# 5. APPROVED LISTS

## 5.1 PLANTS

### PLANTING GENERAL

In Arrowtown, where heritage character is valued by the Community (local and national), plants need to be chosen much more carefully than for many other towns. Trees and all vegetation in the streets, parks and private gardens contribute in a major way to character.

The Old Town has developed a heritage character reminiscent of the early phases of 19th century Arrowtown. While buildings and other features have aged, plants have matured creating a key part of the unique fabric of Arrowtown's character. For example, the most photographed example of mature tree structure in the Town - the Buckingham Street Avenue. It is these old plants – and a number of their relatives - that are regarded as appropriate to Arrowtown. These plants and the way they were used hold one of the keys to creating cohesion between the new and old parts of Arrowtown and also to retaining and enhancing the heritage values of the Old Town.

The guidelines discuss planting and appropriate species for each Character Area i.e. the Town Centre, Arrowtown Residential Historic Management Zone ('ARHMZ'), and the New Town (encompassing the Medium Density Residential and Low Density Residential Zones) and should be read in conjunction with these lists. Where the guidelines encourage appropriate landscaping responses all planting shall be implemented in accordance with the plant species set out in Guideline 5 – Approved Lists.

The plant lists give guidance to the appropriate trees or plants species for each area that will contribute to Arrowtown's special character. A number of species that formed part of the Arrowtown Design Guidelines 2006 have now been identified as wilding exotic trees within section 34.4 of the Proposed District Plan and as a consequence have been deleted. These include Douglas Fir, Sycamore and Hawthorn.

## 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 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.

## LARGE STRUCTURE TREES

### Deciduous Species

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Abies alba	Silver fir		conifer
✓	✓	✓	Acer platanoides	Norway Maple		
✓	✓	✓	Aesculus hippocastanum	Horse Chestnut	✓	white
✓	✓	✓	Arbutus unedo	Strawberry tree	✓	evergreen
✓	✓	✓	Carpinus betulus	Common Hornbeam		
x	x	✓	Cedrus atlantica	Atlantic cedar		conifer
x	x	✓	Cedrus deodara	Himalayan Cedar		conifer
x	x	✓	Chamaecyparis lawsoniana	Lawson Cypress		conifer
✓	✓	✓	Corylus colurna	Turkish Hazel		inconspl.
✓	✓	✓	Cryptomeria japonica	Japanese cedar		conifer
✓	✓	✓	Cupressus macrocarpa	Macrocarpa	✓	conifer
✓	✓	✓	Fagus sylvatica	European Beech		
x	✓	✓	Fagus sylvatica 'Atropunicea'	Copper Beech		
x	✓	✓	Fagus sylvatica f. purpurea	Copper Beech		
✓	✓	✓	Fraxinus angustifolia	Ash		
✓	✓	✓	Fraxinus excelsior	European Ash	✓	
✓	✓	✓	Ginkgo biloba	Maidenhair tree		
x	x	x	Gleditsia triacanthos	Honey Locust		
x	✓	✓	Juglans nigra	Black Walnut		
✓	✓	✓	Juglans regia	Common Walnut	✓	



Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Juniperus virginiana	Virginian Juniper		conifer
x	✓	✓	Koelreuteria paniculata	Golden rain tree		
x	x	✓	Larix kaempferi	Japanese Larch		conifer
x	x	✓	Liquidambar styraciflua	Liquidambar		
✓	✓	✓	Picea abies	Norway spruce	✓	conifer
x	✓	✓	Pinus coulteri	Big Cone Pine		conifer
✓	✓	✓	Pinus pinea	Stone pine		conifer
x	x	✓	Platanus orientalis	Oriental Plane		
x	x	✓	Platanus x acerifolia	London Plane		
✓	✓	✓	Populus alba	White Poplar	✓	
✓	✓	✓	Populus nigra	Black Poplar	✓	
✓	✓	✓	Populus nigra 'Italica'	Lombardy Poplar	✓	
✓	✓	✓	Populus tremula	European Aspen	✓	
✓	✓	✓	Populus tremuloides	American Aspen	✓	
x	x	✓	Populus x Hybr 'Crows Nest'	Hybrid Polar		
✓	✓	✓	Quercus cerris	Turkey Oak		
✓	✓	✓	Quercus coccinea	Scarlet Oak		
✓	✓	✓	Quercus ilex	Holm Oak		evergreen
✓	✓	✓	Quercus palustris	Pin Oak		
✓	✓	✓	Quercus petraea	Stone Oak		
✓	✓	✓	Quercus robur	German Oak	✓	

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Quercus robur 'Fastigiata'	Cypress Oak		
x	x	x	Robinia pseudoacacia	Black Locust		white
x	✓	✓	Sequoia sempervirens	Coast Redwood		conifer
x	✓	✓	Sequoiadendron giganteum	Wellingtonia	✓	conifer
✓	✓	✓	Sophora japonica	Pagoda Tree		white-yellow
x	x	✓	Taxodium distichum	Swamp Cypress		Deciduous conifer
x	x	✓	Thuja plicata	Western Red Cedar		conifer
✓	✓	✓	Tilia cordata	Small-leaved Lime		
✓	✓	✓	Tilia intermedia syn. T. x europaea	Common Lime		
✓	✓	✓	Tilia platyphylla	Large-leaved Lime		
✓	✓	✓	Ulmus glabra	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	✓	✓	Nothofagus fusca	Red Beech		
x	✓	✓	Nothofagus menziesii	Silver Beech		
x	✓	✓	Nothofagus solandri var. cliffortoides	Mountain Beech	✓	
x	✓	✓	Podocarpus hallii	Hall's Totara		

