

Julia Chalmers

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

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

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

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

Kind Regards
Anita

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

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

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

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

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

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

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

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

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

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

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

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

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

Actions Sought

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

Consistent application of suitable Design Guidelines to the New Town

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

Shaping Our Future – Arrowtown Visioning Taskforce

David Kennedy, Chair, Shaping our Future

Amanda Woolridge, Chairperson, Arrowtown Community Visioning Taskforce

Contact: executive@shapingourfuture.org.nz or 021 222 1231

Date: 17/08/2016