

Queenstown Lakes District Proposed District Plan

Variation 1 - Arrowtown Design Guidelines 2016

Section 42A Hearing Report For Hearing commencing: 7 November 2016

Report dated: 12 October 2016

Report on submissions and further submissions Variation 1

File Reference: Variation 1 S42A

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I also have referred to, and relied on the following evidence filed alongside this section 42A report:

Mr Richard Knott, Heritage – statement dated 12 October 2016.

1. Executive Summary

- 1.1. The framework, structure and majority of the Arrowtown Design Guidelines 2016 (**ADG 2016** or **ADG**) and provisions in the Proposed District Plan (**PDP**) supporting Variation 1 should be retained as outlined and are supported in the section 32 (**s32**) assessment. I recommend a number of specific amendments to the ADG 2016 as a consequence of submissions received. I consider that the provisions supporting the inclusion of the ADG 2016 are more effective and efficient than the Operative District Plan (**ODP**) and better meet the purpose of the Resource Management Act 1991 (**RMA**).
- 1.2. The PDP applies the ADG 2016 to the newer residential parts of Arrowtown, in addition to the Arrowtown Town Centre and Residential Historic Management zones. Changes made to zone specific rules to integrate the ADG into the PDP are considered to be more effective at ensuring that development responds positively to Arrowtown's character. This is particularly the case for the Medium Density Residential Zone in Arrowtown (**'MDRZ'**), which is located within close proximity to the Old Town Residential area, which is now zoned the Arrowtown Residential Historic Management Zone (**'ARHMZ'**).
- 1.3. On the basis of my analysis within this evidence, I adopt for the purposes of Variation 1 those recommended changes to the provisions set out within the respective section 42A reports to Chapter 7¹ (Low Density Residential), Chapter 8² (Medium Density Residential) and Chapter 10³ (Arrowtown Residential Historic Management Zone), as well as those changes to the planning provisions to integrate the ADG 2016 into the PDP (incorporated in **Appendix 1**). With respect to the Arrowtown Town Centre (Chapter 14) and Urban Development (Chapter 4) I do not make any specific changes to the provisions that provide reference to the ADG 2016 and that was sought to be amended as part of Variation 1 to the PDP.
- 1.4. As noted at paragraph 1.1 of this evidence, several changes are now proposed to the notified ADG 2016, which are discussed in detail within Section 12 of this report. The updated and recommended ADG 2016 is attached as **Appendix 2**. For transparency I note that **Appendix 2** does not show the changes I have recommended but is a clean version of the ADG 2016. I show the changes to the ADG 2016 from paragraph 12.45 below.

1 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 7 – Low Density Residential 14 September 2016.

2 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 8 – Medium Density Residential 14 September 2016.

3 Ms Rachael Law section 42a report on submissions and further submissions Chapter 10 – Arrowtown Residential Historic Management Zone 14 September 2016.

2. Introduction

- 2.1. My Name is Nigel Roland Bryce. I am employed by Ryder Consulting Limited as an Environmental Planner and I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning Degree from Massey University, 1996.
- 2.2. I have 19 years' experience as a resource management practitioner in New Zealand and in the United Kingdom, which includes both public and private sector planning roles. I have a broad range of planning and process management experience, and have been engaged by the Queenstown Lakes District Council (**Council**) to undertake a variety of reporting roles. This includes as the section 42A reporting officer for Plan Changes 46 (Ballantyne Road Industrial B Zone and Low Density Residential expansion) and Plan Change 50 (Queenstown Town Centre Zone extension), recently approved in Wanaka and Queenstown respectively.
- 2.3. More recently, I was engaged by the Council to undertake the section 42A reporting for the Subdivision Chapter⁴ (to Stage 1 of the District Plan Review).

3. Code of Conduct

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

4. Scope

- 4.1. My evidence addresses the primary submissions received on proposed Variation 1. I discuss issues raised under broad topics, and where I recommend substantive changes to provisions I assess (within the report) those changes in terms of s32AA of the RMA. The Table in **Appendix 3** outlines whether individual submissions are accepted, accepted in part, rejected, out of scope.
- 4.2. Although this evidence is intended to be a stand-alone document and also meet the requirements of s42A of the RMA, a more in-depth understanding can be obtained from

4 <http://www.qldc.govt.nz/index.php/planning/district-plan/proposed-district-plan/proposed-district-plan-hearings/04-subdivision-chapter-27/>

reading the s32 report, along with the associated Monitoring Reports that can be found on the Council's website.⁵

- 4.3. This evidence analyses submissions for the benefit of the Hearings Panel (**Panel**) to make recommendations on Variation 1 and any changes to the ADG 2016.
- 4.4. I have read and considered the evidence of Mr Richard Knott, filed alongside this s42A report. Mr Knott addresses submissions that specifically seek changes to the ADG 2016.

5. Background - Statutory

- 5.1. The notified Variation 1 s32 assessment is attached as **Appendix 3** and provides a detailed overview of the higher order planning documents applicable to Variation 1. The following identifies the appropriate provisions of these relevant documents.

The RMA

- 5.2. The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 5.3. The remaining provisions in Part 2 of the Act, particularly section 6, provide a framework upon which objectives to achieve the purpose of the Act and provisions (in this case, policies and rules) to achieve the objectives can be built. Section 6 (abbreviated below) is relevant to Variation 1. In that respect, the following matters must be recognised and provided for when assessing a proposed planning instrument, or part of an instrument against the Act's sustainable management purpose:

6. Matters of national importance

5 <http://www.qldc.govt.nz/index.php/planning/district-plan/proposed-district-plan/variation-arrowtown-design-guidelines-2016-consultation/>

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*

5.4. Section 7 identifies other matters for consideration as follows (abbreviated):

7. *Other matters*

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to —

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (c) the maintenance and enhancement of amenity values:*
- (f) maintenance and enhancement of the quality of the environment:*

5.5. Section 7(a) (Kaitiakitanga) and (aa) (the ethic of stewardship) are matters raised through the manner in which the tourism and important heritage areas of Arrowtown are sustainably managed.

5.6. The maintenance and enhancement of amenity values, noted under section 7(c), is relevant regarding the development of the ARHMZ, particularly where this zone adjoins the MDRZ.

Local Government Act 2002

5.7. The Local Government Act 2002 identifies, at section 14, principles relating to local authorities. Sections 14(c), (g) and (h) emphasise the need for a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. It demands a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters, in addition to environmental ones.

Iwi Management Plans

5.8. When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must "*take into account*" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a

bearing on the resource management issues of the district. In this instance, two iwi management plans are relevant:

- i. *The Cry of the People, Te Tangi a Taurā*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008); and
- ii. *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005).

Operative Otago Regional Policy Statement 1998 (RPS)

5.9. Section 74 of the RMA requires that a district plan prepared by a territorial authority must "give effect to" any operative Regional Policy Statement. The operative *Otago Regional Policy Statement 1998* (RPS, 1998) is the relevant regional policy statement to be given effect to within the District Plan.

5.10. The RPS 1998 contains a number of objectives and policies that are relevant to this Variation, namely:

RPS 1998 Objective	Objectives	Policies	Relevance to the Variation 1
To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development	5.4.3	5.5.6	The Arrowtown Town Centre Zone and ARHMZ have a unique character that is renowned internationally. The ADG 2016 (attached as Appendix 2 to this evidence) has been amended to respond to the important heritage values of these areas, and seeks to ensure that development within both the adjoining MDRZ and LDRZ appropriately respond to and maintain the historic character of the Arrowtown Town Centre Zone and ARHMZ.
Sustainable land use and minimising the effects of development on the land and water	5.4.1	5.5.4	The ADG 2016 (Appendix 2) has been amended to respond to the important heritage values contained within the ARHMZ, and seeks to ensure that development within both of the adjoining MDRZ and LDRZ appropriately respond to and maintain the historic character of the ARHMZ. The amended ADG 2016 (Appendix 2) seeks to minimise the effects of development intensification within the MDRZ and LDRZ through the requirement that

			new development within these residential zones, appropriately responds to the historic character of the adjoining ARHMZ. Such an outcome will sustain the historic character of the ARHMZ, ensuring consistency with the direction afforded by the RPS 1998.
To promote sustainable management of the built environment and recognise and protect heritage values.	9.4.1(d)	9.5.4 and 9.5.6	The amendments to the ADG 2016 (Appendix 2) seek to ensure that effects on the ARHMZ are appropriately managed as part of the design of new development within the MDRZ and LDRZ (where resource consent is triggered) and as a consequence, Variation 1 seeks to give effect to this objective.

Proposed Otago Regional Policy Statement 2015 (Proposed RPS)

- 5.11. Section 74 of the RMA requires that a District Plan must "*have regard to*" any proposed regional policy statement.
- 5.12. The Proposed RPS was released for formal public notification on 23 May 2015, and contains the following objectives and policies relevant to the ARHMZ:

Objective	Objectives	Policies	Relevance to Variation 1
Otago's significant and highly-valued natural resources are identified, and protected or enhanced.	3.2 ⁶	3.2.4 ⁷	Arrowtown is located amidst natural resources and the ADG 2016 (attached as Appendix 2 to this evidence) seek to ensure that views and outlooks to these Outstanding Natural Landscapes (ONLs) and Outstanding Natural Features (ONFs) are appropriately responded to at the design stage for development within the Arrowtown Town Centre Zone, ARHMZ and the neighbourhood areas covering the LDRZ and proposed MDRZ.
Urban growth and development is well designed, reflects local	4.5 ⁸	4.5.1 ⁹ 4.5.2 ¹⁰	The ADG 2016 (Appendix 2) has been amended to respond

6 Notified Objective 2.2 was renumbered to Objective 3.2 in the Decision version of the RPS, 1 October 2016.

7 Notified Policy 2.2.4 was renumbered to Policy 3.2.4 in the Decision version of the RPS, 1 October 2016.

8 Notified Objective 3.7 was combined with Objective 3.8 to create Objective 4.5 in the Decision version of the RPS, 1 October 2016.

9 Notified Policy 3.8.1 was renumbered to Policy 4.5.1 in the Decision version of the RPS, 1 October 2016.

10 Notified Policy 3.8.2 was renumbered to Policy 4.5.2 in the Decision version of the RPS, 1 October 2016.

character and integrates effectively with adjoining urban and rural environments.		4.5.3, ¹¹ 4.5.4, ¹² 4.5.6 ¹³	to the important heritage values contained within the ARHMZ, and seeks to ensure that development intensification within both the proposed MDRZ and LDRZ appropriately respond to and maintain the historic character of this adjoining zone.
Historic Heritage resources are recognised and contribute to the region's character and sense of identity.	5.2 ¹⁴	5.2.1 ¹⁵ 5.2.2, ¹⁶ 5.2.3 ¹⁷	The ARHMZ contains extensive built heritage containing important historic heritage values. The amendments to the ADG 2016 (Appendix 2) recognise the importance of maintaining these values by ensuring that development intensification within the proposed MDRZ and LDRZ accord with the historic character of the adjoining ARHMZ.

- 5.13. On 1 October 2016 the Otago Regional Council issued a public notice stating that decisions had been made on the proposed RPS submissions. I note that the policy framework has not significantly altered the policy framework that is relevant to the consideration of historic heritage and urban growth considerations in Otago and that formed part of the s32 analysis supporting Variation 1.

Monitoring Report: Residential Arrowtown, November 2011

- 5.14. Under the ODP a key consideration for any resource consent application within both the Arrowtown Town Centre and the ARHMZ was considering issues around building and site design. The existing ADG 2006 is strongly focused on providing direction on how new development can integrate effectively into the Arrowtown Town Centre and the ARHMZ, with a strong focus on the heritage and character elements of these areas. While the ADG 2006 is applicable to the New Town area of Arrowtown, which incorporates the LDRZ in Arrowtown, the ADG 2006 is given less focus within the LDRZ given that most development can be undertaken as a permitted activity under the ODP (provided the LDRZ site and zone standards are adhered to).

11 Notified Policy 3.7.1 was renumbered to Policy 4.5.3 in the Decision version of the RPS, 1 October 2016.
12 Notified Policy 3.7.2 was renumbered to Policy 4.5.4 in the Decision version of the RPS, 1 October 2016.
13 Notified Policy 3.7.4 was renumbered to Policy 4.5.6 in the Decision version of the RPS, 1 October 2016.
14 Notified Objective 4.2 was renumbered to Objective 5.2 in the Decision version of the RPS, 1 October 2016.
15 Notified Policy 4.2.1 was renumbered to Policy 5.2.1 in the Decision version of the RPS, 1 October 2016.
16 Notified Policy 4.2.2 was renumbered to Policy 5.2.2 in the Decision version of the RPS, 1 October 2016.
17 Notified Policy 4.2.3 was renumbered to Policy 5.2.3 in the Decision version of the RPS, 1 October 2016.

- 5.15. The Monitoring Report: Residential Arrowtown, November 2011 recognised that the monitoring of both the ARHMZ and the LDRZ in Arrowtown identified that the Operative District Plan provisions had worked well to enhance the open space and amenity of the residential parts of Arrowtown.¹⁸ The report further concluded that the ODP provisions relating to both of the Arrowtown residential zones have worked efficiently over the review period. Consequently, only minor amendments to the Low Density Residential provisions were recommended as follows:
- i. Include references to the Arrowtown Planning Advisory Group and the Arrowtown Design Guidelines; and
 - ii. Consider extending the matters of control and discretion to include protection of vegetation, landscaping and archaeological matters.
- 5.16. The recommendations of the Monitoring Report, sought to include the ADG 2006 into the PDP. This outcome has been adopted into the proposed Urban Development (Chapter 4), ARHMZ (Chapter 10), LDR (Chapter 7), MDR (Chapter 8) and Arrowtown Town Centre Chapters (Chapter 14) of the PDP.
- 5.17. In terms of subdivision, the only example of concerns being raised during monitoring of the ODP provisions related to the amalgamation of urban lots in Arrowtown (relating predominantly to the LDRZ), which then resulted in potentially larger scale dwellings being erected close to Arrowtown's more sensitive Old Town Residential area. I note that this matter has now been responded to through Chapter 27 – Subdivision to the PDP.¹⁹

Arrowtown Design Guidelines (2006)

- 5.18. The Arrowtown Design Guidelines 2006 were developed in June 2006 to provide assistance to the community and decision makers where development is proposed within Arrowtown. The scope of the guidelines encompassed the whole of Arrowtown, with a focus on the Arrowtown Town Centre and the ARHMZ. The guidelines however include recommendations for 'new' Arrowtown in order to encourage cohesiveness throughout the town. The ADG 2006 is referenced within District Wide Policy 7.10.1 of the Operative District Plan, but is not referenced within any zone specific policies or rules.
- 5.19. Under the ODP, the ADG 2006 are typically considered for new development within both the Arrowtown Town Centre and the ARHMZ, given that resource consent is required to construct or undertake alterations to buildings or construction of new buildings within the

¹⁸ Particularly the height, setback, site density, tree protection and building coverage rules.

¹⁹ The Officer's right of reply to Chapter 27 – Subdivision recommended that boundary adjustments within the Arrowtown urban growth boundary be a restricted discretionary activity (under new Rule 27.5.4, Redrafted Provisions, p.27-18).

ARHMZ and the Arrowtown Town Centre. The ADG 2006 has therefore been more comprehensively applied as part of resource consent applications applicable to the Arrowtown Town Centre and the ARHMZ, rather than the Low Density Residential parts of Arrowtown (where most development can be undertaken as a permitted activity under the Operative District Plan).

5.20. Prior to Variation 1, the ADG 2006 was incorporated by reference within the PDP.²⁰

6. Background – Overview of the issues

6.1. The need for a change to the existing Arrowtown Design Guidelines was identified following notification of the PDP (Stage 1). The current guidelines are ten years old and do not consider the proposed MDRZ that has been introduced to Arrowtown under the PDP.

6.2. The purpose of the Guidelines is to ensure that development undertaken within these more sensitive areas such as the Arrowtown Town Centre and the ARHMZ is advanced in a manner that will protect and enhance the historic characteristics of Arrowtown. This includes the retention of the early subdivision pattern and streetscape, and to ensure future development is at a scale and design that is sympathetic to the present character.

6.3. If development intensification provided for under the proposed MRDZ is not appropriately designed to respond to the sensitivity of the adjoining ARHMZ, there is the potential for the historic character and high amenity values of the ARHMZ, to be eroded over time.

6.4. The Arrowtown Design Guidelines 2006 was specially identified in the new provisions of the PDP and were incorporated by reference under section 34, Schedule 1 of the RMA. As notified, the PDP Stage 1 references the Arrowtown Design Guidelines 2006 in the Urban Development, Arrowtown Town Centre Zone, the ARHMZ, the proposed MDR and LDR Chapters of the PDP.

6.5. Policy 4.2.7.2 of the Urban Development Chapter²¹ seeks to *"[e]nsure that development within the Arrowtown Urban Growth Boundary provides:*

- i. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2006 (and any adopted updates).*

20 These revised policy and provisions are included with Variation 1 (and further revisions are attached as Appendix 1 to this evidence).

21 Revised Chapter 4 (Urban Development) - Council's right of reply version 7-4-16,

- ii. *opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary."*

6.6. Given the extensive changes required to the ADG 2006 in order to more effectively provide for the anticipated development intensification that could occur within the MDRZ, a variation to the ADG was advanced (ie Variation 1), which must follow the process in Schedule 1 of the RMA, including public notification.