## SMALL/MEDIUM STRUCTURE TREES

### Deciduous Species

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	<i>Acer campestre</i>	Field Maple	✓	-
x	x	✓	<i>Acer negundo</i>	Box Elder		
x	x	x	<i>Alnus spp</i>	Alder		
✓	✓	✓	<i>Arbutus unedo</i>	Strawberry Tree	✓	evergreen
✓	✓	✓	<i>Castanea sativa</i>	Sweet Chestnut		white
x	✓	✓	<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash		
x	x	x	<i>Gleditsia triacanthos</i> 'Inermis'	Honey Locust		
✓	✓	✓	<i>Ilex aquifolium</i>	Common Holly	✓	evergreen
x	x	✓	<i>Juniperus communis</i>	Common Juniper		evergreen
✓	✓	✓	<i>Malus</i> (old varieties)	Crab Apple	✓	White/ pink
✓	✓	✓	<i>Pyrus calleryana</i>	Ornamental Pear		white
✓	✓	✓	<i>Sorbus aria</i>	Whitebeam		white
✓	✓	✓	<i>Sorbus aria</i> 'Lutescens'	White Beam		white
✓	✓	✓	<i>Sorbus aucuparia</i>	Rowan	✓	white
✓	✓	✓	<i>Sorbus aucuparia</i> 'Edulis'	Rowan		white
x	x	✓	<i>Sorbus hupehensis</i>	Rowan		white
✓	✓	✓	<i>Taxus baccata</i>	Common Yew	✓	evergreen
✓	✓	✓	<i>Taxus baccata</i> 'Fastigiata'	Columnar Yew	✓	evergreen
✓	✓	✓	<i>Tsuga canadensis</i>	Canadian Hemlock		evergreen

## NATIVE SPECIES

Use for accents only within exotic plantings.

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	Cordyline australis	Cabbage Tree		white
✓	✓	✓	Plagianthus betulinus	Ribbonwood		greenish
✓	✓	✓	Plagianthus divaricatus	Ribbonwood		
✓	✓	✓	Pseudopanax crassifolius	Lancewood		
✓	✓	✓	Sophora microphylla	Kowhai		yellow

## MEDIUM/SMALL TREES AND LARGE SHRUBS (<2.0METRES)

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	Acer palmatum	Japanese maple		
x	✓	✓	Acer rubrum	Red Maple		
✓	✓	✓	Amelanchier laevis	Alleghany Serviceberry		white
✓	✓	✓	Amelanchier lamarckii (syn A. canadensis)	Snowy Mespilus		white
x	x	x	Buddleia alternifolia	Fountain Butterfly Bush	✓	
✓	✓	✓	Buddleia davidii	Summer Lilac	✓	
x	✓	✓	Camelia spp	Camelia		
x	✓	✓	Ceanothus spp	California Lilac		
✓	✓	✓	Chaenomeles spp	Flowering Quince		
✓	✓	✓	Chimonanthus praecox	Winter Sweet		
✓	✓	✓	Corylopsis spicata	Winter hazel		
✓	✓	✓	Corylus avellana	Hazelnut	✓	golden yellow

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Cotinus coggygria	Smoke bush		
✓	✓	✓	Elaeagnus angustifolius	Oleaster	✓	yellow
✓	✓	✓	Garrya elliptica	Catkin bush		
x	✓	✓	Gleditsia triacanthos 'Limelight'	Gleditsia	✓	
x	✓	✓	Gleditsia triacanthos 'Skyline'	Gleditsia	✓	
x	✓	✓	Hamamelis mollis	Chinese Witch Hazel		
✓	✓	✓	Kolkwitzia amabilis	Beauty Bush		
✓	✓	✓	Laburnum anagyroides	Golden Chain	✓	bright yellow
x	✓	✓	Magnolia campbellii	Pink Tulip Tree		Many cultivars
x	✓	✓	Magnolia x soulangeana	Tulip Magnolia		
x	✓	✓	Magnolia x stellata	Star Magnolia		
✓	✓	✓	Malus spp	Crab Apple	✓	various
✓	✓	✓	Philadelphus coronarius	Sweet Mock Orange	✓	
x	x	✓	Photinia spp	Photinia		
✓	✓	✓	Prunus laurocerasus	Cherry Laurel	✓	evergreen
✓	✓	✓	Prunus lusitanica	Portugal Laurel	✓	evergreen
✓	✓	✓	Prunus x yedoensis	Great White Cherry	✓	white
✓	✓	✓	Pyracantha cultivars	Firethorn		
✓	✓	✓	Pyrus salicifolia 'Pendula'	Weeping Silver Pear		white
x	✓	✓	Rhododendron spp	Rhododendron		
✓	✓	✓	Ribes sanguineum	Flowering currant	✓	

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Rosa sp.	Shrub roses	✓	various
✓	✓	✓	Sambucus nigra	Elderberry	✓	white
✓	✓	✓	Syringa x vulgaris (Varieties)	Common Lilac	✓	various
✓	✓	✓	Viburnum opulus var. sterile	Guelder Rose	✓	white
✓	✓	✓	Viburnum tinus	Laurustinus	✓	evergreen

## NATIVE SPECIES

Use for accents only within exotic plantings.

