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

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

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

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

What is the lesson to be learned from this ?

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

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

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

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