6.7. The s32 report supporting Variation 1 identifies a number of issues with the current ADG and District Plan. The issues identified are set out as follows:

- i. The inadequacy of the PDP provisions relating to the protection of the historic heritage resources contained within the Arrowtown Town Centre Zone and the ARHMZ;
- ii. The relevance of the existing ADG, given the level of development that has been undertaken since it was prepared in 2006 and the ability of the Guidelines to control effects of development intensification within the proposed MDRZ and the LDRZ; and
- iii. The need to update the ADG to reflect the changes identified above, and to amend the reference from the ADG 2006 in the Urban Development, Arrowtown Town Centre Zone, the ARHMZ and the proposed MDR and LDR Chapters of the PDP to refer to the ADG 2016.

7. Submissions

7.1. The RMA, as amended in December 2013 no longer requires the Council decision or a report prepared under section 42A to address each submission point. Instead, it requires a summary of the issues raised in the submissions.

7.2. The PDP was notified on 20 July 2016. The submission period closed on 17 August 2016. A summary of submissions was notified on 13 September 2016. The further submission period closed on 29 September 2016.

7.3. 28 primary submissions have been received on Variation 1. No further submissions were received.

- 7.4. Submissions are considered by issue, or as they relate to a specific guideline within the ADG 2016. It is noted that some submissions contain more than one issue.

8. Analysis

- 8.1. The following key issues have been raised in the submissions and are addressed below:

Issue 1 – Extent of zones within Arrowtown that the ADG 2016 should apply to;

Issue 2 – Appropriateness of proposed MDRZ within Arrowtown;

Issue 3 – Extent of development within Arrowtown that the ADG 2016 should apply to;

Issue 4 – Recommended changes to the ADG 2016 as a consequence of submissions.

9. Issue 1 – Extent of zones within Arrowtown that the ADG 2016 should apply to

- 9.1. As notified in Variation 1, the ADG 2016 applies as a matter of discretion for any Restricted Discretionary Activity resource consent to:

- i. Construct or undertake alterations to buildings or construction of new buildings within the ARHMZ and the Arrowtown Town Centre; and
- ii. Construct two or more dwellings on a site in the MDRZ and LDRZ (where this relates to Arrowtown).

- 9.2. The submission by Submitter 24 (Ange van der Laan), regarding Section 4 (Old and New Town Areas) of the ADG 2016, opposes the ADG 2016 applying to all areas of Arrowtown and requests that it be amended so that it applies only to the ARHMZ.²²

- 9.3. Submitters 23 (Mark Krammer)²³ and 25 (David Clarke)²⁴ support the ADG 2016 being used across the whole of Arrowtown.

Discussion

- 9.4. As I understand it, Submitter 24's (Ange van der Laan) key issue with the ADG 2016 relates to concerns that requiring all neighbourhoods to incorporate the character of a mining town risks compromising the integrity and history of the original historic area. The submitter (submission point 24.12) sets out that the ADG should not apply to the New Town, given that much of this area has been built after 1950.
- 9.5. I do not support the relief sought by Ange van der Laan on the basis that the ADG 2016 has been amended to specifically respond to the proposed MDRZ and more intensive

22 primary submission 24.10

23 primary submission 23.2

24 primary submission 25.1

residential development within the LDRZ in Arrowtown. In particular, the ADG 2016 seeks to respond to the development interface between the more sensitive ARHMZ (which encompasses the Old Town Residential area) and the New Town area (encompassing the proposed MDRZ and LDRZ in Arrowtown), whilst also applying a holistic set of principles over the entire area to ensure that the unique character of Arrowtown is maintained.

- 9.6. The ADG 2016 is considered an important design tool to ensure that development intensification provided for under the proposed MRDZ and the LDRZ is appropriately designed to respond to the important historic character and high amenity values of the ARHMZ. Without the ADG 2016 providing clear design outcomes for more intensive development within the proposed MRDZ and the LDRZ, there is the potential for the historic character and amenity values of the ARHMZ to be eroded over time.
- 9.7. Further, I note that the ADG 2006 already applies a broad application within the Arrowtown Town Centre Zone, the ARHMZ, and more generally to the LDRZ in Arrowtown (albeit there has been limited application of the 2006 Guidelines in the LDRZ given that most development in this zone under the ODP can be undertaken as a permitted activity).

Recommendation

- 9.8. As a consequence, I recommend that submission point 24.10 (Ange van der Laan) is rejected. I support submission points 25.1 (David Clarke) and 23.2 (Mark Krammer) and agree with these submitters that the ADG 2016 is more effective when it is applied across all of Arrowtown (including the Arrowtown Town Centre Zone, ARHMZ, proposed MDRZ and LDRZ). To this end, no changes are recommended to either the planning provisions amended under Variation 1 or to the ADG 2016.

10. Issue 2 – Appropriateness of MDRZ within Arrowtown

- 10.1. A number of submitters raise the appropriateness of the MDRZ applying to Arrowtown, through submissions to Guideline 2.3 set out within the ADG 2016.
- 10.2. Submitters 19 (Shaping our Future), 21 (Judith A Stevenson), 23 (Mark Krammer) and 25 (David Clarke) raise concerns with the MDRZ being established within Arrowtown.

- 10.3. Submitter 19 (Shaping our Future) considers that the MDRZ threatens to undermine the value of the ADG unless they are applied in all cases (I expand upon this issue in Section 11 of this report).²⁵
- 10.4. Submitter 21 (Judith A Stevenson), strongly objects to the MDRZ in Arrowtown and considers that this would cause Arrowtown to lose its character and uniqueness.²⁶
- 10.5. Submitter 23 (Mark Kramer) considers that the proposed MDRZ in Arrowtown is contentious and the changes in site coverage and height recession planes mean buildings 7m high by 16m long could be possible to be built 1.5m off a common boundary with no design control.²⁷
- 10.6. Submitter 25 (David Clarke) prefers to have no MDRZ in Arrowtown and considers that in the alternative, infill development in the 'new town' LDRZ should be provided on a case by case basis, taking into account scale, character, and amenity of any intensification.²⁸

Discussion

- 10.7. The purpose of Variation 1 is to review and incorporate changes relevant to the ADG into the PDP. As such, I consider that there is not scope within Variation 1 to respond to the submissions regarding the appropriateness of the MDRZ in Arrowtown, as was notified for this land in Stage 1 of the PDP. Consideration of the appropriateness of the proposed MDRZ forms part of Chapter 8 (Medium Density Residential) and the hearing on rezoning/mapping processes. With respect to Chapter 8 (Medium Density Residential) there are a range of submissions questioning the appropriateness of the MDRZ being established in Arrowtown and these have been addressed within the section 42A planning report to Chapter 8 (Medium Density Residential) (addressed within Hearing Stream 6 to the District Plan Review).
- 10.8. Variation 1 and the integration of the ADG 2016 into the PDP does, however, seek to ensure that the development intensification provided for by way of the MDRZ is acceptable, through the imposition of suitable design responses to ensure that development is in keeping with Arrowtown's heritage character. It is therefore beyond the scope of Variation 1 to consider the merits or otherwise of the MDRZ.
- 10.9. A key issue that Variation 1 does seek to respond to is how development intensification within the proposed MDRZ can be suitably designed to ensure that its interaction with the ARHMZ is able to maintain and enhance the historic character and amenity values of the

25 Primary submission 19.16.

26 Primary submission 21.2.

27 Primary submission 23.3.

28 Primary submission 25.3.

area. Central to this is the policy response provided under notified Chapter 8 (Medium Density Residential) of the PDP and the consideration of the Guidelines within this policy context.

- 10.10. Notified Objective 8.2.6 (redraft Objective 8.2.5)²⁹ to the PDP seeks an outcome that "[i]n Arrowtown medium density development responds sensitively to the town's character." This Objective is in turn supported by Policy 8.2.6.1 (redraft Policy 8.2.5.1),³⁰ which seeks to ensure that development is of a form that is sympathetic to the character of Arrowtown, including its building design, form, scale, layout, and materials in accordance with the ADG.
- 10.11. Ms Amanda Leith, the section 42A reporting officer to Chapter 8 (Medium Density Residential) addresses the interface issues between the ARHMZ and the MDRZ and responds to submissions that raise specific concerns associated with the MDRZ in Arrowtown in the Chapter 8 section 42A report. I note that the submissions set out in paragraph 10.2 and 10.3 of this report, raise similar concerns to those raised by submitters in Chapter 8 (and that have been addressed by Ms Leith).
- 10.12. One of the issues identified by submitters to both Chapter 8 (Medium Density Residential) and Variation 1, is whether the ADG 2016 can promote an appropriate design response for permitted development in the MDRZ. This has been identified by submitters as one of the weaknesses of the ADG 2016, and a number have sought changes to ensure that the Guidelines should apply more broadly to all development.
- 10.13. Under notified Rule 8.4.10 (redraft 8.4.10.1) to the PDP the construction of one dwelling in the MDRZ in Arrowtown is a permitted activity, with any additional dwellings triggering the requirement for resource consent under notified Rule 8.4.11 (redraft 8.4.11.2).
- 10.14. Ms Leith provides for the following detailed analysis of this issue at paragraphs 10.8 to 10.12 of the section 42A report to Chapter 8 (Medium Density Residential):

10.8 Notified Objective 8.2.6 (redraft Objective 8.2.5) seeks to ensure that medium density development in Arrowtown will respond sensitively to the town's character. Furthermore, associated Policy 8.2.6.1 (redraft Policy 8.2.5.1) references the Arrowtown Design Guidelines 2016 which are the subject of Variation 1 to the PDP. The notified design guidelines include provisions relating

29 Page 8-4 of Appendix 1 to the Section 42A Planner to Chapter 8 (Medium Density Residential) (addressed within Hearing Stream 6 to the District Plan Review).

30 Page 8-4 of Appendix 1 to the Section 42A Planner to Chapter 8 (Medium Density Residential) (addressed within Hearing Stream 6 to the District Plan Review).

to the design of new buildings, guidance on materials, appropriate tree species, and the location and design of dwellings within the proposed MDRZ.

- 10.9 *The notified MDRZ chapter also references the Arrowtown Design Guidelines within the Zone Purpose (8.1) and they are included as a matter of restricted discretion within notified Rule 8.4.11, where consent is sought for the construction of two or more dwellings in Arrowtown.*
- 10.10 *Taking the above into account, I note that the construction of one residential unit in Arrowtown is a permitted activity within notified Rule 8.4.10 and consequently, compliance with the Arrowtown Design Guidelines 2016 would not be assessed nor required. This replicates the status quo under the current ODP Low Density Residential zoning of these properties whereby the construction of one residential unit per 450m² is a permitted activity. However, it must be acknowledged that the PDP has introduced an interface between the proposed MDRZ and the Arrowtown Residential Historic Management Zone (**ARHMZ**) along Suffolk and Kent Streets which is significant in its length. As a consequence, the notified location of the proposed Arrowtown MDRZ has the potential to adversely affect the values of the ARHMZ if development is not sympathetic to the adjoining zone.*
- 10.11 *Given the above, I consider that compliance with the Arrowtown Design Guidelines would be the best way to ensure that this interface is managed. Consequently, I recommend a transition overlay area be applied over those MDRZ properties along Suffolk Street and Kent Street and that notified Rules 8.4.10 and 8.4.11 be amended to specify that restricted discretionary consent is required for the construction of any residential unit within the transition overlay area. This recommendation is considered to address some of the matters raised by C Douglas (199), S Clark (306), P Winstone (264), N Ker (180) and D Clarke (26) and will ensure that development in this sensitive location will be sympathetic.*
- 10.12 *As for the remainder of the proposed Arrowtown MDRZ outside of the proposed transition overlay area, I do not consider that this is as sensitive in terms of the character of Arrowtown, although I do note that there is a length of proposed MDRZ land which is on Centennial Avenue, one of the main entrances to Arrowtown. The construction of one residential unit as a permitted activity on each of these properties, subject to compliance with the built form controls within the PDP, is unlikely to result in a significant effect upon the character of Arrowtown. The existing built form within the proposed Arrowtown MDRZ is already of varied ages, styles and design, however development is of relatively consistent scale, which will still be ensured via the proposed PDP built form standards.*

- 10.15. Ms Leith recommends the identification of an Arrowtown Historic Management Transition Overlay Area (**AHMTO**) on Planning Maps 27 and 28 to allow the application of a new rule, which requires consent for all new residential units within the AHMTO, with consideration of the ADG 2016 as a matter of discretion (notified Rules 8.4.10 and 8.4.11) (redraft Rule 8.4.11.2).
- 10.16. In relation to the MDRZ, I consider the approach recommended by Ms Leith in her section 42A report to be an acceptable outcome in responding to the interface between the more sensitive ARHMZ and the proposed MDRZ. Importantly, I consider that this recommended rule framework will be more effective in responding to Notified Objective 8.2.6 (recommended redraft Objective 8.2.5)³¹ to the PDP.
- 10.17. As I set out in section 12 of this evidence, I recommend specific changes to the ADG 2016 so as to cross reference to the proposed recommended changes to the Chapter 8 rule framework, particularly as this relates to the recommended inclusion of the AHMTO.
- 10.18. I note, for completeness, that Mr Knott (Heritage Urban Design Consultant) in his evidence supports the approach advanced by Ms Leith and states that given the potential for a development within the MDRZ to have a negative impact upon the setting of the ARHMZ, he considers that it would be beneficial for all developments within that part of the MDRZ closest to the boundary with the ARHMZ to be considered against the ADG 2016.³²

Recommendation

- 10.19. As a consequence, I recommend that primary submissions 19.16, 21.2, 23.3, and 25.3 be rejected on the basis that the issues raised by submitters are out of scope of the Variation and have been appropriately responded to through the recommended AHMTO set out in the section 42A report to Chapter 8 (Medium Density Residential). The expanded rule framework within Chapter 8 provides for a broader application of the ADG 2016, and to this end provides for partial relief sought by these submitters, albeit via recommended amendments to the proposed MDRZ provisions themselves, as opposed to Variation 1 through this s42A report.
- 10.20. I also note, for completeness, that Ms Leith in the section 42A report to Chapter 8 (Medium Density Residential) has amended the relevant provisions that reference the ADG 2006 and incorporated reference to the ADG 2016 instead. I adopt for the purposes

³¹ Page 8-4 of Appendix 1 to the Section 42A Planner to Chapter 8 (Medium Density Residential) (addressed within Hearing Stream 6 to the District Plan Review).

³² At paragraph 4.8 of Mr Knott's evidence to Variation 1.

of Variation 1 those recommended changes to the provisions set out within Appendix 1 to the section 42A reports for Chapter 8 (Medium Density Residential), as this relates to rules referencing the ADG 2016.³³

- 10.21. Lastly, as a consequence of the recommended AHMTO to Chapter 8 (Medium Density Residential), I recommend changes to the ADG 2016 (set out in **Appendix 2** to this evidence) to provide specific guidelines for development undertaken within the AHMTO. I discuss the extent of these changes at paragraph 12.41 of this evidence.

11. Issue 3 - Extent of development within Arrowtown that the ADG 2016 should apply to

- 11.1. As I have already noted within paragraphs 10.1 to 10.6 of this report, a number of submissions have been received that seek to ensure that the Guidelines are a mandatory consideration for all development within Arrowtown.
- 11.2. Submitter 1 (Wayne Hulls) seeks to extend the coverage of the ADG to include all alterations and buildings throughout Arrowtown with their applicability reducing as the distance from the town centre and historic zone increases.³⁴
- 11.3. Submitter 6 (Chair, Akarua Arrowtown Autumn Festival in 2016) does not agree that a single home on a section should be exempt from the ADG.
- 11.4. Submitter 12 (Sandra Zuschlag) considers that the ADG should have more power, similar to the Jacks Point Guidelines.³⁵
- 11.5. Submitter 16 (Martin Barrett) considers that the Design Guidelines in the past (ie, the 2006 version) have allowed designs that are 'eye-sores' and considers that the ADG 2016 requires amending to ensure all buildings are considered for their visual impact from a distance and from a variety of view points. The submitter states that this is particularly relevant where those viewpoints *"relate to tourist routes, historic areas, and other areas"*.³⁶ I note that similar relief is sought by Submitters 23 (Mark Krammer),³⁷ 25 (David Clarke),³⁸ and 27 (Arrowtown Planning Advisory Group).³⁹

33 Including notified Policy 8.2.6.1 (recommended redraft Policy 8.2.5.1) included within Page 8-4 of Appendix 1 to the Section 42A Planner to Chapter 8 (Medium Density Residential) and recommended Rule 8.4.11.1 and 8.4.11 on page 8-9 of Appendix 1 to the Section 42A Planner to Chapter 8 (Medium Density Residential)

34 Primary submission 1.1

35 Primary submission 12.2

36 Primary submissions 16.1 and 16.2

37 Primary submission 23.1

38 Primary submission 25.1

39 Primary submission 27.1

Discussion

MDRZ

- 11.6. I have already addressed the recommended amendments to the MDRZ that seek to provide for a broader application of the ADG 2016 in responding to the interface issues between the MDRZ and the ARHMZ, in section 10 above. To this end, the introduction of the AHMTO, as set out in the section 42A report supporting Chapter 8 (Medium Density Residential) would remove any permitted activity status for new development within this overlay area, and require consideration of the ADG 2016 as a matter of discretion under notified Rules 8.4.10 and 8.4.11 (redraft Rule 8.4.11.2). Only a single dwelling unit located within the proposed MDRZ that sat outside of the AHMTO and which would be located to the rear of those properties located within the AHMTO would be permitted under the amended rule framework set out in the section 42A report supporting Chapter 8 (Medium Density Residential).