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	Aristotelia fruticosa	Mountain Wineberry		
x	✓	✓	Aristotelia serrata	Wineberry		
x	✓	✓	Aristotelia x 'Hugh Wilson'	Mountain Wineberry		crimson
x	✓	✓	Cordyline australis	Ti, Cabbage Tree		
✓	✓	✓	Griselinia littoralis	Broadleaf		
✓	✓	✓	Hebe cupressoides	Hebe		lilac
✓	✓	✓	Hebe salicifolia	Willow Hebe		
x	✓	✓	Hoheria lyalli	Ribbonwood		
x	✓	✓	Hoheria sexstylosa	Houhere - Long-leaved Lacebark		white
✓	✓	✓	Olearia arborescens	Olearia		
x	✓	✓	Olearia avicenniaefolia	Olearia		
x	✓	✓	Phormium tenax	Flax	✓	

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	Pittosporum tenuifolium	Kohuhu		
x	✓	✓	Podocarpus nivalis	Mountain Totara		
x	✓	✓	Pseudopanax arboreus	Lancewood		
x	✓	✓	Pseudopanax ferox	Fierce Lancewood		

## FRUIT TREES

Fruit and nut trees are worth special mention as they are an important, but diminishing, part of Arrowtown's heritage. Planting fruit trees will reinforce Arrowtown's character and also provide a number of amenities including structure (if of sufficient height), shade in summer, blossom in spring followed by fruit, autumn colour, and structure in winter. Fruit trees are an excellent option for a small to medium sized tree.

Below is a selection of varieties tested in the Wakatipu area - a selection only. Some of the larger fruit trees are also suitable as small/medium structure trees. Old varieties are of particular interest. They often provide fruit of unusual taste and are often suitable for organic production, which means they do not need to be sprayed like modern orchard production varieties).

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Almond 'Monovale'	Almond	✓	
✓	✓	✓	Apple 'Braeburn'	Apple		
✓	✓	✓	Apple 'Cox's Orange'	Apple		
✓	✓	✓	Apple 'Granny Smith'	Apple		
✓	✓	✓	Apple 'Gravenstein Allred'	Apple		
✓	✓	✓	Apple 'Reinette Du Thorn'	Apple		
✓	✓	✓	Apricot 'Moorpark'	Apricot		
✓	✓	✓	Black Currant		✓	

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	Blackberry		✓	
✓	✓	✓	Blueberry			
✓	✓	✓	Cherry 'Schattenmorelle'	Cherry		
✓	✓	✓	Cydonia oblonga (varieties)	Quince		
✓	✓	✓	Ficus carica	Fig		
✓	✓	✓	Olea europaea 'Verdale'	Olive		
✓	✓	✓	Pear 'Packham's Triumph'	Pear		
✓	✓	✓	Pear 'Williams Bon Chretien'	Pear		
✓	✓	✓	Pear 'Winter Cole'	Pear		
✓	✓	✓	Pear 'Winter Nellis'	Pear		
✓	✓	✓	Prune 'Bühler Frühzwetschge'	Prune		
✓	✓	✓	Prunus 'Damsan'	Plum	✓	
✓	✓	✓	Raspberry		✓	
✓	✓	✓	Red Currant		✓	
✓	✓	✓	Reineclaude de Bavay	Green Gage		
✓	✓	✓	Vitis x Hybr	Grape		



## HERITAGE ROSES

The following is only a small sample of the 400 or so heritage Roses that can be found in New Zealand. This selection comprises some of the more popular old Roses that are of relevant age to early Arrowtown, and are readily available from specialist nurseries.

Town Centre	ARHMZ	New Town	Botanical Name	Historic	Colour	Attributes
✓	✓	✓	Charles de Mills	Pre 1860	Purple-Crimson	Highly perfumed Gallica
✓	✓	✓	Felicite Parmentier	Pre 1860	Soft pink	Alba
✓	✓	✓	Honorine de Brabant	Pre 1860	Striped	Bourbon
✓	✓	✓	Ispahan	Pre 1860	Bright pink	Scented Damask
✓	✓	✓	Mutabilis	Pre 1860	Multi color single	Very Old China Rose
✓	✓	✓	Reine Des Violettes	Pre 1860	Violet	H/P Shrub
✓	✓	✓	Rosa Mundi	Pre 1860	Striped	Very old Gallica
✓	✓	✓	Rosa Rugosa Alba	Pre 1860	White-single	
✓	✓	✓	Scarbrosa	Pre 1860	Large pink	Rugosa - Attractive hips
✓	✓	✓	Stanwell Perpetual	Pre 1860	Pale pink	Continuous blooming Pimpinellifolia
✓	✓	✓	Zephrine Drouhin	Pre 1860		Thornless climber
✓	✓	✓	La Reine Victoria	1870's	Lilac pink	Perpetual flowering Bourbon
✓	✓	✓	Louise Odier	1870's	Pink	Perpetual flowering Bourbon
✓	✓	✓	Cecile Brunner	1880's	Small pink	Sweetheart Rose
✓	✓	✓	Mme Issac Pereire	1880's		Highly perfumed Bourbon
✓	✓	✓	Alister Stella Gray	1890's	Yellow	Rambler
✓	✓	✓	Perle d'Or	1890's	Small apricot	Long Blooming
✓	✓	✓	Blanc Double de Coubert	1890's	White	Rugosa

Town Centre	ARHMZ	New Town	Botanical Name	Historic	Colour	Attributes
✓	✓	✓	Belle Poitevine	1890's	Pink	Rugosa
✓	✓	✓	Souvenir de Mme Leonie Viennot	1890's	Pink & cream	Tea Rose
✓	✓	✓	Alberic Barbier	1900's	Cream yellow	Rambler
✓	✓	✓	Climbing Cecile Brunner	1900's	Small pink	
✓	✓	✓	Crepuscule	1900's	Apricot	Climber
✓	✓	✓	Fantin-Latour	1900's	Soft pink	Centifolia
✓	✓	✓	Paul Transon	1900's	Salmon pink	Rambler
✓	✓	✓	Veilchenblau	1900's	Violet-blue	Rambler

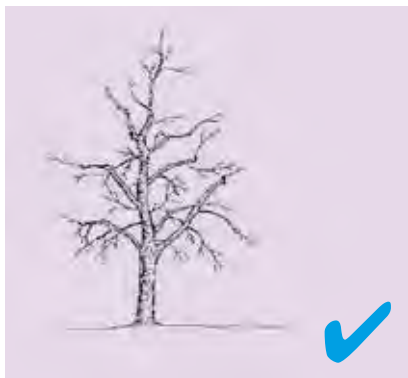
## TREE MAINTENANCE

Maintenance of trees can have considerable effects both positive and negative.

