

SUBMISSION ON 2016 ARROWTOWN DESIGN GUIDELINES

Introduction

1. My name is Philip Blakely. I am a landscape architect and have lived and worked in the District for 30 years. I am a partner of Blakely Wallace Associates based in Arrowtown which undertakes landscape architecture and planning. Our firm prepared the 2006 Arrowtown Design Guidelines (ADG) for which I was a lead consultant. Our firm has also been responsible for many project upgrades in the town over a 15 year period including the Town Centre upgrade, Ramshaw Lane, Post Office Development, Arrow Lane, the Arrow River Development Plan and Rose Douglas Park upgrade.
2. I am a member of the Arrowtown Planning Advisory Group (A.P.A.G.) and have been for approximately 7 years. APAG is a voluntary group that reviews all consent applications in the Arrowtown Historic Management Zone (AHMZ) and provides recommendations to Council.
3. I had a formal peer review role for the 2016 Guidelines (for QLDC). This involved:
 - pre -meetings with Council and community representatives,
 - preparing a review and comments on the 06 Guidelines which included recommendations on how they could be updated, and how to incorporate guidelines for the proposed Medium Density Zone (MDRZ).
 - provided comments on the Draft 2016 Guidelines. These comments are consistent with comments made in this submission.

Submission

4. I support the proposed 2016 Arrowtown Design Guidelines. I have seen the positive benefit of the 06 Guidelines with better outcomes for the AHMZ not just in consents for private land but in management of public areas eg streets, parks and reserves and in generally raising awareness of Arrowtown's special character and identity. The 06 Guidelines have been less successful however in benefits for the new town and in my view have had only had minor benefit here. While I support the intent of the 2016 Draft Guidelines I request some changes to the format and way they are organised and also some additional work.

Specific comments on 2016 Draft ADGs

First chapters

5. The first chapters of the revised document work well ie
 - Introduction
 - Heritage and character
 - Town Centre Design Guidelines

Old Town New Town Residential areas Guidelines

6. While I can understand the logic in combining the Old town and New town it has created confusion and importantly has weakened the DGs for the Old Town. Chapter

4. seems muddled and confused and is the result of attempting to cobble together/amalgamate aspects of the 06 Guidelines and as a result doesn't work.

7. Combining the two has also given the perception that cottage buildings and features of the AHRMZ are intended across the whole of the town (which is not the case) but can be interpreted that way due to the layout and way it is presented in 016 Draft. Some of the criticism from the public meeting held earlier this year on the Draft Guidelines stemmed from the idea that the Guidelines were trying to enforce cottage style buildings in the new residential areas which resulted in part from the combining of the old and new town residential guidelines (even though it is made clear in the document that following the character of the old town is less important further way from the old town boundary).
8. Some of the guidelines for the old town are not applicable in the new residential areas. ie Site planning and design appropriate to the old town is not applicable to the new town and mostly cannot be achieved eg spaciousness as a key characteristic of the old town cannot be achieved especially for MDRZ. Similarly settlement pattern is a characteristic of the old Town which would be difficult to incorporate into the new town.
9. Also confusing is that features that are characteristic of the old town eg Churches and church grounds have been included under General Guidelines and in this location is out of context.
10. There are other examples out of context under General Guidelines eg (4.9) spaciousness and (4.10) the streetscape.
11. In summary the old town (AHRMZ) would be better left stand alone in my opinion.

Suggested solution

12. Start with a general discussion on the elements that create the character of residential Arrowtown (with emphasis on the old town) and include the general guidelines that flow from that. Then have a section devoted to the Old Town (so that its guidelines remain strong and clear to owners developers in that zone).and a separate section for the MDRZ and LDRZ.
13. Guidelines need to allow for development/evolution of new building styles in the new town (as has happened up to now eg crib era). The new town is distinctly different but it is desirable in my view for there to be some connectivity with the old town. There are ways to assist with achieving connectivity and cohesion of the old and new town such as appropriate scale and form of buildings in all zones (avoidance of McMansions), limiting materials, and appropriate landscape treatment such as styles of landscape design, encouraging hedges and tall trees etc all elements which reflect the old town.
14. Therefore I suggest Chapter 4 start with:

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

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

Old Town Guidelines (stand alone and separate)

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

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

New Town (MDRZ and LDRZ)

- Introduction/general discussion
- Redevelopment, Upgrade and New Subdivision
- Site Planning and Design (includes parking and driveways)
- New Construction
- Reserves and Parkways
- Private boundaries with Reserves and Parklands

16. Add discussion on possible styles and include that it is not the intent of Guidelines to stifle new design styles.

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

Effect of Guidelines on LDRZ

17. It was hoped that the 2016 version of the DG would be able to have more effect on the LDRZ and much of what has been developed is 'could be anywhere.'
18. The question needs to be addressed should the Guidelines for LDRZ be enforced through District plan processes as for other zones?. To a large extent the horse has already bolted and the time to have done this was many years ago. However I believe that to achieve any level of cohesion does require a District Plan process (based on the experience with the 06 Guidelines.)

Issues not addressed and/or need further work

19. Section on MDRZ is good as far as it goes but doesn't provide guidelines that deal with for example:
 - shading (and importance of design to maximise sunlight)
 - stormwater (given stormwater is to ground in most areas of Arrowtown – may not be appropriate with medium density?). Also swales and no kerb and channel may not work for higher density.
 - parking. Probably 2 cars minimum per house. How will parking be handled.

General comments /corrections/typos

20.

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

2.3.3.2 add under Threats - add lack of a footpath

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

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

3.5 Capital G for Buckingham Green

p59 Thompson St photo out of context.

3.6.1 (a) Replace Do not use with Avoid

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

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

MDRZand LDRZ - Figure5 correct spelling of component

4.8.2.3(b) correct spelling of 'element'