LDRZ

- 11.7. As proposed, in both the Arrowtown Town Centre Zone and ARHMZ, all development needs resource consent to construct new buildings or undertake alterations to buildings.⁴⁰ Other than the MDRZ discussed above, the only other zone within Arrowtown that provides for development as a permitted activity (without the need to consider the ADG 2016 through a resource consent process) is the LDRZ. Under Chapter 7 (Low Density Residential) the PDP as notified provided for 1 residential dwelling per site within the LDRZ under notified rule 7.4.9.1 and resource consent would only be required under notified Rule 7.4.10.1 where two residential dwellings were provided for per site in Arrowtown (at which point consideration of the ADG 2016 would be provided for as a matter of discretion). Ms Leith recommends changes to the notified Rule 7.4.10.1 (redraft Rule 7.4.10.1) such that development of no greater than one residential unit per 300m² net site area requires consent as a restricted discretionary activity (where the ADG 2016 is a matter of discretion).
- 11.8. Submitter 27 (Arrowtown Planning Advisory Group) is seeking a more overarching use of the guidelines to cover all development. The submission notes that many people are disappointed in what has occurred in some parts of Arrowtown, in particular with houses that do not appear to reflect Arrowtown's character. The Arrowtown Planning Advisory Group submission notes that generally in the 'old town', the results of the ADG are considered excellent, and that the old town has retained its character and amenity while allowing for sustainable redevelopment and new buildings to occur.

40 An exemption is proposed for building maintenance.

- 11.9. Notified Objective 7.2.5 (redraft Objective 7.2.3)⁴¹ to the PDP states "[i]n Arrowtown residential development responds sensitively to the town's character". Notified Policy 7.2.5.1 (redraft Policy 7.2.3.1)⁴² requires development to be of a form that is sympathetic to the character of Arrowtown, including its building design, scale, layout and building form in accordance with the ADG 2016.
- 11.10. As set out within the ADG 2016, Arrowtown comprises three 'character' areas, being the Old Town Residential, New Town and Town Centre. To achieve the intent of the abovementioned policy framework, development within the LDRZ that is located in close proximity to the Old Town Residential area would have to be sympathetic to not only the New Town area within which it is located, but also to the Old Town Residential area which accommodates the ARHMZ. In my opinion, development undertaken within the LDRZ where it interfaces with the ARHMZ generates the greatest potential to impact upon the historic character values of the Old Town Residential area.
- 11.11. Ms Amanda Leith's section 42A report for Chapter 7 (Low Density Residential) (addressed within Hearing Stream 6 to the District Plan Review), addresses the need for greater control over development that can be undertaken as of right under the LDRZ. Ms Leith's section 42A report states:
- 9.68 *Variation 1 to the PDP relates to the Arrowtown Design Guidelines 2016, which is referenced within the LDRZ chapter via notified policy 7.2.5.1 (revised chapter 7.2.3.1) and rule 7.4.10. In rule 7.4.10, the design guidelines are included as a matter of discretion to be assessed for any development proposing a net site area of less than 450m².*
- 9.69 *Under rule 7.4.9 the construction of one dwelling on a site which is 450m² or greater is a permitted activity within Arrowtown and therefore assessment against the design guidelines will not occur. This retains the status quo under the ODP whereby the construction of one residential unit per 450m² is also a permitted activity. Notwithstanding, it is acknowledged that this could lead to a potential adverse effect upon the character of Arrowtown.*
- 9.70 *Upon review of the location of the proposed LDRZ in Arrowtown, I note that the potential sensitive locations are where the LDRZ adjoins the Arrowtown Residential Historic Management Zone (ARHMZ). The proposed LDRZ has an interface with the ARHMZ along Durham Street, Stafford Street and Criterion Street. The Durham Street and Stafford Street interfaces are along the road alignment, consequently, it is considered that there is adequate separation to*

41 Page 7-2 of Appendix 1 to the Section 42A Planner to Chapter 7 (Low Density Residential) (addressed within Hearing Stream 6 to the District Plan Review).

42 Page 7-2 of Appendix 1 to the Section 42A Planner to Chapter 7 (LowDensity Residential) (addressed within Hearing Stream 6 to the District Plan Review).

mitigate these potential effects. The proposed LDRZ along Stafford Street adjoins the ARHMZ along Adamson Drive mid block. I note that the ARHMZ zoned properties are of predominantly flat land which slope steeply at the rear to create a raised terrace. The proposed LDRZ properties are located on top of this terrace. Consequently, I consider that the topography provides some mitigation in this regard.

9.71 Overall, I do not consider that the density proposed will undermine the character of Arrowtown, given the proposal to incorporate the Arrowtown Design Guidelines 2016 into the PDP and the limitation in the interface between the ARHMZ and LDRZ.

11.12. I have undertaken a detailed review of the LDRZ and its relationship with the more sensitive areas of Arrowtown, including the ARHMZ. I generally agree with the conclusions reached within Ms Leith's section 42A report and note that there is limited LDRZ land directly interfacing with the ARHMZ. In most cases the LDRZ land within Arrowtown is located on the outer periphery of Arrowtown. In my opinion, while there is the potential for the limited areas of LDRZ to impact upon the adjoining ARHMZ, there is limited need to introduce a specific rule framework to control the development of land identified in **Figures 1 and 2** below, from a resource management perspective. In my view, this is because the LDRZ on Stafford Street is topographically separated from the lower lying ARHMZ, and to a large extent is buffered with established vegetation within the ARHMZ (retention of existing mature vegetation within this zone is protected through development controls⁴³). Further, I note that the LDRZ on Nairn Street is limited in size and is bounded by public reserve land. In my opinion, any further development intensification of this LDRZ land that is in keeping with the bulk and location controls provided for within the LDRZ in Arrowtown, is unlikely to generate adverse effects on the historic character of the adjoining ARHMZ.

11.13. In terms of issues raised historically to do with more modern development being advanced within the LDRZ and its potential impacts upon the historic character of the ARHMZ, I note that the Council's Monitoring Report: Residential Arrowtown, dated 2011 (and attached as Appendix 7 to Ms Amanda Leith's S42A report on Chapter 7 (Low Density Residential)) concluded that the ODP provisions had worked well to enhance the open space and amenity of the residential parts of Arrowtown.⁴⁴ Further, consultation with the Arrowtown Planning Advisory Group as part of the PDP review process identified that

43 Refer to Proposed District Plan Map 28 that identifies the Protected Trees and Arrowtown Character Trees. Also refer to Chapter 32 – Protected Trees and in particular Table 2 'Trees in streets and public spaces within the Arrowtown Residential Historic Management Zone. Not scheduled as a protected tree).

44 Particularly the height, setback, site density, tree protection and building coverage rules.

the ODP provisions are generally achieving good resource management outcomes for the residential areas of Arrowtown.⁴⁵

- 11.14. While I note that this monitoring report was undertaken in 2011, there is unlikely to have been a significant level of change within Arrowtown since this report was undertaken that would demonstrate significant shortcomings of the LDRZ provisions and certainly none that have warranted a greater level of protection to the ARHMZ following my review of the s42A report to Chapter 10 (Arrowtown Residential Historic Management Zone).



Figure 1 – showing extent of LDRZ land (identified in brown) with ARHM zoned land (identified in purple) located to the south of Caernarvon Street.

⁴⁵ At page 10 of the QLDC Monitoring Report: Residential Arrowtown, dated 2011

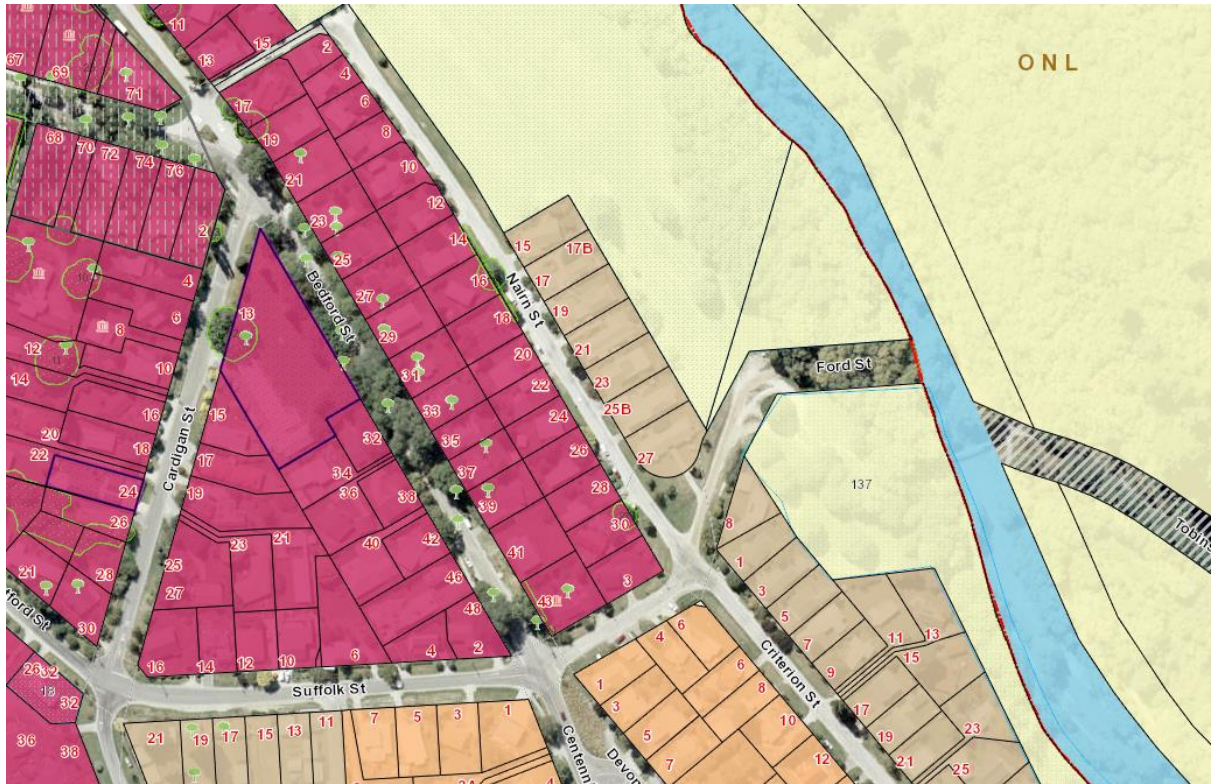


Figure 2 – showing extent of LDRZ land (identified in brown) with ARHM zoned land (identified in purple) located to the west of Nairn Street.

11.15. I note that the design of any single residential unit that can be undertaken as a permitted activity within the LDRZ will typically be influenced by the bulk and location controls provided for under the LDR zone provisions. In Arrowtown and based on Ms Leith's amended provisions these provide for:

- i. Site Density of 450m² in area;
- ii. A building no greater than 6.5 metres in height on a flat site and 6 metres on a sloping site;
- iii. A maximum of 40 per cent building coverage;
- iv. At least 30% of the site area shall comprise landscaped (permeable) surface;
- v. Subject to recession planes for flats sites; and
- vi. Be setback 4.5 metres from front road boundaries and 2 metres from all other boundaries.

11.16. The above bulk and location provisions form the basis of the scale, layout and building form that is anticipated within the LDRZ. Typically, for permitted activity development under the PDP there are no controls governing building materials and specific design of single residential units. The ADG 2016 does, however, seek to promote the consideration of appropriate design responses the closer a development is to the ARHMZ

to ensure that development responds to the character values of this Old Town Residential area. This is, however, not a mandatory consideration and would sit outside of any resource consent process.

- 11.17. While I consider that there is merit in the ADG 2016 being applied to single residential dwellings within Arrowtown, plan monitoring of both the ARHMZ and LDRZ in Arrowtown does not identify the permitted activity status for a single residential dwelling in the LDRZ as resulting in adverse impacts upon the heritage character of ARHMZ. As a consequence, I question whether this approach would be effective and efficient in a section 32 context, especially when applied to single dwelling units that are located some distance from the ARHMZ.
- 11.18. The ADG 2016 at section 1.4 (Use of the Guidelines) sets out "*that 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.*" Clearly, greater emphasis is applied within the ADG 2016 to the interface between the New Town and Residential Old Town areas.
- 11.19. Ms Leith under her section 42A report to Chapter 7 (Low Density Residential) recommends a new rule which provides for development of no greater than one residential unit per 450m² net site area as a permitted activity under redraft Rule 7.4.9.1. This essentially maintains the status quo under the ODP. Under recommended redrafted Rule 7.4.10.1 development of no greater than one residential unit per 300m² net site area would trigger the need for resource consent as a Restricted Discretionary Activity, with the ADG 2016 being a matter of discretion.
- 11.20. Overall, I agree with Ms Leith's conclusion regarding the LDRZ and I do not consider that a greater level of control is warranted to respond to development of single residential dwellings where compliance with the PDP bulk and location requirements is provided for.
- 11.21. I also note, for completeness, that there is no 'as of right' subdivision activities within the Arrowtown urban growth boundary. All boundary adjustments and all subdivision activities within the Arrowtown urban growth boundary are recommended to be a restricted discretionary activity, including discretion over matters such as historic heritage values.⁴⁶
- 11.22. Overall, it is evident that the recommended changes proposed by reporting officers to Chapter 27 (Subdivision), Chapter 7 (Low Density Residential) and Chapter 8 (Medium

46 Pages 27-19 and 27-20 of Appendix 1 to the Chapter 27 Officer's Right of Reply (addressed within Hearing Stream 6 to the District Plan Review) and dated 26 August 2016.

Density Residential) will collectively provide for a greater level of discretion being applied to the ADG 2016 and heritage related matters in Arrowtown. In my opinion, it is not considered necessary to impose consideration of the ADG to permitted activities within the LDRZ, as the proposed performance standards are able to achieve adequate protection of the historic values with regard to this level of development.

Recommendation

- 11.23. As a consequence, I recommend that submissions 1.1, 12.2, 16.1 and 16.2, 23.1, 25.1, and 27.1 be rejected, on the basis that the provisions as proposed represent an appropriate level of development control and protection of Arrowtown's historic heritage character. Further, it is considered that the issues raised by submitters will have the potential to remove permitted activity rights within the proposed MDRZ and LDRZ, which is not supported, and are not required in order to respond to any resource management issues identified.

12. Issue 4 – Recommended changes to the ADG 2016 as a consequence of submissions

- 12.1. A number of submissions seek specific changes to the ADG 2016. A number of these changes relate to plans within the ADG 2016 to reflect changes that have occurred since the 2006 Guidelines were prepared. Other submissions seek more substantive changes to certain sections of the Guidelines, with the most significant changes sought to Section 4 (Old and New Town).

Amendments to Plans within ADG 2016

- 12.2. Submitter 1 (Wayne Hulls) considers that the maps within ADG 2016 are outdated and confusing. He considers that each map should include an 'Accurate as at dd/mm/yyyy' statement and at best the maps should be updated from the latest aerial photography sourced by the Council, which I understand is as at 2014.⁴⁷ Submitter 15 (Michael Martin) seeks that the Neighbourhood maps be updated using 2014 aerial photographs. In particular map 20 page 51 does not show development from 2012 (tree removal in 2012 and new buildings developed in 2014).⁴⁸
- 12.3. Submitter 17 (John Moore) considers that the maps need to be updated from the 2006 version.⁴⁹

47 Primary submission 1.2
48 Primary submission 15.1
49 Primary submission 17.7 and 17.8

- 12.4. Submitter 3 (Elizabeth Hanan) notes that the map on page 4 of the ADG 2016 identifies the Jopp Street extension as being outside of the boundary.⁵⁰ Similar issues are raised with Plan 2 on page 15 of the ADG 2016.⁵¹ Further, the submitter notes that Plan 4 (page 19) requires updating as McDonnell Road now has a defined urban boundary (PC30 and PC29) and the plan needs updating to reflect this.⁵²

Discussion and Recommendation

- 12.5. The relief sought by Submitter 1 (Wayne Hulls) and Submitter 15 (Michael Martin) is accepted on the basis that the updated maps better reflect the changes that have occurred within the built environment over the last 10 years since the drafting of the ADG 2006.
- 12.6. I note that **Figure 3** below identifies the extent of buildings that have been introduced over the last 10 years in green.

New building data gathered from TechOne using filters to include new dwelling Building Consents from 2005 to 2016 that had an approved Code of Compliance Certificate. This data was plotted against the primary property associated to it and mapped as a point in GIS. The platforms were then drawn from aerial photos taken in summer 2015.



Figure 3 – Showing extent of new buildings that have been developed since the adoption of the ADG 2006.

- 12.7. As a consequence of the relief sought by Submitter 1 (Wayne Hulls) and Submitter 15 (Michael Martin), I recommend further amendments to the notified ADG 2016 to reflect the changes in new buildings over the last 10 years and include:

- i. Neighbourhood 1 – Above the Town Centre, Plan 5, page 21 of ADG 2016.