Topped trees look ugly and disfigured. Consider limbing up the canopy to provide views beneath limbs. To lighten areas and increase winter sun the thinning out of growth can provide more light and sun. Consult with a professional arborist or the Council.



Best - let trees grow.



Thin out crown to obtain more light.



Limb up trees to obtain views under.



Do not top trees!

## 5.2 HEDGES

Hedges are an integral part of the Old Town (Arrowtown Town Centre and Arrowtown Residential Historic Management Zone), however, surprisingly they are used sparingly in the newer parts of the town. Kent Street provides a good example of this difference. On the “old” side, hedges dominate and on the “new” side there are virtually no hedges. Hedges offer a variety of benefits including; shelter from views and wind, nesting opportunities for birds, flowers (some species) and they are a soft garden and streetscape element, which functions as ‘a green wall’. Hedges are very easy to maintain. Two cuts a year are sufficient for most types.

### PLANT SELECTION

Sometimes a flowering hedge is desired. Such plants may be pruned periodically, perhaps once a year, or allowed to grow in their natural informal shape rather than in a sheared unnatural form.

Deciduous hedges generally provide screening only during the growing season. However some types, if pruned severely over a period of time, will form a dense tangle of twigs, which provide a fair winter screen.

Evergreens, both broad and narrow-leaved types, are effective year-round hedges. Species recommended species for hedge plants are listed in Table 2.

### PLANTING

Deciduous hedge plants are usually planted as bare root or container stock. Narrow and broad-leaved evergreens should be planted balled and burlapped, or from containers.

For most hedges, digging a planting trench is preferred over individual plant holes. Be sure to set the plants at their original soil levels after carefully preparing the entire trench area. The plant spacing will vary with the type of stock and the purpose of the hedge. For small formal hedges, space the plants 6-8 inches apart. Larger plants can be spaced 18-30 inches apart. Conifers (for taller hedges) that require little trimming should be spaced about six feet apart. Plants for informal or untrimmed hedges should be spaced farther apart than if planted for trimmed hedges. To assure a thicker hedge, place plants in a double row (2 rows 12 inches apart with plants staggered as shown in Figure 1).



Figure 1. Staggering plants in a double row is desirable for thicker hedges.

With deciduous plants, cut the plants back to within 6-8 inches of the ground immediately after planting. This allows the roots to become established and produces fuller top growth. Evergreens should be given a preliminary shaping at planting time.

## TRAINING

Most people make the mistake of allowing the hedge to grow too tall before cutting. An ideal hedge is well-branched to the ground. As a general rule, stems should be cut back at least six inches every time they grow a foot.

The sides of the hedge should be cut proportionally. Never allow the top of the hedge to become wider than the bottom. Wide tops tend to shade out the lower branches, and the hedge will become weak and leggy. Snow accumulation should also be less of a problem (Figure 2) by keeping the top narrower than the bottom.

The top of the hedge can be either flat or rounded. Flat tops are easier to cut, but more visually stiff. Always use a pair of stakes and a heavy cord for guidance while developing the desired shape, as to evenly prune a hedge by eye is extremely difficult.

## REJUVENATION

Often homeowners find themselves the proud owners of an overgrown neglected hedge. For a deciduous hedge there are two choices for rejuvenating a hedge, depending on the specific plant involved.

If the hedge is not too overgrown, cut back the sides and top to 6 inches more than is desired for the eventual finished hedge. This “minor cutback” allows a new twigggy outside layer to form which may be pruned to the desired size in several stages.

If the hedge is very overgrown, some plant species may be completely cut back to within 6-12 inches of the ground. Do not assume however that all plant species will respond favorably to this treatment. In many cases, the entire hedge should be removed and replanted with new plants of a desirable type. For cutting, use a large lopper or saw to remove large stems. The “complete cutback” technique works especially well with privet and forsythia. Train the new growth as if you were starting a new hedge.

Rejuvenation of evergreen hedges is usually limited to the “minor cutback” approach. Many evergreens will not re-grow if cut back to where no foliage is present on the stem. It is often necessary to pull out an old evergreen hedge and start over with new plants.

A number of hedge species suitable to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the Medium Density Residential and Low Density Residential Zones) are outlined below.

### 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 Medium Density Residential and Low Density Residential Zones).

✓ Indicates appropriate material.

✗ Indicates inappropriate material.

Figure 2, correct hedge forms.





Round-narrow top



Flat-narrow top  
Slope sides wide base

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp		Native
✓	✓	✓	Acer campestre	Field Maple	✓		
✓	✓	✓	Buxus sempervirens (& varieties)	Box	✓	evergreen	
✓	✓	✓	 Carpinus betulus	Common Hornbeam	x		
x	x	✓	Ceanothus impressus	Californian Lilac	x	Spreading	
✓	✓	✓	Chaenomeles x Hybrid	Flowering Quince	✓		
✓	✓	✓	Coprosma propinqua	Mikimiki	x		Yes
✓	✓	✓	Coprosma rugosa	Coprosma	x		Yes
✓	✓	✓	 Corylus avellena	Common or European Hazel	✓		
✓	✓	✓	Cornus mas	Cornelian Cherry	x		
✓	✓	✓	Corokia cotoneaster	Zig-Zag Shrub	x	Berries	Yes
✓	✓	✓	Cupressus macrocarpa	Macrocarpa	✓		
✓	✓	✓	Elaeagnus angustifolius	Oleaster	✓	Fol. silvery, "olive"	
✓	✓	✓	Escallonia x exoniensis	Escallonia	✓		

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp		Native
✓	✓	✓	 Fagus sylvatica	European Beech	✗		
✗	✗	✓	Fagus sylvatica 'Atropunicea'	Copper Beech	✗	fol.red, grafted	
✗	✗	✓	Fagus sylvatica f. purpurea	Copper Beech	✗	red/green	
✗	✗	✓	Griselinia littoralis				Yes
✗	✗	✓	Hebe buxifolia	Hebe	✗	very hardy	Yes
✗	✗	✓	Hebe cupressoides	Hebe	✗		Yes
✓	✓	✓	 Ilex aquifolium	Common Holly	✓	red berries, evergreen	
✗	✗	✓	Juniperus communis	Common Juniper	✗		
✓	✓	✓	Lavandula angustifolia	Lavender	✓		
✓	✓	✓	Ligustrum vulgare	European Privet	✓	Evergreen	
✓	✓	✓	Lonicera nitida	Honeysuckle	✓		
✓	✓	✓	Lonicera pileata		✓	evergreen	
✓	✓	✓	Nothofagus fusca	Red Beech	✗		Yes
✗	✗	✓	Nothofagus menziesii	Silver Beech	✗		Yes

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp		Native
x	✓	✓	Nothofagus solandri var. cliffortoides		x		Yes
✓	✓	✓	Olearia arborescens	Olearia	x		Yes
x	✓	✓	Olearia lineata 'Dartonii'		x		Yes
x	✓	✓	Photinia sp	Photinia	x	fruit, edible, shoots	
x	✓	✓	Pittosporum tenuifolium		x		Yes
x	✓	✓	Podocarpus hallii		x	hardier than P. totara	Yes
✓	✓	✓	 Prunus laurocerasus	Cherry Laurel	✓	hedge	
x	✓	✓	Quercus ilex	Holm Oak	x		
✓	✓	✓	Rosmarinus officinalis	Rosemary	✓		
✓	✓	✓	Taxus baccata	Common Yew	✓		
✓	✓	✓	Taxus baccata 'Fastigiata'	Columnar Yew	✓	columnar	
x	x	✓	Teucrium fruticans	Wall Germander	x		
x	x	✓	Thuja plicata	Western Red Cedar	x	moist	
x	✓	✓	 Viburnum tinus	Laurustinus	x	evergreen	



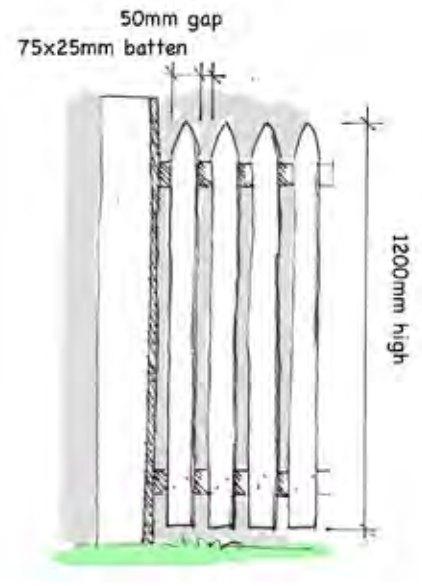
### 5.3 FENCES AND GATES

Fences in Arrowtown date back to the times of farming and cropping they acted to protect the production areas or keep stock in place.

Only later did they get the function to protect privacy. It is obvious that street corners were often “heavily defended” by fences and/or hedges. Appropriate fencing contributes to the character of the street, the neighbourhood and the entire town. Below are some examples of appropriate fences and gates and also some examples of fences that detract from the character of Arrowtown.

Detail showing appropriate fence proportions.

A range of fences is shown below for the various parts of Arrowtown.



#### How to use these lists.

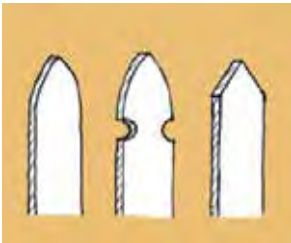







‘TC’ refers to the Arrowtown Town Centre Zone;

















‘ARHMZ’ refers to the Arrowtown Residential Historic Management Zone











‘NT’ for New Town (encompassing the Medium Density Residential and Low Density Residential Zones).

✓ Indicates appropriate material.

✗ Indicates inappropriate material.

 <p>Traditional picket detail</p>						 <p>Planting &amp; fence combined</p>					
TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
 <p>Mesh fence &amp; hedge Effective to keep dogs &amp; children out</p>			 <p>Mesh-transparent</p>						 <p>Wrought Iron Gates</p>		
TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

											
		Suburban	Timber gate								
TC ✗	ARHMZ ✓	NT ✓	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✓	NT ✓
											
			Slightly too proper								
TC ✗	ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓	NT ✓	TC ✗	ARHMZ ✓	NT ✓
											
			& paling side by side								
TC ✗	ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✗
											