⁵⁰ Primary submission 3.1

⁵¹ Primary submission 3.4

⁵² Primary submission 3.7

- ii. Neighbourhood 2 – Soldiers Hill, Plan 6, page 23 of ADG 2016.
 - iii. Neighbourhood 3 – Avenue, Plan 7, page 25 of ADG 2016.
 - iv. Neighbourhood 4 – Top Terrace, Plan 8, page 27 of ADG 2016.
 - v. Neighbourhood 5 – Stafford Street, Plan 9, page 29 of ADG 2016.
 - vi. Town Centre – Plan 20, page 51 of ADG 2016.
- 12.8. These changes have been included within the amended Neighbourhood plans set out in paragraph 12.45 of this evidence.
- 12.9. The amendments sought to the map on page 4 of the ADG 2016 and Plan 2 on page 15 of the ADG 2016 by Submitter 3 (Elizabeth Hanan) are accepted. The Jopp Street extension sits outside the Arrowtown urban growth boundary and was a carry-over from the earlier ADG 2006. As such, the relief sought by the submitters are accepted.
- 12.10. These changes have been included within the amended plans set out in paragraph 12.45 of this evidence.

Amendments to Plant Lists within ADG 2016

- 12.11. Submitter 11 (Kerry Hapuku) sets out that a tree located on the submitters property is included in the established tall trees and vegetation of Neighbourhood 1 but it is also an entirely inappropriate tree for its current location as determined in the Table of Structure Trees – Plant Lists Thuja plicata pg 165 ADG.
- 12.12. Submitter 12 (Sandra Zuschlag) considers that Amelanchier (as it grows to 7 metres and as it is planted around the museum) is listed in the wrong table and not ticked for Historic Arrowtown. The Submitter requests that the Plant list should be supported with a good list of medium sized trees for Arrowtown because Oak or Maple are too big for normal sections.

Guideline 4.20.1 Vegetation: Plant Materials

- 12.13. Submitter 11 (Kerry Hapuku) sets out that the ADG is applying a blanket tree rule in section 4.20.1 by using the following guideline "[r]etain 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." This is despite the fact that a tree located on the submitter's property, is identified as an inappropriate species for Neighbourhood Area 1. The submitter opposes section 4.20.1 of the ADG 2016 and the approved Plants schedule in Schedule 5.

Deletion of Section 5 Approved Lists

- 12.14. Submitter 24 (Ange van der Laan) seeks the deletion of the schedules relating to fencing, paving, and planting in section 5 of the ADG 2016 on the basis that they are too prescriptive.⁵³

Discussion and Recommendation

- 12.15. In response to Kerry Hapuku's submission, a key issue identified within those historic character areas that form part of the Old Town Residential area of Arrowtown is that established trees, including those that are identified within Chapter 32 – Protected Trees of the PDP, play a significant part to the contribution of the historic character and high amenity values found within the ARHMZ. While the ADG 2016 does not employ rules (and therefore does not apply blanket tree rules) as alluded to by the Submitter, a central outcome sought to be achieved within the ARHMZ is the retention of large structure planting. The guidance provided under 4.20.1.1 of the ADG 2016 seeks to promote this outcome through the retention and maintenance of all large trees.
- 12.16. The fact that the Plant list under Section 5 of the ADG 2016 identifies *Thuja plicata* or Western red cedar as an inappropriate tree within the ARHMZ simply reinforces that this is a species that may not be suitable to the ARHMZ. The PDP does not, however, prohibit this species being planted, so the Guidance is simply directly landowners/developers away from this species. Importantly, however, it does not mean that the listing of Tree 1002 is inappropriate.
- 12.17. I note that Submitter 11 submitted on Chapter 32 – Protected Trees, and was identified as submission 329 and sought the removal of Tree 1002 from 32.8 Schedule of Protected Trees. The reasons included the damage to the footpath and foundations of the house located at 5 Berkshire Street (Lot 2 DP 9213) and the perceived potential shading and limiting building options available at 22 Wiltshire Street (Pt Lot 2 DP 16609). Ms Kerry Hapuku also referred to nuisance caused by leaf fall and the potential of branches rubbing on the house, along with some safety issues from falling debris.
- 12.18. Ms Rachel Law, the section 42A reporting officer to Chapter 32 – Protected Trees (addressed within Hearing Stream 3), rejected this submission and concluded:

10.32 The tree is highly visible from Buckingham Street, the Arrowtown Town Centre and Buckingham Green, which is considered to be the Arrowtown village green.

53 Primary submission points 24.1 to 24.9.

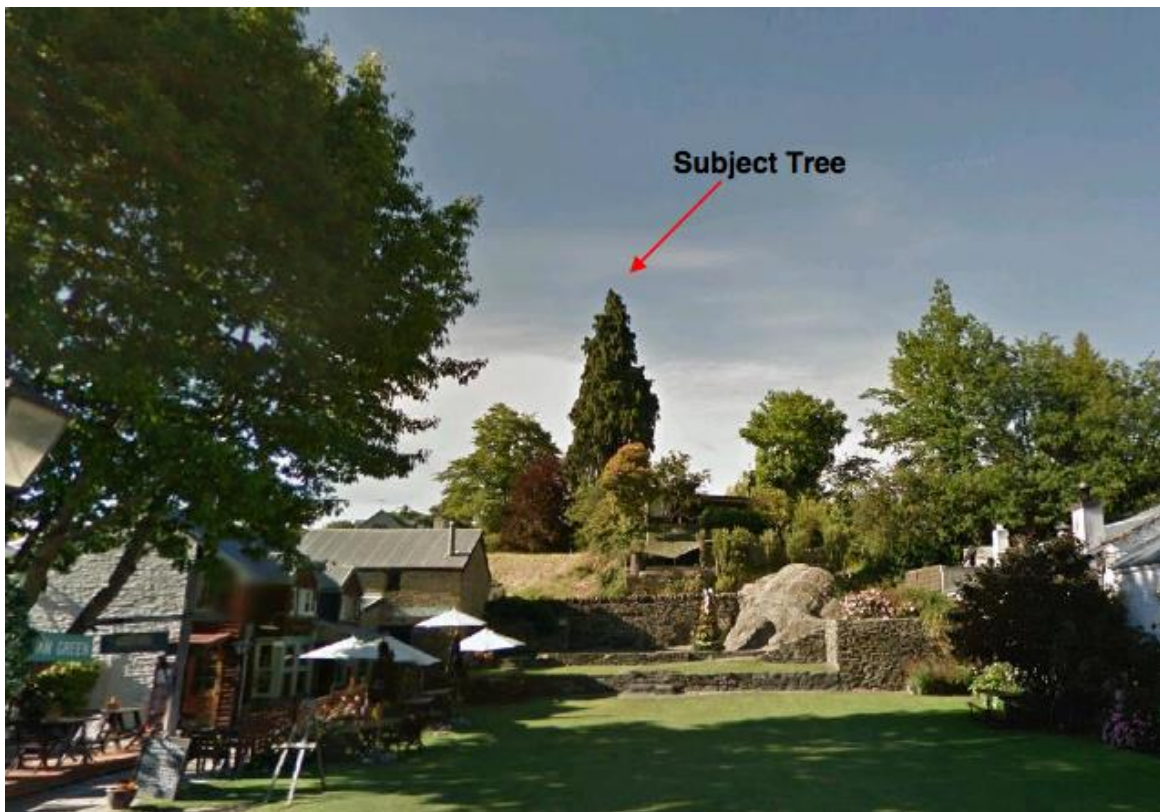
The tree is a dominating specimen when viewed from Buckingham Green and therefore it significantly contributes to the heritage and character of Arrowtown as experienced from the green and the main street. Furthermore, the tree is highly visible from several other residential streets in Arrowtown and serves as a local landmark. The tree is shown in Figure 4 below. I consider that the removal of this tree would make a negative change to this environment and would adversely impact upon the character and amenity values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. For these reasons, and those outlined above, I reject these submissions.

- 12.19. I agree with this conclusion and note that **Photograph 1** (taken from page 26 of Ms Law's section 42A Report) clearly identifies the importance of this Protected Tree as forming a backdrop to the Arrowtown Town Centre Zone. I note for completeness, that 2.5.2 Neighbourhood 1 – Above the Town Centre, reinforces the importance of established tall trees and states:⁵⁴

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.

- 12.20. Given the above, I reject the relief sought by Submitter 11 (Kerry Hapuku) under primary submission points 11.1 to 11.3.

⁵⁴ ADG 2016, page 20.



Photograph 1 - Looking south from Buckingham Green. Tree 1002 is highly visually prominent.

12.21. With respect to the relief sought by Submitter 24 (Ange van der Laan) who seeks the deletion of the schedules relating to fencing, paving, and planting in section 5 of the ADG 2016, I note that these schedules formed part of the ADG 2006 and have been updated as a consequence of the introduction of exotic wilding species that now form part of the PDP.⁵⁵ Both the plant species and material lists in Section 5 of the ADG 2016 provide important guidance on acceptable material and species that should be used in the three main character areas in Arrowtown in order to maintain Arrowtown's special character. Deleting these schedules would have the potential to erode the important historic character of Arrowtown through the introduction of plants and materials that are not in keeping with Arrowtown. For this reason, I reject the relief sought by Submitter 24 (Ange van der Laan) under primary submission points 24.1 to 24.9.

Guidelines 3.21 and 4.27 Construction and Materials

12.22. Submitter 26 (Lakes District Museum Inc) is opposed to the requirement to restrict the use of materials to the use of certain building materials in the heritage zones. The

⁵⁵ Introduced under Chapter 34 – Exotic Wilding Species to the PDP.

Submitter supports the use of other materials where these are acceptable in certain circumstances, and providing they fit with other design criteria.⁵⁶

Discussion and Recommendation

- 12.23. In relation to Lakes District Museum Inc's desire to provide for greater flexibility for the use of materials, I note that both Guideline 3.21.1.3 (as this relates to the Arrowtown Town Centre Zone) and Guideline 4.27.1.2 (as this relates to ARHMZ) provide for some flexibility in the consideration of alternative materials, which meet the criteria of local materials. I therefore consider that the Guidelines do provide for suitable flexibility, however does so on a case-by-case basis. For this reason, I reject the relief sought by Submitter 26 (Lakes District Museum Inc) under primary submission points 26.7 and 26.8.

Operational Exemptions Sought for the New Zealand Fire Service Facility in Arrowtown

- 12.24. Submitter 18 (New Zealand Fire Service) seeks that the Arrowtown fire station, which is located within the ARHMZ, be exempt from any alterations and/or redevelopment relating to the operation NZFS in terms of the ADG 2016 and as this relates to the height and bulk of buildings/structures, and the configuration of parking and access.⁵⁷

Discussion and Recommendation

- 12.25. I note that the relief sought by NZFS is similar to that sought by the Submitter to Chapter 10 (Arrowtown Residential Historic Management Zone) (addressed within Hearing Stream 6 to the District Plan Review).
- 12.26. Ms Rachel Law, the section 42A reporting officer to Chapter 10, addresses the New Zealand Fire Service submissions to Chapter 10 (Arrowtown Residential Historic Management Zone) as follows:

9.1 *The New Zealand Fire Service (NZFS (438)) have submitted in relation to notified Rules 10.5.1: Building Height, 10.5.3: Building Coverage, and 10.5.4: Combined Building Coverage and Hard Surfacing, in particular seeking exemptions from these standards for fire station drying towers (height) and for fire station buildings (coverage). Whilst I acknowledge that community services such as the fire service have special requirements to enable their establishment and operation within the ARHMZ, being located within the ARHMZ requires a balance between these requirements and the potential effects upon the residential amenity and historic values of the surrounding area.*

⁵⁶ Primary submission 26.7 and 26.8

⁵⁷ Primary submissions 18.1 to 18.5

9.2 *I consider that community activities should be subject to the same built form controls as other development within the ARHMZ so that the potential effects of any non-compliances can be assessed. Notified objective 10.2.3 and its associated policy seek to 'provide' or 'enable' the establishment of community activities where impacts can be avoided and where a development is compatible with its context. Thus, NZFS could apply for a drying tower that is designed in a manner that is sympathetic to the heritage values that the ARHMZ maintains, such as potentially limiting the size or using materials that would be compatible with those used traditionally in the ARHMZ. As such, I recommend no changes to the abovementioned provisions on this basis.*

12.27. I agree with the conclusion reached by Ms Law and note that any future development involving alterations and additions to the existing Arrowtown Fire Station should be considered through a resource consent process, which will require consideration of the ADG 2016. For this reason, I reject the relief sought by the New Zealand Fire Service under primary submission points 18.1 to 18.5.

Amendments to Section 4 – Old Town and New Town Residential Area Guidelines

12.28. Submitter 28 (Philip Blakely) seeks a number of significant amendments to Section 4 – Old Town and New Town Residential Area Guidelines. The Submitter seeks to reorganise the ADG 2016 to separate out the Old Town and have separate guidelines for the MDRZ and LDRZ.

12.29. Mr Blakely opposes the combining of the Old Town and New Town Guidelines, which he considers has resulted in the weakening of the Old Town guidelines and creates confusion in how they have been reorganised from the 2006 Guidelines.⁵⁸

12.30. The Submitter considers that the ADG 2016 creates the perception that the cottage styles and forms of the old town are to be used in the New Town when the intention is to encourage some of the characteristics of the old town into the New Town but not slavishly adhere to cottage styles. The Submitter requests the following additional amendments to Section 4 - Old Town and New Town Residential Area Guidelines:

- i. Section 4-4 – 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.⁵⁹

58 Primary submission 28.22

59 Primary submission 28.26

- ii. Section 4-4 – Have a separate section devoted to the Old Town so that its guidelines remain strong and clear to owners and developers in that zone.60
- iii. Section 4-4 – Have a separate section for Medium Density Residential.61
- iv. Section 4-4 – Have a separate section for Low Density Residential.62
- v. Section 4-4 – Add new section with discussion on possible styles and it is not the intent of ADG to stifle new evolution of new design styles.63
- vi. Section 4-4 – Amend Guidelines to allow for development / evolution of new building styles but the key characteristics they retain are scale and modular, or broken up forms.64
- vii. Section 4-4 – Should start with general guidelines (Old and New Town Residential Areas) with Old Town guidelines separate, to avoid criticism the ADG appear to be intent on making cottage style buildings apply to the whole town when that is not the case.65
- viii. Section 4-4 – Amend MDRZ section to better deal with shading, stormwater and parking.66
- ix. Section 4-4 – Amend 'Threats' heading to 'Issues / Threats'.67

12.31. Mr Blakely, also recommends the following additional amendments to the ADG 2016:

- i. Section 2.3.3-2.3.3 New Town - add under threats – lack of a footpath.68
- ii. Section 3.1-3.1 Conservative Heritage Character - Plan 20 page 51 new buildings in the Post Office development are shown as heritage buildings – delete.69
- iii. Section 3.2-3.2 Apply Best Practice Heritage Conservation - Remove the photo of historic cottage which is out of context for Town Centre Guidelines.70
- iv. Section 3.4.5-3.4.5 Guidelines: The Lanes and Buckingham Street - 3.4.5 (g) – delete 'Lighting will be installed in Arrow lane' as lighting has been installed.71
- v. Section 3.4.5-3.4.5 Guidelines: The Lanes and Buckingham Street - 3.4.5 (h) remove text about Willow trees that have been removed from Arrow Lane.72
- vi. Section 3.4.5-3.4.5 Guidelines: The Lanes and Buckingham Street - 3.4.5 (i) delete powerlines underground – this work is completed73

60	Primary submission 28.27
61	Primary submission 28.28
62	Primary submission 28.29
63	Primary submission 28.30
64	Primary submission 28.31
65	Primary submission 28.32
66	Primary submission 28.33
67	Primary submission 28.34
68	Primary submission 28.35
69	Primary submission 28.36
70	Primary submission 28.37
71	Primary submission 28.38
72	Primary submission 28.39
73	Primary submission 28.40

- vii. Section 3.5-3.5Public Open Spaces, Linkages and Courtyards - capital G from Buckingham Green.⁷⁴
- viii. Section 3.5.5-3.5.5Post Office Precinct - Remove Thompson Street photo which is out of context.⁷⁵
- ix. Section 3.6.1-3.6.1Guidelines: Surfaces - 3.6.1(a) – Replace 'Do not use' with 'Avoid'.⁷⁶
- x. Section 3.7-3.7Existing Vegetation - Delete 'all' of this species and replace with 'some of these species'.⁷⁷
- xi. Section 3.8.1-3.8.1Guidelines: Views and Vistas - 3.8.1.1(d) – Delete 'plant Willows behind the Bus Park to decrease its dominance as this planting is done'.⁷⁸
- xii. Section 3.17-3.17The False Front Shop Building Type - Figure 5 – MDR and LDR, correct spelling of component.⁷⁹
- xiii. Section 4.8.2-4.8.2Guidelines: Proposed MDR and LDR Zones, New Construction - 4.8.2.3(b) – Correct spelling of 'element'.⁸⁰

Discussion and Recommendation

- 12.32. The changes sought by Mr Blakely to Section 4 – Old Town and New Town Residential Area of the ADG 2016 (set out in paragraph 12.30 of this evidence) have been considered within the evidence of Mr Knott.
- 12.33. Mr Knott recognises that Mr Blakely has had significant involvement with the creation of the ADG 2006 and subsequent experience with working with the 2006 Guidelines.
- 12.34. Overall, Mr Knott does not support the extent of changes to Section 4 – Old Town and New Town Residential Area Guidelines as sought by Mr Blakely, however Mr Knott identifies that changes should be made to the Guidelines to ensure that cottage styles and forms of the Old Town can be utilised in the New Town, but it is not the intention to slavishly adhere to cottage styles.⁸¹
- 12.35. Mr Knott notes that if Mr Blakely's suggested approach was followed, it would be necessary to split the current '4. Old Town and New Town Residential Guidelines' into three sections:

74 Primary submission 28.41
 75 primary submission 28.42
 76 primary submission 28.43
 77 primary submission 28.44
 78 primary submission 28.45
 79 primary submission 28.46
 80 primary submission 28.47
 81 At paragraphs 3.19 to 3.22 of Mr Knott's evidence.