			Ranch style								
TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✗

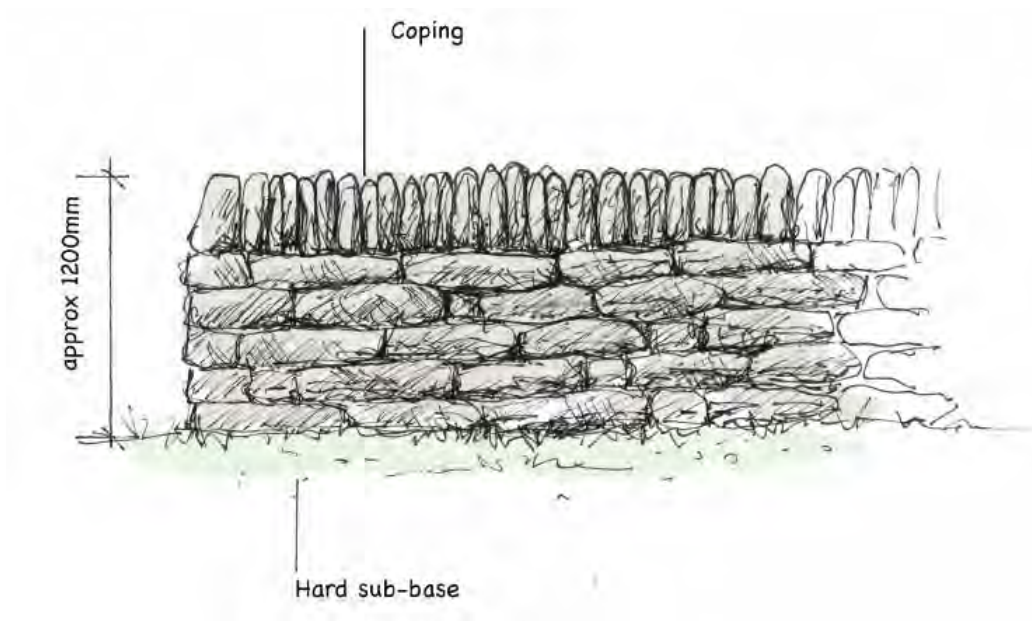
			
Pretends to be 'historic'	Steel fence	Corrugated Iron & plaster	Timber basket weave
TC X	ARHMZ X	NT X	TC X
ARHMZ X	NT X	TC X	ARHMZ X
NT X	TC X	ARHMZ X	NT X
			
Quirky	Diagonal visually dominant & not historic	Needs softening by planting	Needs softening by planting
TC X	ARHMZ X	NT ✓	TC X
ARHMZ X	NT ✓	TC X	ARHMZ X
NT ✓	TC X	ARHMZ X	NT ✓
			
Post & batten	Too rustic		
TC X	ARHMZ X	NT ✓	TC X
ARHMZ X	NT ✓	TC X	ARHMZ X
NT ✓	TC X	ARHMZ X	NT ✓

#### OTHER INAPPROPRIATE TYPES AND MATERIALS

- Pre-cast concrete panels
- Hardboard and timber panels
- Sheet metal

## 5.4 WALLS AND RETAINING WALLS

Walls and retaining walls were used more often for public spaces than private spaces. Materials were sourced locally and most examples were dry stone walls with a stone coping, See below for appropriate examples of walls for reinforcing Arrowtown's



Stonewall detail

### 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 Medium Density Residential and Low Density Residential Zones).

✓ Indicates appropriate material.

✗ Indicates inappropriate material.

			
Mortared stone	Rendered mortar finish	Stone and mud pillars and wall (cemetery)	Dry stone retaining wall
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✓	NT ✓
			
Dry stonewall (freestanding)	Dry stonewall (freestanding)	Dry stonewall (freestanding)	Dry stone retaining wall
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✓	NT ✓
			
Local stone (e.g. Alexandra stone)	Dry stone retaining wall	Digger stacked	Concrete with plaster render
TC ✗	ARHMZ ✗	NT ✗	TC ✗
ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗
NT ✗	TC ✓	ARHMZ ✓	NT ✓
TC ✓	ARHMZ ✓	NT ✓	TC ✗
ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗
NT ✗	TC ✗	ARHMZ ✗	NT ✓
			
River Boulders	Mortared-flat faced stone	Stone pillars	Masonry Wall
TC ✗	ARHMZ ✗	NT ✓	TC ✗
ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗
NT ✓	TC ✗	ARHMZ ✗	NT ✗
TC ✗	ARHMZ ✗	NT ✓	TC ✗
ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗
NT ✓	TC ✗	ARHMZ ✗	NT ✗

 <p>Tanalised timber retaining walls (screen with planting)</p>			 <p>Keystone</p>			 <p>Artificial stone</p>			 <p>Concrete block &amp; plaster</p>		
TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT
X	X	✓	X	X	X	X	X	X	X	X	X
 <p>Concrete block &amp; plaster</p>			 <p>Gabion retaining wall (OK with local stone)</p>								
TC	ARHMZ	NT	TC	ARHMZ	NT						
X	X	X	X	X	✓						

## 5.5 PAVING MATERIAL

Simple, basic materials were used for paving surfaces in early Arrowtown and these are important contributors to the Arrowtown character. Below are some examples of surfaces appropriate to the Town Centre, Arrowtown Residential Historic Management Zone and New Town (encompassing the Medium Density Residential and Low Density Residential Zones).

### How to use these lists.









‘TC’ refers to the Arrowtown Town Centre Zone;





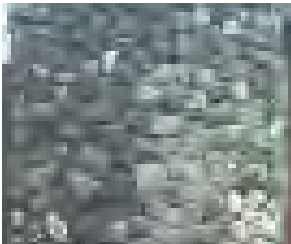



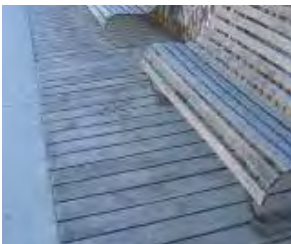



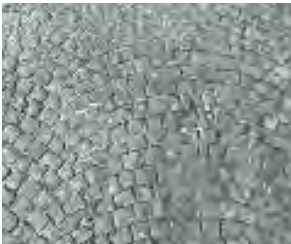



‘ARHMZ’ refers to the Arrowtown Residential Historic Management Zone

‘NT’ for New Town (encompassing the Medium Density Residential and Low Density Residential Zones).




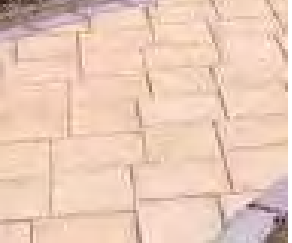



✓ Indicates appropriate material.