- i. Old Town (ARHMZ);
- ii. MDRZ; and
- iii. LDRZ.⁸²

12.36. Mr Knott considers that the relief sought by Mr Blakely would introduce significant additional duplication into the guidelines and also ensure that it would be easier for the user to focus only on the advice relevant to 'their' zone and not understand the context of the requirements for the other zones.⁸³ Mr Knott sets out that enabling this approach is particularly important for development within the MDRZ, given the potential for this type of development to have a greater impact upon the character and setting of the adjoining ARHMZ.⁸⁴

12.37. Overall, I do not support Mr Blakely's suggested amendments listed in paragraph 12.30 of this evidence and note that combining the 'Old Town' and 'New Town' Guidelines into one chapter was an intentional design response. It forces Guideline users to consider the Guidelines that apply to both areas, as opposed to just the area within which development is proposed.

12.38. Mr Knott considers that Guideline 4.7.2 clearly articulates that it is the intention of the Guidelines to only encourage some of the characteristics of the Old Town cottage style within the MDRZ and LDRZ. I agree with Mr Knott's evidence on this point and note that it is not the intention of the ADG 2016 to integrate the cottage style into these zones, but rather the Guidelines seek to ensure that new development avoids a single modular form, but is advanced in a way that larger scale footprints are broken up so that the development is an arrangement of smaller structurally independent elements (as reflected within Guideline 4.8.2.3).

12.39. Rather than adopt the outcomes sought by Mr Blakely, which are not considered effective or efficient, Mr Knott and I recommend changes to the introductory paragraph to Section 4.8 and to Guideline 4.8.2.3 to provide greater guidance around ensuring that the shape and form of new buildings within the MDRZ and LDRZ are broken up and that individual built elements/cells sizes is limited in scale to better reflect the shape and form of the cottage form found within the ARHMZ. This means that that the guidelines will better direct design outcomes which seek to reduce the overall mass of built element into smaller individual components, while maintaining the overall footprint for development within the MDRZ and LDRZ. Mr Knott has revised MDRZ Figures 1, 2 and 3 on page 102

⁸² At paragraph 3.14 of Mr Knott's evidence.

⁸³ At paragraph 3.14 of Mr Knott's evidence.

⁸⁴ At paragraph 3.23 of Mr Knott's evidence.

of the ADG 2016 to better articulate this outcome (refer changes set out under paragraph 12.45 of this evidence).

12.40. To this end, changes are sought to Section 4 – Old Town and New Town Residential Area of the ADG 2016 to provide for the following key amendments:

- i. Amend the introduction to Section 4 – Old Town and New Town Residential Area, at page 91 of the ADG 2016 to reflect recommended changes to Chapter 785 (Low Density Residential), Chapter 886 (Medium Density Residential) and Chapter 1087 (Arrowtown Residential Historic Management Zone) provisions (reflected on page x of this evidence);
- ii. Amend explanation to Guideline 4.8.1, at page 117 of the ADG 2016 to remove repetition and provide clearer guidance as to the shape and form of built elements within the MDRZ and LDRZ (reflected on page x of this evidence);
- iii. Amend Guideline 4.3.1.2, at page 98 of the ADG 2016 to reflect recommended changes to the Subdivision Activity status for subdivision within Arrowtown (reflected on page x of this evidence);
- iv. Amend Guideline 4.5.1.2 to reflect recommended changes to the MDRZ to include the Arrowtown Historic Management Transition Overlay (reflected on page x of this evidence);
- v. Amend Plan 3 on page 16 of the ADG 2016 to include reference to the Arrowtown Historic Management Transition Overlay (reflected on page x of this evidence);
- vi. Amend MDRZ and LDRZ –Figure 4, page 118 of the ADG 2016 to remove reference to 'Primary elements' and amend to refer to 'element/cells' for houses in the New Residential Area (reflected on page x of this evidence);
- vii. Amend MDRZ Figures 1, 2 and 3 on page 102 of the ADG 2016 to better reflect the individual elements/cell sizes anticipated within the MDRZ (reflected on page x of this evidence);
- viii. Amend Guideline 4.8.2.1 on page 121 of the ADG 2016 to reflect better cross referencing to supporting MDRZ Figures (reflected on page x of this evidence);
- ix. Amend Guideline 4.8.2.3 on page 121 of the ADG 2016 to provide clearer guidance as to the maximum size requirements for individual elements/cells for development within the MDRZ and LDRZ and to delete reference to

85 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 7 – Low Density Residential 14 September 2016.

86 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 8 – Medium Density Residential 14 September 2016.

87 Ms Rachael Law section 42a report on submissions and further submissions Chapter 10 – Arrowtown Residential Historic Management Zone 14 September 2016.

adoption of cell size of cottages within the ARHMZ (reflected on page x of this evidence);

- 12.41. Collectively, these above amendments to Section 4 – Old Town and New Town Residential Area of the ADG 2016 are considered to better respond to the issues raised by Mr Blakely and therefore his primary submission points 28.31 and 28.32 to this section of the ADG are accepted.
- 12.42. I note, for completeness, that Mr Blakely seeks a number of relatively minor amendments to the Guidelines and which are set out in paragraph 12.30 of this evidence. I consider that submission points 28.37 to 28.47 are both logical and seek to ensure that the ADG 2016 are both accurate and articulate the essential character elements within each section of the Guidelines.
- 12.43. For the reasons I have set out above, and in relying on the evidence of Mr Knott, I reject the primary submission points 28.22, 28.26 to 28.30 and 28.33 to 28.35 of Mr Blakely's submission. I further, recommend that primary submission points 28.37 to 28.47 be accepted.

Recommendation

- 12.44. The following maps/plans are recommended to be amended:

- i. Unnumbered map on page 4 of ADG 2016 be replaced with amended map on page 4 of ADG 2016.

1. INTRODUCTION

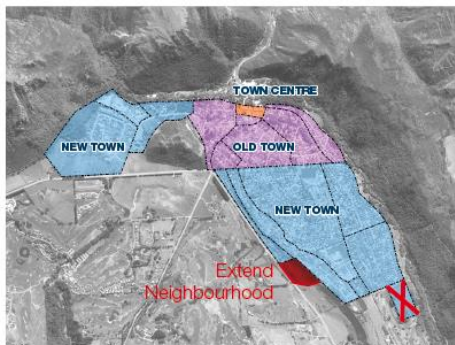
1.1 PURPOSE OF THE ARROWTOWN DESIGN GUIDELINES 2016 (ADG)

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 Arrowsmith. The guidelines cover the whole of Arrowsmith, with a focus on the well-recognized historic Town Centre and early residential area. They include recommendations for 'new' Arrowsmith showing ways to achieve cohesiveness throughout the town.

The special qualities and historic character of Arrowsmith 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 Arrowsmith.

In order to provide for a comprehensive design response for Arrowsmith, 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 proposed 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.



ARROWSMITH DESIGN GUIDELINES 2016

4

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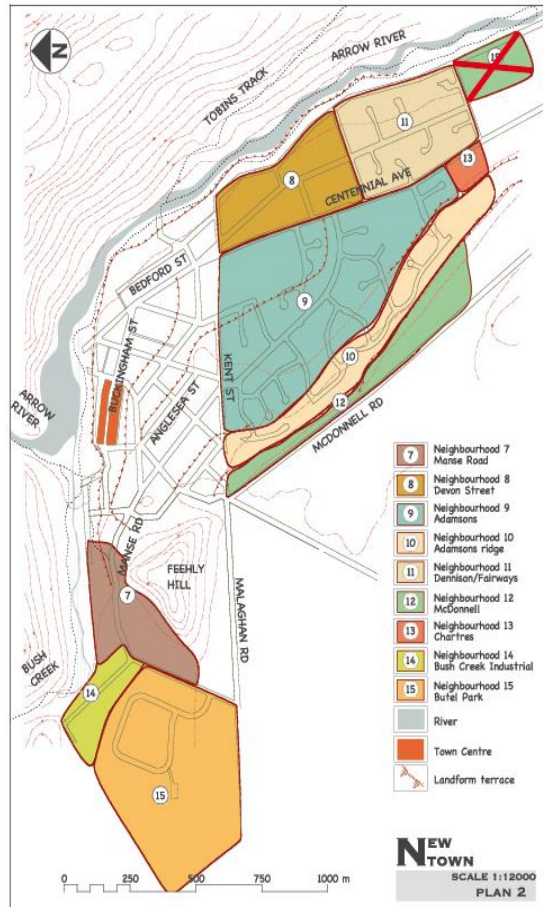
ARROWSMITH DESIGN GUIDELINES 2016

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- ii. New Town Plan 2, page 15 of ADG 2016 (identified with strike through the green former Jopp Street Neighbourhood area) be replaced with amended New Town Plan 2, page 15.

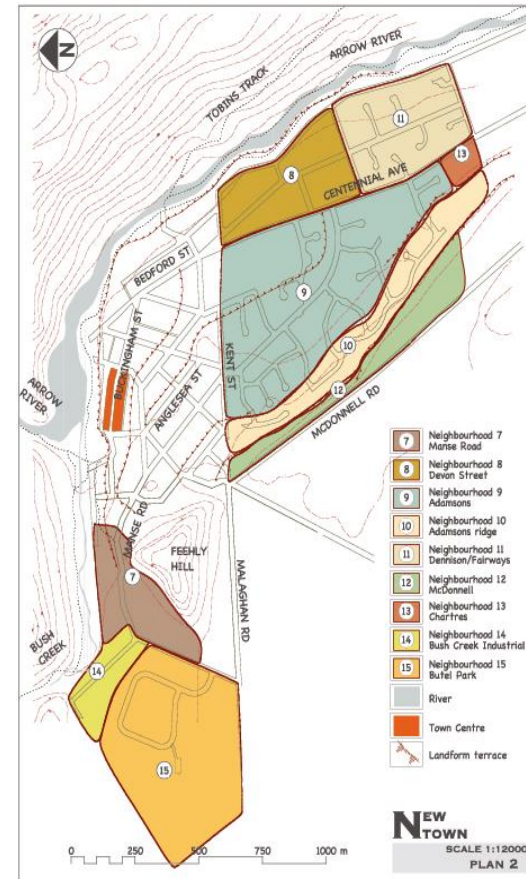
2.3.3 NEW TOWN

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.

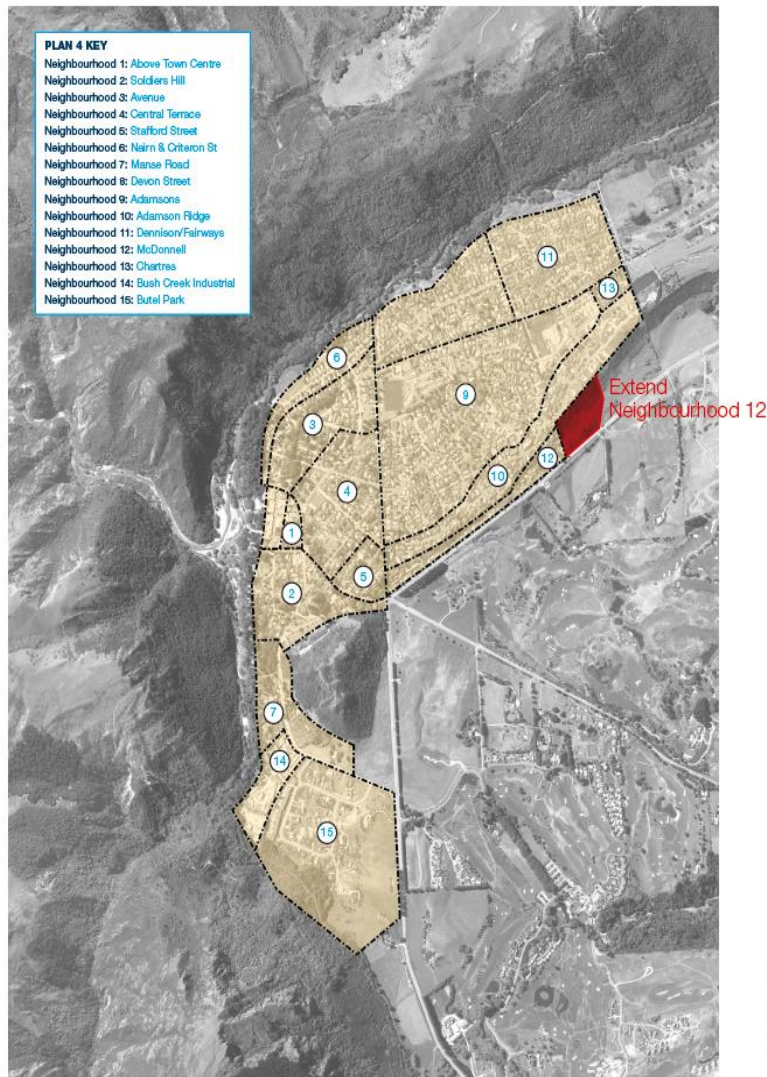


2.3.3 NEW TOWN

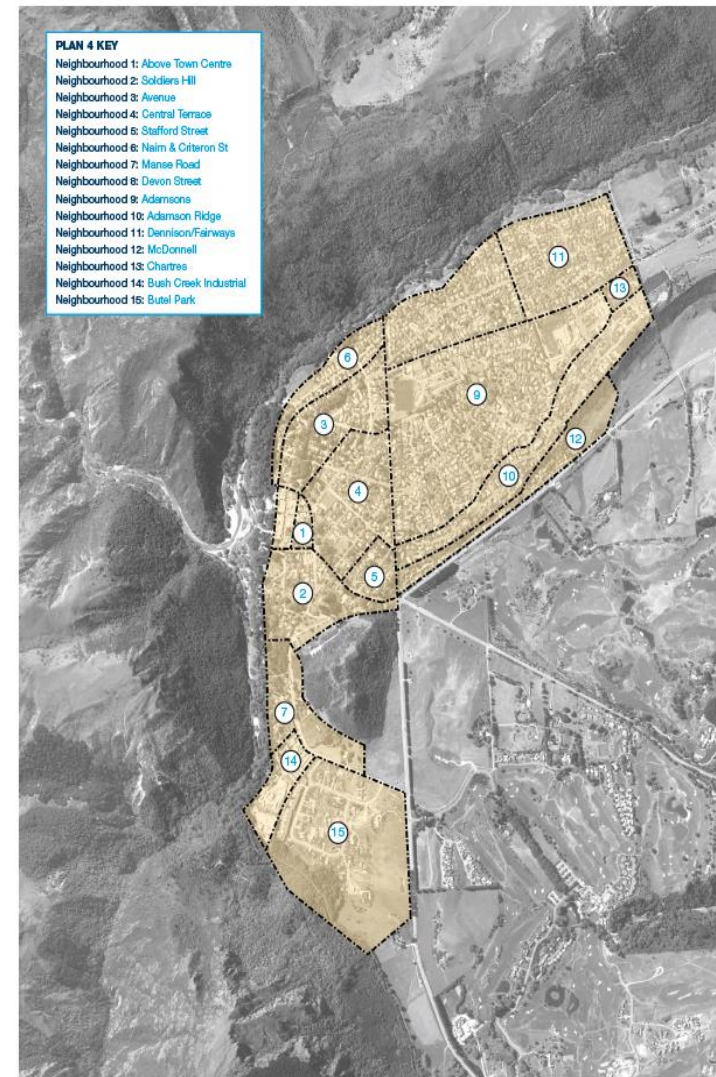
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- iii. New Town and Old Town Neighbourhood Plan 4, page 19 of ADG 2016 (identified with an extension of the Neighbourhood 12 area to follow urban growth boundary) be replaced with amended New Town and Old Town Neighbourhood Plan 4, page 19.

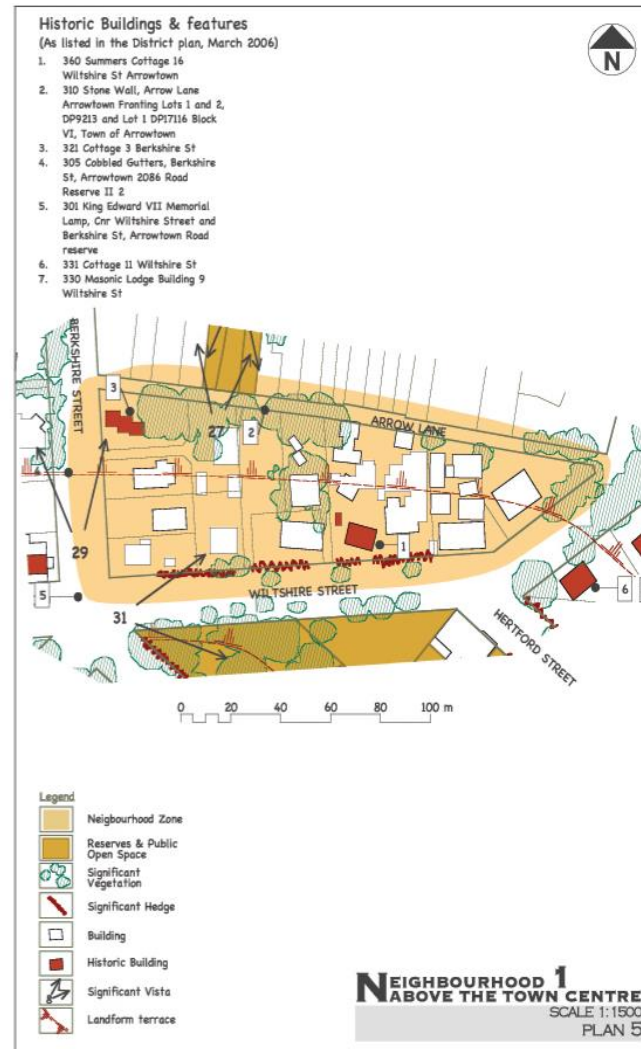
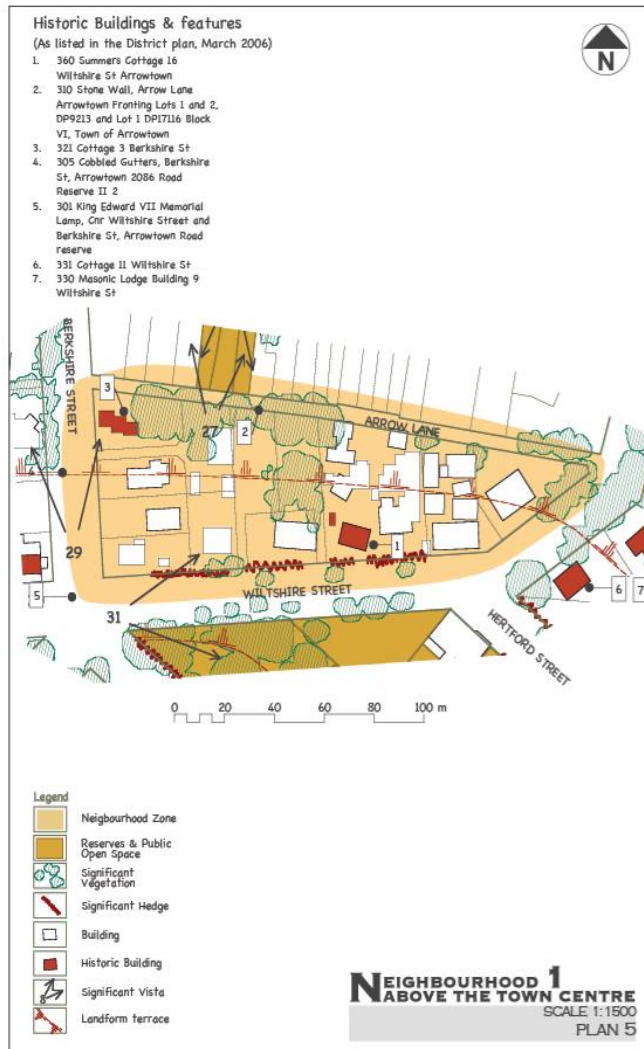


Plan 4 - Setting out Old Town and New Town Neighbourhood Areas

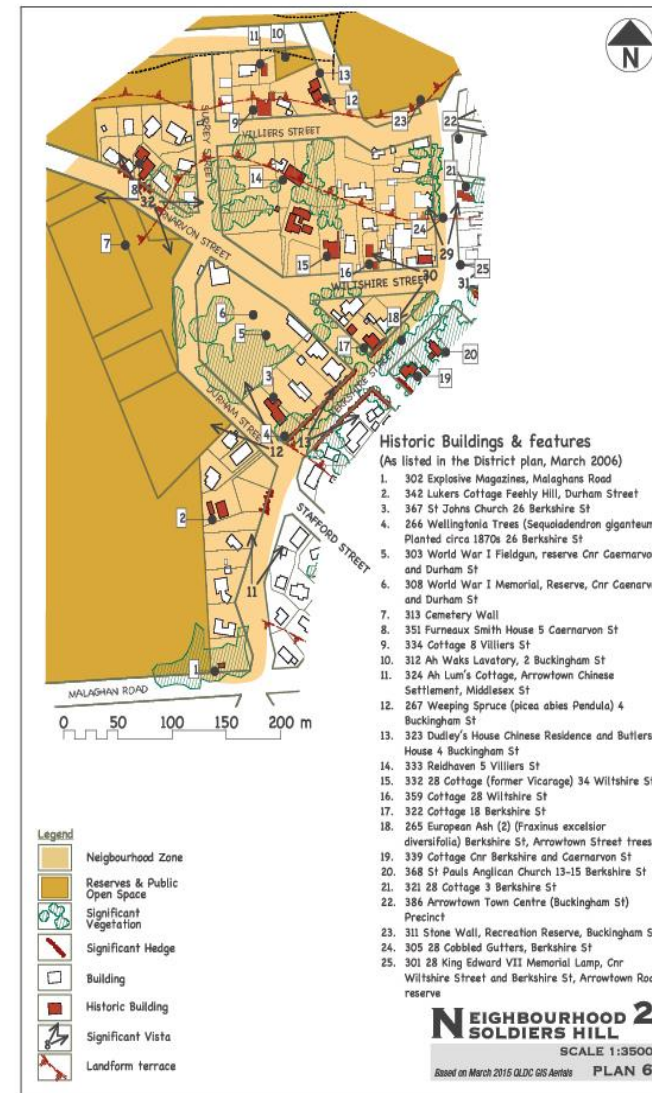
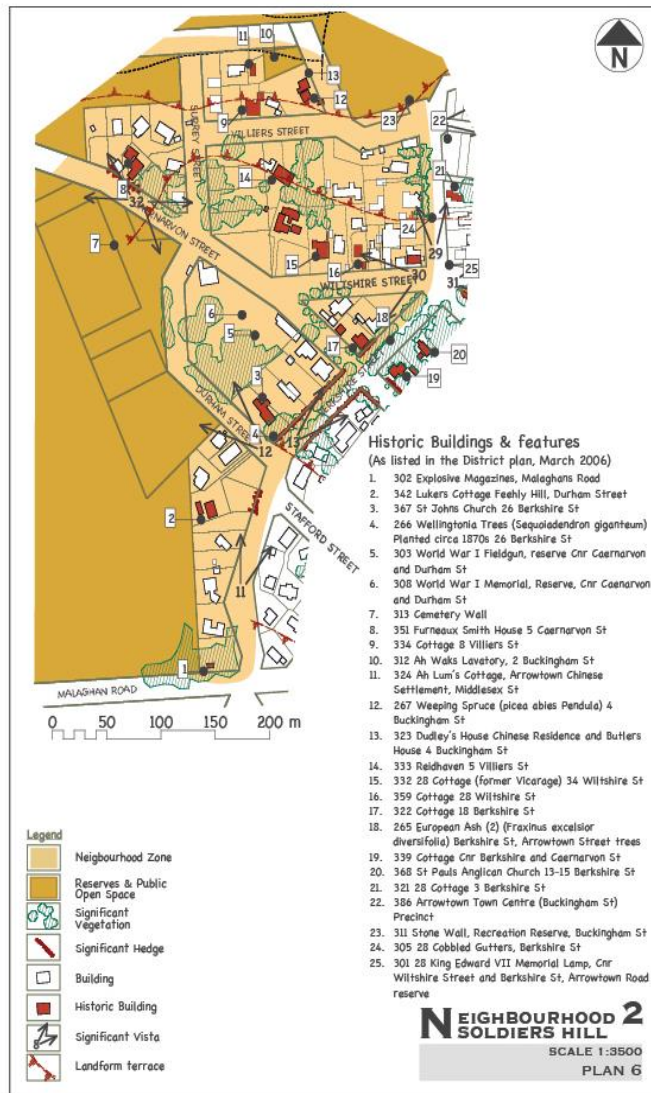


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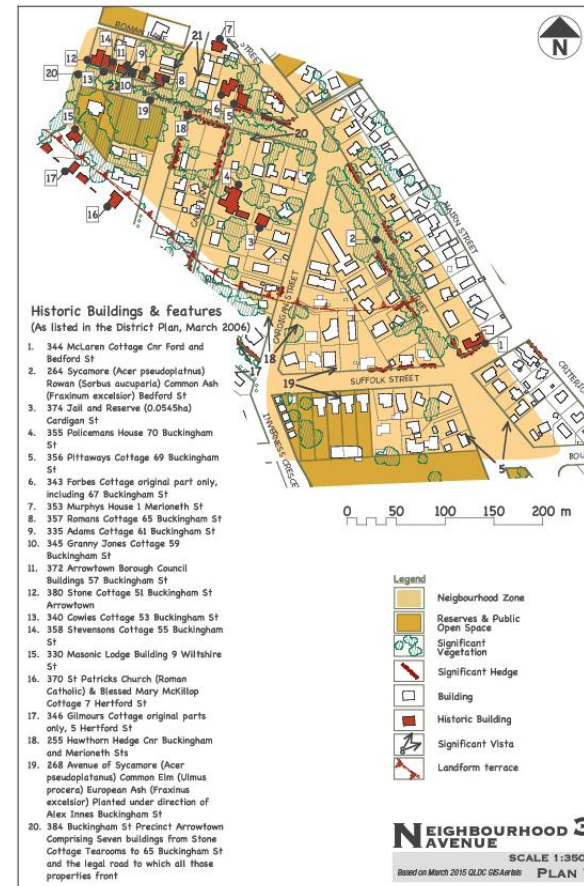
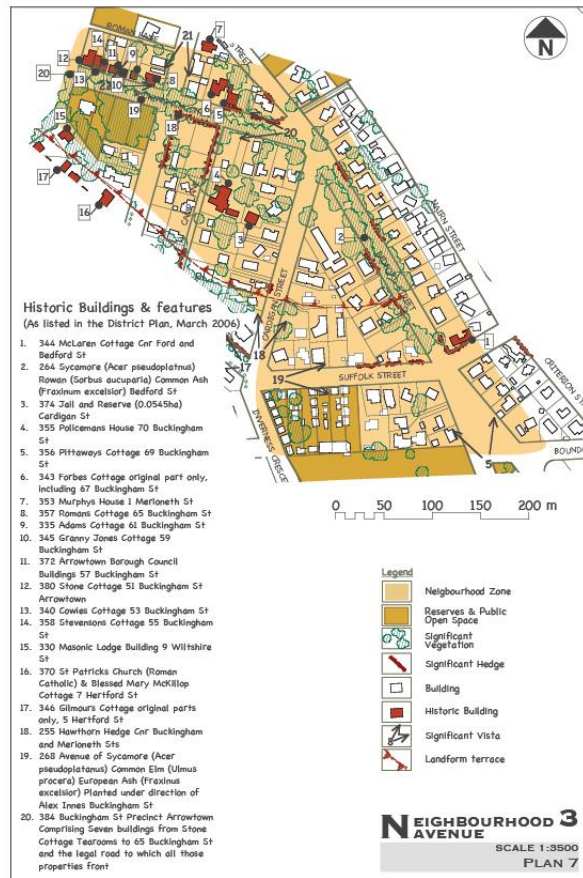
- iv. Neighbourhood 1 – Above the Town Centre, Plan 5, page 21 of ADG 2016 be replaced with amended Neighbourhood 1 – Above the Town Centre, Plan 5, page 21 of ADG 2016.



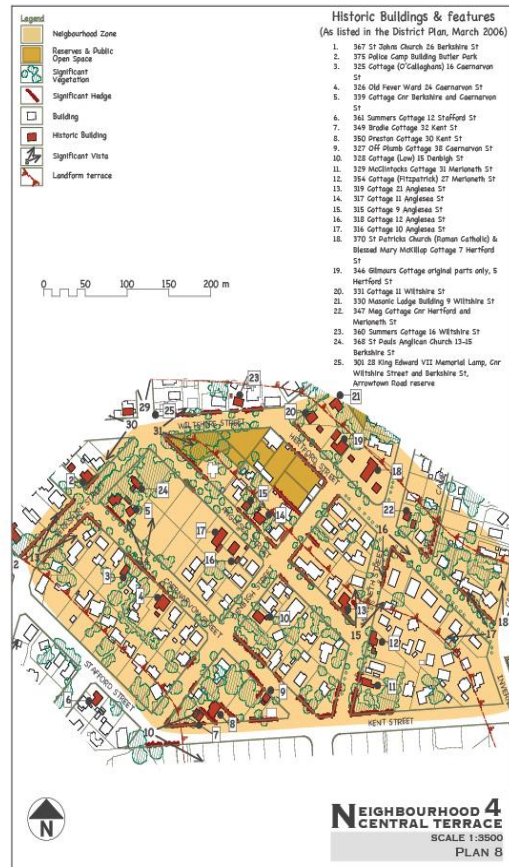
- v. Neighbourhood 2 – Soldiers Hill, Plan 6, page 23 of ADG 2016 be replaced with amended Neighbourhood 2 – Soldiers Hill, Plan 6, page 23 of ADG 2016.



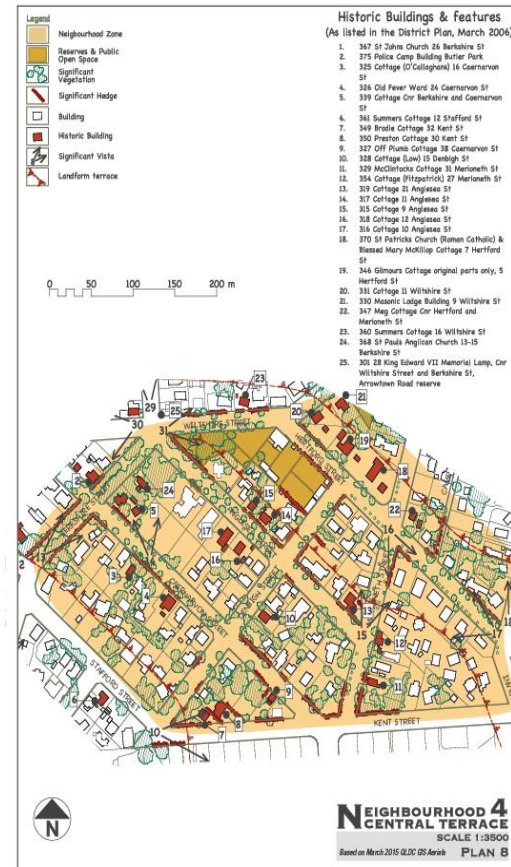
- vi. Neighbourhood 3 – Avenue, Plan 7, page 25 of ADG 2016, page 25 of ADG 2016 be replaced with amended Neighbourhood 3 – Avenue, Plan 7, page 25 of ADG 2016, page 25 of ADG 2016.



- vii. Neighbourhood 4 – Top Terrace, Plan 8, page 27 of ADG 2016 be replaced with amended Neighbourhood 4 – Top Terrace, Plan 8, page 27 of ADG 2016.



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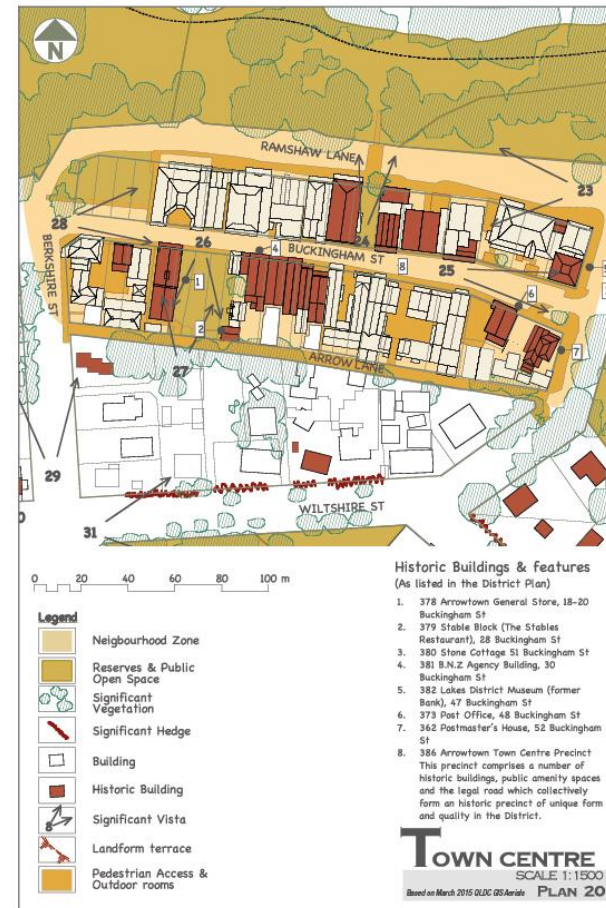
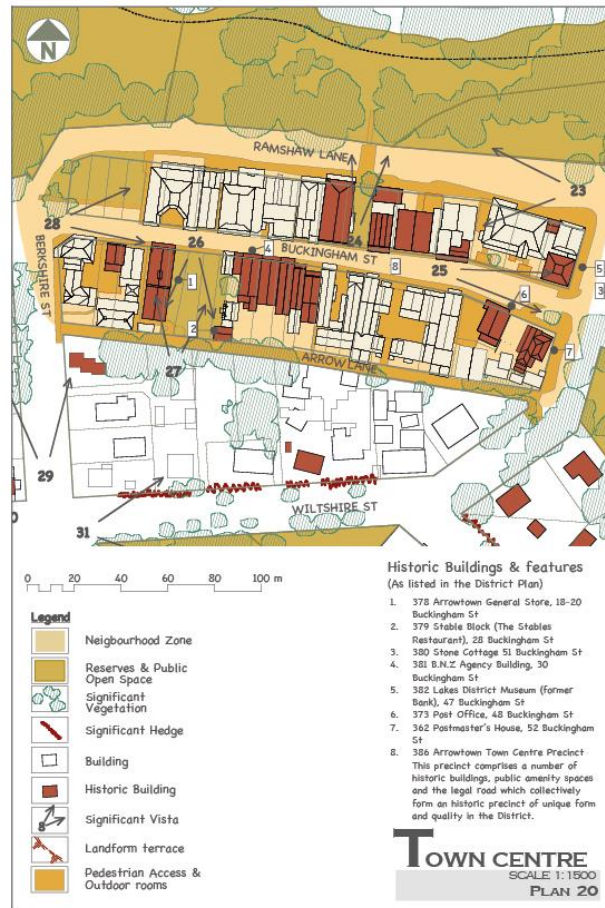


27

- viii. Neighbourhood 5 – Stafford Street, Plan 9, page 29 of ADG 2016 be replaced with amended Neighbourhood 5 – Stafford Street, Plan 9, page 29 of ADG 2016.



ix. Town Centre – Plan 20, page 51 of ADG 2016 be replaced with amended Town Centre – Plan 20, page 51 of ADG 2016.