✗ Indicates inappropriate material.

											
River Gravel			River Gravel			River Gravel strips			Roading chip		
TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
											
Exposed aggregate concrete			Lime chip			Crazy paving in concrete or mortar			Crazy paving (with schist insert)		
TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT	TC	ARHMZ	NT
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

			
Olygon paving	Rusher dust	Flagstones in crusher dust	Flagstones in grass
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✓	NT ✓
			
Cobblestones	Exposed aggregate with schist inserts	Exposed aggregate with schist inserts	Exposed aggregate with hardwood dividers
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✓	NT ✓
			
Hardwood boardwalk	Hardwood planks	New Brick	Recycled Brick
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✗	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✗	NT ✓
			
Granite/Basalt setts	Bark	Hipseal	Asph
TC ✓	ARHMZ ✓	NT ✓	TC ✓
ARHMZ ✓	NT ✓	TC ✓	ARHMZ ✓
NT ✓	TC ✓	ARHMZ ✓	NT ✓



 <p>Lazed pavers/tiles</p>			 <p>Natural concrete flagstones</p>			 <p>Imported stone</p>			 <p>Coloured concrete</p>		
TC ✗	ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗	NT ✗	TC ✗	ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗	NT ✓
 <p>Pre-cast concrete pavers</p>			 <p>Stamped concrete</p>			 <p>River stones</p>					
TC ✗	ARHMZ ✗	NT ✓	TC ✗	ARHMZ ✗	NT ✓	TC ✓	ARHMZ ✓	NT ✓			

## 5.6 TOWN CENTRE DEVELOPMENT ASSESSMENT CHECKLIST

Check changes and developments against the following list. If there is a 'no' in any box, review that particular aspect and seek ways to modify the proposals so that it can become a 'yes'.

		Yes / No
<b>1</b>	<b>Views and vistas</b>	
	All views in and out of the site are identified.	
	Proposals will not compromise views.	
<b>2</b>	<b>Historic features / character generators</b>	
	All aspects of the Town Centre that contribute to its heritage character have been identified.	
	The historic features and elements / characters will be protected and enhanced.	
<b>3</b>	<b>Collective contribution of features</b>	
	The collective heritage value of features has been identified and has been properly assessed.	
	The proposal will not diminish or destroy the collective heritage values of features within the site, vicinity or Town Centre.	
<b>4</b>	<b>Proposal in context</b>	
	The proposal is shown in relation to the context of the site, adjacent properties, and the Town Centre, and its effects have been properly evaluated.	
	The proposal will fit within its context and protect the values of the Town Centre.	
	The proposal will not affect the adjacent character area.	
	The development protects / enhances the adjacent buildings character, sun and views.	
	A landscape architect has assessed the proposal and its effects.	

		Yes / No
<b>5</b>	<b>Site planning</b>	
	The site layout reflects the traditional layout on the lot for the false front shop or shed building type.	
<b>6</b>	<b>Buildings</b>	
	Existing buildings that contribute to heritage character or have identified heritage character are to remain.	
	Where modification of an existing building is proposed: <ul style="list-style-type: none"> <li>• A conservation management plan had been prepared for structures of heritage value.</li> <li>• The conservation management plan applies to the whole site.</li> <li>• A conservation architect and landscape architect have evaluated the proposed development in relation to the conservation management plan.</li> </ul>	
	New construction: <ul style="list-style-type: none"> <li>• The proposed new construction meets the District Plan objectives, policies and assessment matters and the guidelines in this document.</li> </ul>	
<b>7</b>	<b>Vegetation</b>	
	All existing vegetation has been identified and its contribution to historic character properly.	
	The vegetation has significance beyond the Town Centre.	
	The vegetation will have no negative effects on the neighbouring character area.	
	New plantings will enhance the character of the Town Centre and are appropriate species.	
<b>8</b>	<b>Fences and other boundaries</b>	
	The existing fence has heritage value and will remain.	
	The fence / wall proposed is appropriate to the Town Centre.	

9	Paving and other details	
	All details e.g. drains, paving areas and other features that contribute to historic character will remain.	
	New paving materials are appropriate to the site and Town Centre.	

## 5.7 LIST OF INFORMATION REQUIRED TO ASSIST APPROPRIATE DESIGN AND DECISION MAKING FOR ALL DEVELOPMENT WITHIN THE TOWN CENTRE

### SITE ANALYSIS

**Site and context information – use plans, photographs, and written documentation. In relation to the site, show the following on a scaled plan:**

- Existing buildings
- Existing access points, footpaths.
- Orientation to north, slope including contours.
- Fences, walls, retaining walls, boundaries and easements.
- Trees and other vegetation on the site.
- Other features on the site, paving details.
- The specific identification of all features on the site. Adjacent sites in the vicinity.

**In relation to the surrounding area:**

- A location plan in relation to the Town Centre as a whole.
- The built form, scale and character of adjacent buildings and those in the vicinity.
- Views to and from the site.
- Relationship to public spaces, courtyards, the street.
- Vegetation on the site, adjacent properties or public open space.
- Identify the character generators and historic features.
- Identify the public and private use in the area.

**Identify and provide an evaluation of the historic character and features of the site and surrounding area – use the guidelines to identify and evaluate the importance of the site and its features to the heritage character of the Town Centre (and where applicable – adjacent character areas).**

## **PROPOSAL**

**For new construction work provide details on proposals for:**

- The site layout including buildings, paving, access ways, fences, vegetation, and any other aspects.
- The building design and materials to be used.
- Fence design details.
- Materials proposed for courtyards, backyards, paving etc.
- Vegetation, including proposed species.