12.45. The following Guidelines and supporting text are recommended to be amended:

- i. Delete third photograph on page 54 of ADG 2016.

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 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 identifiably 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.



Tall mature trees, simple fence, historic cottage.

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Tall mature trees, simple fence, historic cottage.

ii. Amend Guideline 3.4.5.2 to delete Guidelines 3.4.5.2 (g, h and i) and renumber j) on page 57 of ADG 2016.

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.

- Protect the change in direction and width of Buckingham Street. Do not visually obscure this change with new development.
- 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.
- On Ramshaw lane, continue the pattern of building setbacks for new development to provide outdoor connections with the street.
- Do not allow vehicle dominance in Arrow Lane and encourage pedestrian thoroughfare.
- Protect the simple backyard 'working' character of Arrow Lane.
- 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.
- ~~Lighting will be required in Arrow Lane. The style of lighting and level of light must fit the lane's character.~~
- ~~Protect the willow trees immediately to the north of Ramshaw Lane.~~
- ~~Underground the power lines to allow greater appreciation of the historic features and buildings.~~
- Guidance for Buildings adjoining lanes is set out at section 3.19 of this Guidance as this relates to 'The Shed'.



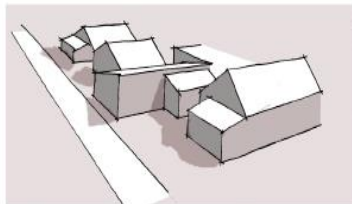
The backyard character of Arrow Lane adds interest and has historic value. It provides a different perspective of the town.



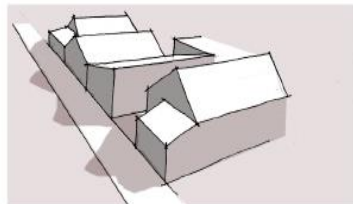
Pedestrian capillary to Arrow Lane.



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.

ARROWTOWN TOWN CENTRE CATERING MAP 2016

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.

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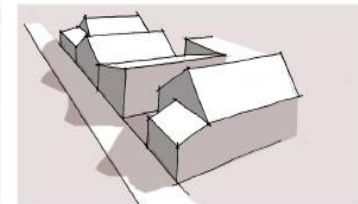
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Avoid filling the yards with buildings to Arrow Lane, where this does not already exist.

ARROWTOWN TOWN CENTRE CATERING MAP 2016

iii. Amend description of Buckingham Green to include capital 'G' on page 58 of ADG 2016.

Capital 'G'
in Green

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.

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.

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.

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.



Marshall Park.



Buckingham Green and precinct defined and enclosed by vegetation behind.



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



Arrowtown Village Green.



Athenaeum Reserve.

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Marshall Park.



Buckingham Green and precinct defined and enclosed by vegetation behind.



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



Arrowtown Village Green.



Athenaeum Reserve.

iv. Delete third photograph on page 59 of ADG 2016.

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.

- Retain the simplicity of Marshall Park, Buckingham Green and the Arrowtown Village Green.
- 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.
- Replacement of the paving and planting in Athenaeum Reserve with an appropriate historic design would add value to this space.
- 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.
- 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.
- Keep existing green spaces 'green' and avoid overuse of green spaces by commercial activities.
- 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.



~~Thompson Street has characteristics of the old town - eg narrow carriageway, no kerb & channel, grass verges & trees.~~

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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.

- v. Amend Guideline 3.6.1.1 to delete the word 'Do not use' and replace with the word 'Avoid' on page 60 of ADG 2016.

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.

- Concrete in its simple unpretentious form, stone, gravels, and timber (boardwalk) are best. ~~Do not use~~ precast concrete products, coloured pavers stamped or coloured concrete stone not used traditionally in Arrowtown or ceramic tiles.
- 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.
- Preserve original and new stone drainage channels (lower Berkshire Street) and take opportunities to extend their use in other locations where drainage is required.
- 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.
- Do not seal parking bays or shoulders. Use gravel. Bituminous seal should only be used for the main carriageways (except Buckingham Street).
- Retain gravel footpaths on lower Wiltshire Street and Berkshire Streets.
- 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.

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Encourage stone edging similar to that shown.

Replace
'Do not
use' with
'Avoid'

- vi. Amend Guideline 3.7 to delete the word 'All' and replace with the word 'Some' on page 61 of ADG 2016.

Replace
'All' with
'Some'

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. ~~All~~ 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 Arrowsdown Workshops identified the wildings on the adjacent hills (below a certain level) for retention as they contribute to the character of Arrowsdown.

3.7.1 GUIDELINES: EXISTING VEGETATION

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

- Retain vegetation identified Section 5 of this Guidance.
- Trees lost, deemed unsafe or at the end of their life span must be 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.

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



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.



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

ARROWSDOWN DESIGN CENTRE MAP 2016

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ARROWSDOWN DESIGN CENTRE MAP 2016

- vii. Amend Guideline 3.8.1.1 to delete the word 'Plant willows behind the bus park to decrease its dominance' on page 62 of ADG 2016.

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.
~~Plant willows behind the bus park to decrease its dominance.~~

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.

3.9.1 GUIDELINES: FENCES AND WALLS

3.9.1.1 Any new fences and walls must be simple 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 must be 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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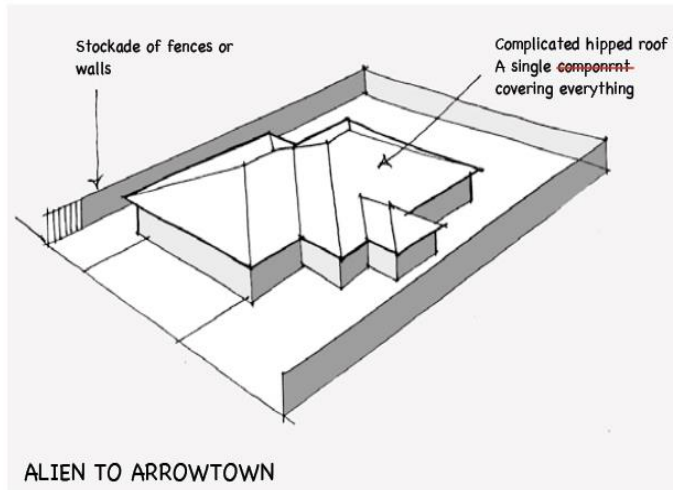
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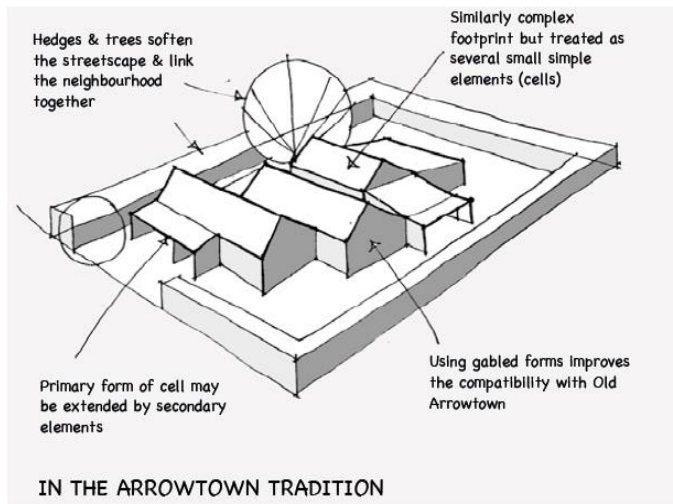
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viii. Amend Figure 5 on page 119 to correct spelling error.

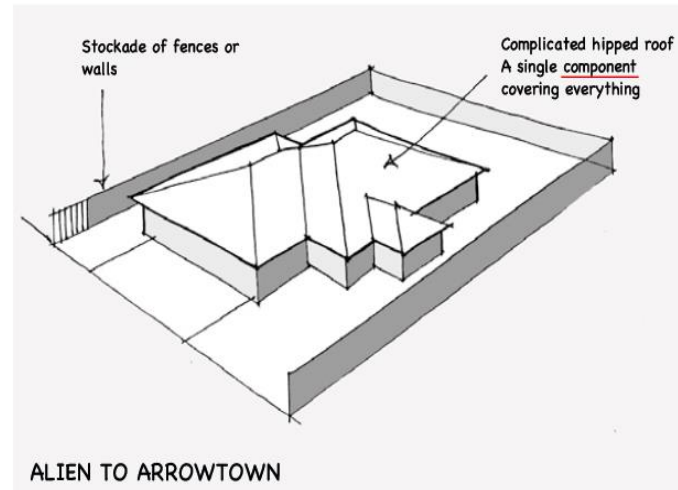
Spelling of
'component'



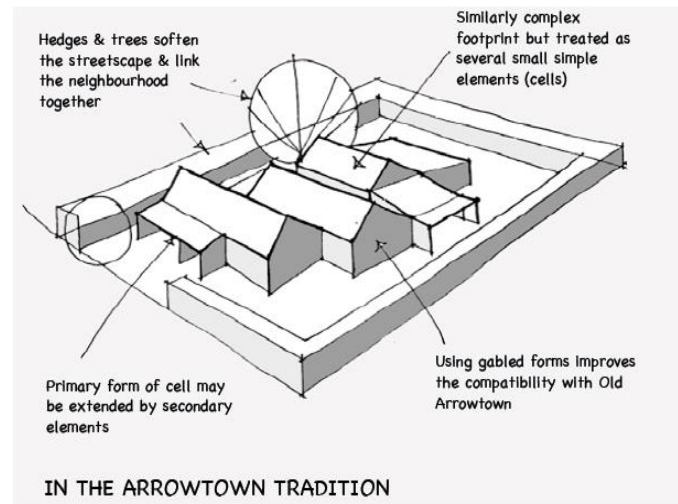
MDRZ & LDRZ-Figure 5



MDRZ & LDRZ-Figure 6



MDRZ & LDRZ-Figure 5



MDRZ & LDRZ-Figure 6

12.46. The following Guidelines and Figures are recommended to be amended to address to minor spelling errors:

- i. Amend Guideline 4.8.2.3(c) page 121 to correct spelling error.

Spelling of
'element'

**4.8.2 GUIDELINES: PROPOSED 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 & LDRZ-Figures 1, 2 and 3 as well as MDRZ & LDRZ-Figure 6).

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 LDRZ limit the size (scale) of each element. A maximum volume of 250m³ is suggested although a lesser volume is preferable.
- b) Within the proposed 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.
- d) Consider adopting the element cell size of the traditional Arrowtown cottage, which equates to a maximum volume of about 100m³.
- e) Within the LDRZ avoid building houses of floor areas in excess of 300m².
- 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.

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- ii. Amend reference to Precinct C on page 182 of the ADG 2016 to correctly refer to the ARHMZ.

		Yes / No
3	Proposal in context	
	If the proposal is adjacent to the MDRZ or LDRZ;	
	<ul style="list-style-type: none"> • The proposal will protect and enhance the historic character of Precinct C 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	Site planning and design	
	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. The species from the Plant lists (Section 5). Second preference - a fence of a style and materials from the Lists, Section 5) for the New Town is to 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	Proposal in context	
	If the proposal is adjacent to the MDRZ or LDRZ;	
	<ul style="list-style-type: none"> • The proposal will protect and enhance the historic character of <u>ARHMZ</u> • 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	Site planning and design	
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12.47. The following amendments are recommended to reflect recommended changes to Chapter 7⁸⁸ (Low Density Residential), Chapter 8⁸⁹ (Medium Density Residential) and Chapter 10⁹⁰ (Arrowtown Residential Historic Management Zone) provisions in order to respond to the issues raised by Mr Blakely, and include:

- i. Amend the introduction to Section 4 – Old Town and New Town Residential Area, at page 91 of the ADG 2016 to reflect recommended changes to the MDRZ and LDRZ provisions.

88 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 7 – Low Density Residential 14 September 2016.

89 Ms Amanda Leith section 42a report on submissions and further submissions Chapter 8 – Medium Density Residential 14 September 2016.

90 Ms Rachael Law section 42a report on submissions and further submissions Chapter 10 – Arrowtown Residential Historic Management Zone 14 September 2016.

[QLDC PDP Arrowtown Design Guidelines Variation 1](#)




[Nigel Bryce Section 42A](#)

[28479956_1.docx](#)

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

-  ARHMZ
-  Proposed MDR and LDR Zones
-  General guidelines that apply to ARHMZ and Proposed 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 proposed MDRZ where this adjoins the ARHMZ.

Importantly, under the Proposed District Plan all development comprising ~~two or more~~ residential dwellings per site in the LDRZ ~~and the proposed MDRZ~~ require 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. As a consequence, the Arrowtown Design Guidelines are fundamental to promoting positive design outcomes for development requiring resource consent within these zones.

300m² net site area

Further, within the proposed 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.

a density greater than one

Add an 's' to require




ARROWTOWN DESIGN GUIDELINES 2016

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

-  ARHMZ
-  Proposed MDR and LDR Zones
-  General guidelines that apply to ARHMZ and Proposed 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 proposed MDRZ where this adjoins the ARHMZ.

Importantly, under the Proposed District Plan all development comprising a density greater than one residential dwelling 300m² 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 proposed 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.

ARROWTOWN DESIGN GUIDELINES 2016

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- ii. Amend Guideline 4.3.1.2, at page 98 of the ADG 2016 to reflect recommended changes to the Subdivision Activity status for subdivision within Arrowtown.

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

- a) In situations where subdivision is a discretionary activity (as provided for under the Proposed District Plan), such as the proposed 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 proposed MDR and LDR zones adjoin or are adjacent to the ARHMZ.
- b) In situations where lots are being amalgamated within the proposed MDRZ and LDRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

restricted

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 & PROPOSED 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 & proposed 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.

4.3.1.2 Subdivision within the LDR and proposed 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 proposed 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 proposed MDR and LDR zones adjoin or are adjacent to the ARHMZ.
- b) In situations where lots are being amalgamated within the proposed MDRZ and LDRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

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- 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.

- iii. Amend Guideline 4.5.1.2 to reflect recommended changes to the MDRZ to include the Arrowtown Historic Management Transition Overlay.

and is located within the Arrowtown
Historic Management Transition Overlay or
is located within the vicinity of the ARHMZ,

4.5.1.2 Where the proposed MDRZ immediately adjoins 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 proposed 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 proposed 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 proposed 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.

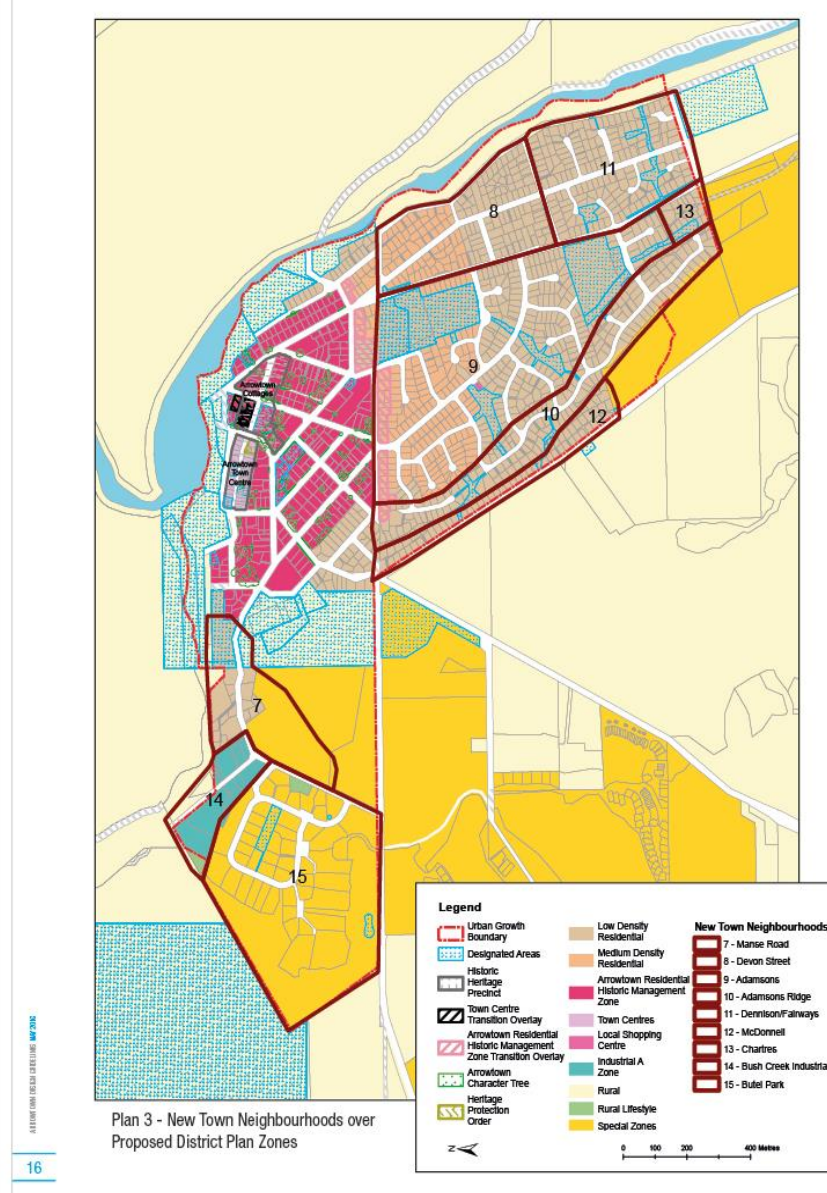
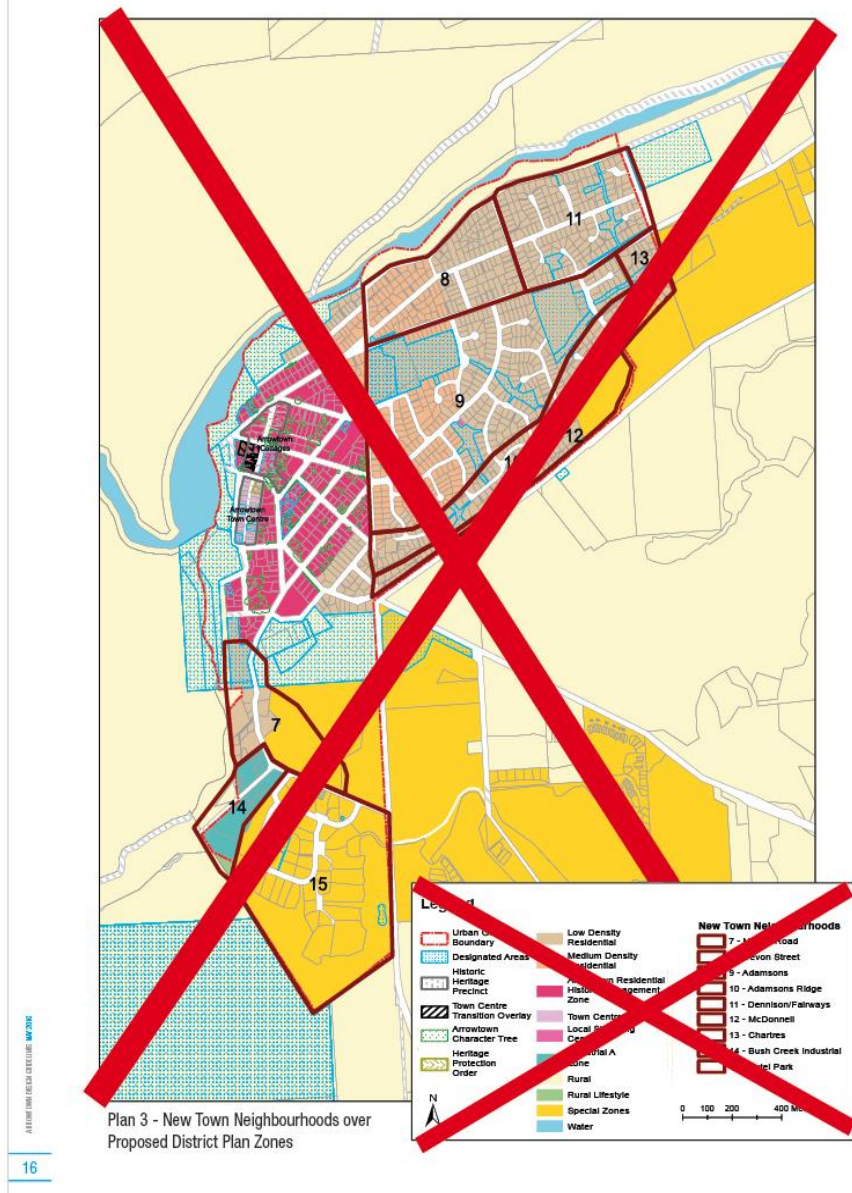
4.5.1.2 Where the proposed MDRZ immediately adjoins the ARHMZ, and is located within the Arrowtown Historic Management Transition Overlay or is located within the vicinity of the ARHMZ, developments should respect the historic layout typical of lots within the ARHMZ.

- 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 proposed 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 proposed 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.
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- i) Carefully consider the extent to which any infringement to the density and bulk and location requirements for the proposed 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.

- iv. Amend Plan 3 on page 16 of the ADG 2016 to include reference to the Arrowtown Historic Management Transition Overlay.



12.48. The following parts of Section 4 – Old Town and New Town Residential Area of the ADG 2016 are recommended to be amended in order to respond to the issues raised by Mr Blakely (addressed at paragraphs x to x of this evidence), and include:

- i. Amend explanation to Guideline 4.8.1, at page 117 of the ADG 2016 to remove repetition and provide clearer guidance as to the shape and form of built elements within the MDRZ and LDRZ.

4.8 NEW CONSTRUCTION IN THE LDR & PROPOSED MDR ZONES

4.8.1 BUILDINGS - NEW CONSTRUCTION

Within the LDR and proposed 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 ~~resemble~~ the small cottages of the ARHMZ. Combined with this there could be considerable variety in style resulting in little recognisable Arrowtown character.

reflect the shape and form of

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 proposed 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. 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, 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.

(identified in MDRZ & ZDRZ-Figure 6),

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 proposed 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).

~~The apparent bulk of a building can be reduced by designing the building as a number of individual elements. The sheer size, however, of some houses sometimes becomes an unmanageable problem.~~

~~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.~~

4.8 NEW CONSTRUCTION IN THE LDR & PROPOSED MDR ZONES

4.8.1 BUILDINGS - NEW CONSTRUCTION

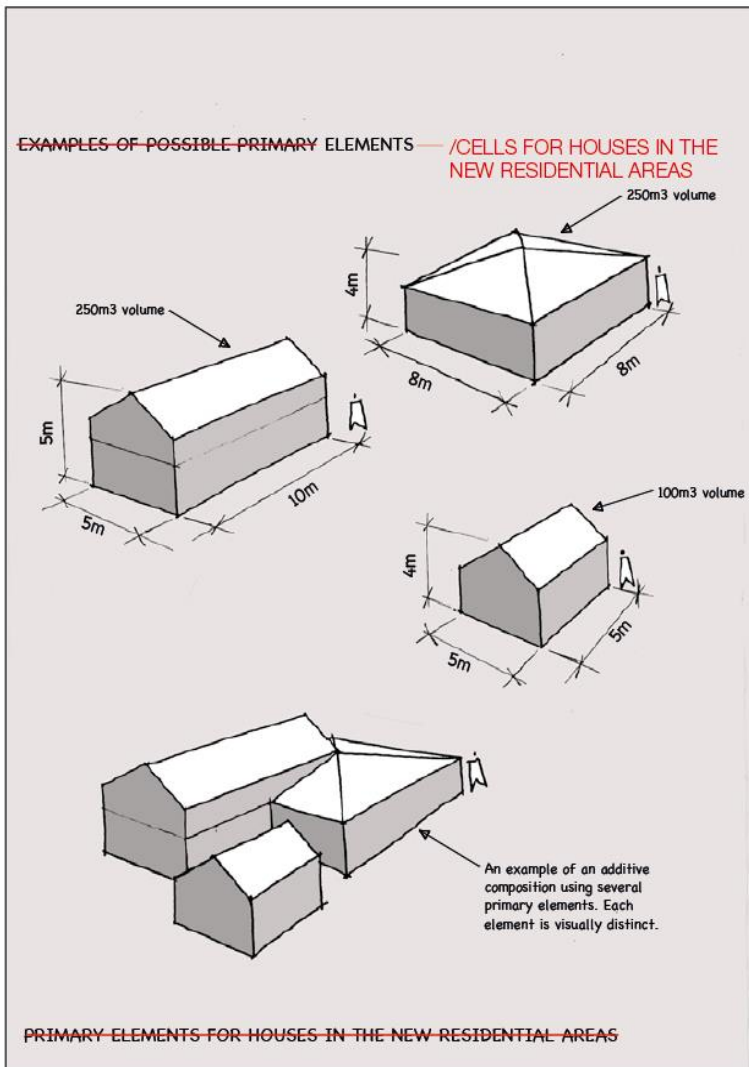
Within the LDR and proposed MDR zones, applying the bulk and location rules alone could lead to large and two storey buildings, which are more dominant than is characteristic of Arrowtown and which do not in any way reflect the shape and form of the small cottages of the ARHMZ. Combined with this there 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 proposed 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.

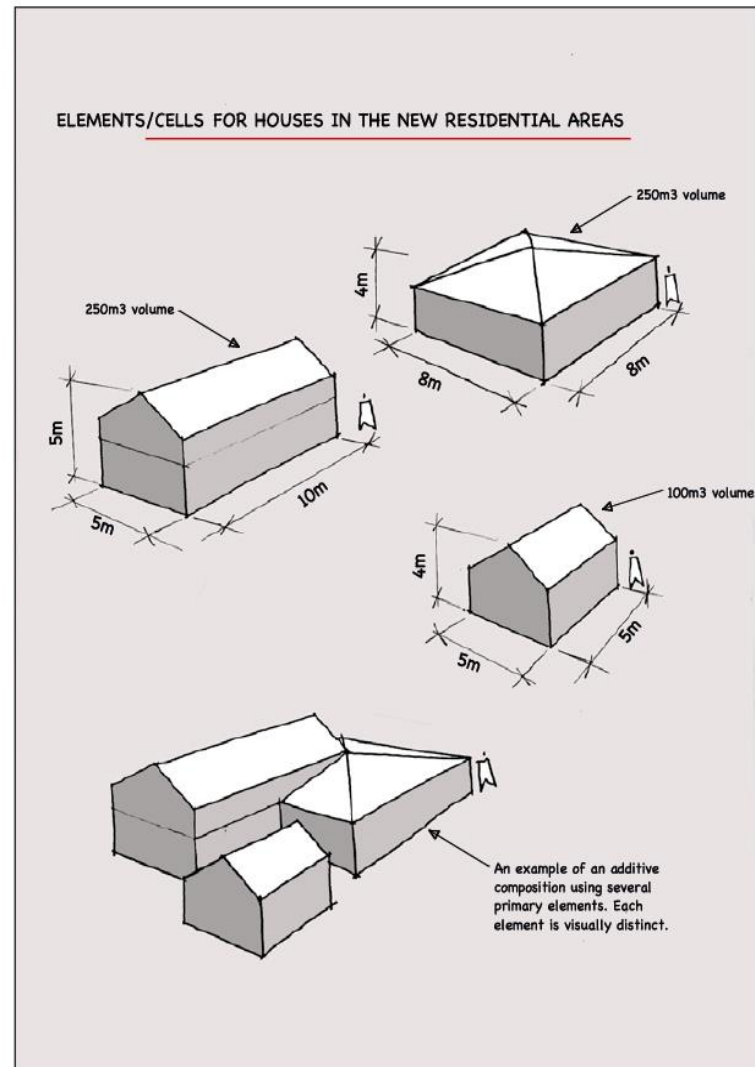
It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street. However it is recognised that this may not be possible within the proposed 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).

- ii. Amend MDRZ and LDRZ –Figure 4, page 118 of the ADG 2016 to remove reference to 'Primary elements' and amend to refer to 'element/cells' for houses in the New Residential Area.



MDRZ & LDRZ-Figure 4



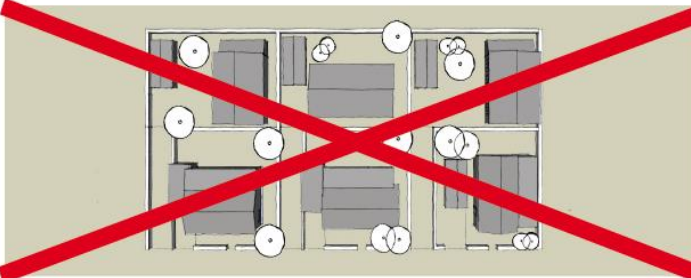
MDRZ & LDRZ-Figure 4

- iii. Amend MDRZ Figures 1, 2 and 3 on page 102 of the ADG 2016 to better reflect the individual elements/cell sizes anticipated within the MDRZ.

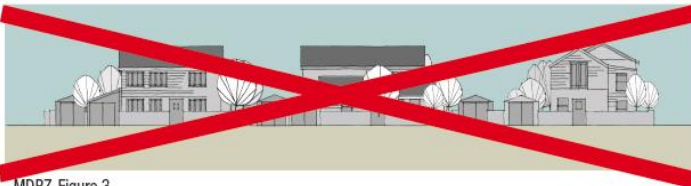


MDRZ-Figure 1

(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 proposed MDRZ)



MDRZ-Figure 2

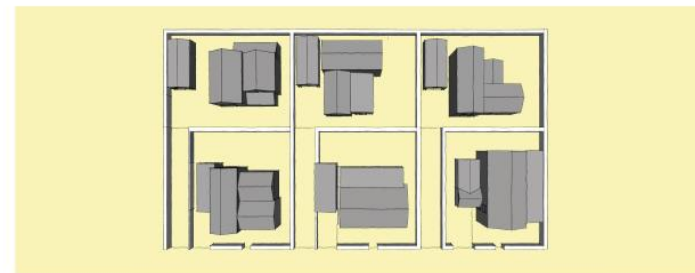


MDRZ-Figure 3



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 proposed MDRZ)



MDRZ-Figure 2



MDRZ-Figure 3

- iv. Amend Guideline 4.8.2.1 on page 121 of the ADG 2016 to reflect better cross referencing to supporting MDRZ Figures and to provide clearer guidance as to the maximum size requirements for individual elements/cells for development within the MDRZ and LDRZ and to delete reference to adoption of cell size of cottages within the ARHMZ.

4.8.2 GUIDELINES: PROPOSED 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 & LDRZ-Figures 1, 2 and 3 as well as MDRZ & LDRZ-Figure 6).

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 LDRZ limit the size (scale) of each element. A maximum volume of 250m³ is suggested although a lesser volume is preferable.

b) Within the proposed 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.

~~d) Consider adopting the element cell size of the traditional Arrowtown cottages, which equates to a maximum volume of about 100m³.~~

e) Within the LDRZ avoid building houses of floor areas in excess of 300m².

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.

proposed MDRZ and

Spelling of 'element'

4,6 and 8

Add an 's' on Figure

it is suggested to

individual /cell to a

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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 proposed MDRZ and LDRZ it is suggested to limit the size (scale) of each individual element/cell to a maximum volume of 250m³ although a lesser volume is preferable.

b) Within the proposed 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 300m².

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.

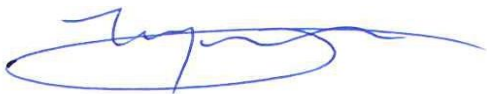
4.8.2.4 Design buildings so that they relate to the site, street and meet the guidelines for site planning and design.

13. Conclusion

13.1. On the basis of my analysis within this evidence, I adopt for the purposes of Variation 1 those recommendations and changes to the provisions set out within the respective section 42A reports to Chapter 7 (Low Density Residential), Chapter 8 (Medium Density Residential) and Chapter 10 (Arrowtown Residential Historic Management Zone), as well as those changes to the planning provisions to integrate the ADG 2016 into the PDP and identified in **Appendix 1**.

13.2. As discussed within Section 12 of this evidence, I also recommend further changes to the ADG 2016 in **Appendix 2**. The changes will:

- i. improve the clarity and administration of the Plan;
- ii. contribute towards achieving the objectives of the Plan and Strategic Direction goals in an effective and efficient manner;
- iii. are consistent with the higher order planning documents; and
- iv. give effect to the purpose and principles of the RMA.



Nigel Bryce
Consultant Planner
12 October 2016

Appendix 1. Recommended Revised Provisions (provided separately)

Appendix 2. Recommended Revised ADG 2016 (provided separately)

Appendix 3. List of Submitters and Recommended Decisions (provided separately)

Appendix 4. Section 32 Report

<http://www.qldc.govt.nz/assets/Uploads/Your-Views/Arrowtown-Design-Guidelines-Variation-1/Final-section-32-report-for-Variation-1.pdf>