**Information to be provided with development proposals should include:**

- To scale plans of the proposed development.
- A plan should show how the development's design relates to any existing development on the site, adjacent properties, the street and the Town Centre.
- Proposed integration with the pedestrian network of the Town Centre.
- Proposed new building construction drawn within the context of adjacent development (more than one each side). In the case of the main street the proposed new works is to be drawn in on the Buckingham Street profile to portray the scale and proportions and how it fits into the context of the existing building elevations. Use the profile in the guidelines.

**Provide an outline of the proposed development and its design response to the site, adjacent sites, open spaces, and buildings, neighbourhood and precinct.**

**5.7.1 Where development includes an historic building or item of a recognised heritage value, include a Conservation management Plan (prepared by an appropriately qualified professional). This Plan should be accompanied by an evaluation of the proposed works. An assessment by a qualified landscape architect of the heritage value of vegetation and recommendations should be included.**

## 5.8 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE (OLD TOWN RESIDENTIAL): DEVELOPMENT ASSESSMENT CHECKLIST

Check changes and developments against the following list. If there is a 'no' in any box, review that particular aspect and seek ways to modify the proposals so that it can become a 'yes'.

		Yes / No
<b>1</b>	<b>Views and vistas</b>	
	All views in and out of the site are identified.	
	Views will not be impinged on.	
<b>2</b>	<b>Historic features / character generators</b>	
	All the ARHMZ character generators and historic features and elements for the site and adjacent area have been identified.	
	The historic features and elements/character generators will be protected and enhanced.	
<b>3</b>	<b>Collective contribution of features</b>	
	The collective heritage value of features has been identified and properly assessed.	
	The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or ARHMZ.	
<b>4</b>	<b>Proposal in context</b>	
	The proposal is shown in relation to the context of the site, adjacent properties, the vicinity, the neighbourhood and the ARHMZ and its effects have been properly evaluated.	
	The proposal will fit within its context and protect the values of the ARHMZ.	
	The site features contribute heritage character to the Town Centre.	
	The Town Centre will not lose heritage value as a result of the proposal.	
	The proposal will not affect other adjacent areas.	
	The development protects/enhances the adjacent properties historic character, sun and views.	

		Yes / No
<b>5</b>	<b>Site planning</b>	
	The site layout reflects the traditional layout and building orientation of the vicinity.	
	New construction is set back from the street within the traditional set back range.	
	Garages and parking are located to the rear of lots.	
	Driveways are single width, and the surfaces meet the guidelines and appropriate to the ARHMZ.	
	The layout reinforces the low-density spaciousness of the ARHMZ.	
<b>6</b>	<b>Buildings</b>	
	Existing buildings that contribute to heritage character, (listed in the District Plan or not), or have identified architectural merit are to be retained.	
	Where modification of an existing building is proposed: <ul style="list-style-type: none"> <li>• A conservation management plan has been prepared for structures of heritage value.</li> <li>• A conservation management plan applies to the whole site.</li> <li>• A conservation architect has evaluated the proposed development in relation to the conservation management plan.</li> </ul>	
	New construction: <ul style="list-style-type: none"> <li>• The proposed new construction meets the District Plan policies, objectives, assessment matters and the guidelines.</li> </ul>	
<b>7</b>	<b>Vegetation</b>	
	All existing vegetation has been identified and its contribution to historic character properly assessed.	
	The vegetation has significance beyond the ARHMZ.	
	Trees, hedges and other vegetation contributing to the heritage character of the site, or ARHMZ will remain.	
	New plantings will enhance the character of the ARHMZ and are appropriate species. Refer Plant Lists, Section 5.	

	Vegetation will dominate the proposed and existing built form.	
	There is an assessment of the existing and proposed vegetation by a landscape architect.	
<b>8</b>	<b>Fences and other boundaries</b>	
	Existing fences with heritage value will remain.	
	A hedge is to be planted and species are appropriate. Refer Plant Lists, Section 5.	
	The fence/wall proposed is appropriate to the ARHMZ. Refer Fence/Wall List, Section 5.	
<b>9</b>	<b>Paving and other details</b>	
	Paving surfaces are appropriate. Surfaces List, Section 5.	

## 5.9 NEW TOWN (LDRZ AND MDRZ) DEVELOPMENT CHECKLIST

Check changes and developments against the following list. If there is a 'no' in any box, review that particular aspect and seek ways to modify the proposals so that it can become a 'yes'.

		Yes / No
<b>1</b>	<b>Views and vistas</b>	
	All views in and out of the site will not be compromised.	
<b>2</b>	<b>Existing features</b>	
	Existing vegetation, rock outcrops and features have been evaluated and retained.	



		Yes / No
<b>3</b>	<b>Proposal in context</b>	
	<p>If the proposal is adjacent to the MDRZ or LDRZ;</p> <ul style="list-style-type: none"> <li>• The proposal will protect and enhance the historic character of ARHMZ.</li> <li>• The proposal will protect the sun and views of neighbours.</li> </ul>	
	The proposal will not diminish or destroy the collective heritage value of features within the site, vicinity or ARHMZ.	
<b>4</b>	<b>Site planning and design</b>	
	The proposed house relates to the street (will not dominate from the street).	
	The proposed house is an arrangement of simple forms, each conforming to the recommended cell size.	
	Garages, driveways, parking areas and parked vehicles will not dominate the street.	
	Double garages will not come close to the street.	
	60% of the frontage will be garden/vegetated as opposed to building and hard surfacing.	
	Paving materials are selected from the list provided.	
	For the street boundary (and side boundaries) a hedge is to be planted as a first preference, with planting species taken from the Plant lists (Section 5). As an alternative, a fence of a style and materials from the Lists, Section 5) for the New Town can be used.	
	Vegetation will dominate the proposed and existing built form.	
	Trees to be planted will grow taller than the building, i.e. structure trees and/or fruit trees.	
	Plants are selected from the lists provided.	
	New plantings will link Old and New Arrowtown.	