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From: Julia Chalmers
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Subject: Submission Arrowtown design Guidelines
Attachments: Arrowtown Submission.doc

From: M J Kramer [<mailto:mjkramer@xtra.co.nz>]
Sent: Friday, 5 August 2016 2:21 PM
To: QLDC Services
Subject: Submission Arrowtown design Guidelines

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Submission in regard to the Arrowtown design guide lines.

I support the extension of the Arrowtown Design guide lines to cover Arrowtown in its entirety.

Two things are of some concern

1 The guide lines do not discriminate in regard to the type of dwelling to which they apply.

For example. An application to construct two separate dwellings on one section flags up the need for a resource consent and consideration of the Arrowtown design guide lines.

This also applies if the application is to convert an existing building in to a separate self contained dwelling. For example installing a kitchen in the loft space over an existing garage, or converting an existing sleep out to self contained.

2 There is no requirement for a recourse consent, or for the Arrowtown design guide lines to be considered if the application is for construction of a single building on a section. Even if that building were to contain two dwellings. Under the most contentious part of the proposed medium density zone in Arrowtown the changes in site coverage and height recession plains mean buildings seven meters high by sixteen meters long could be possible be built one and a half meters off a common boundary. with no control.

This lack if design consideration is already evident in the recently constructed high rise buildings situated at the end of Jack Reid park.

To summarize under the current proposal if I wish to convert my existing sleep out to self contained, I need a recourse consent and the involvement of the Arrowtown urban design group along with the associated cost.

Where as my neighbour could build a seven meter high sixteen meter long high-rise with in a meter and a half of my boundary with out any controls.

Submission

Remove the current and proposed need for a recourse consent for simple conversions

Include the need for a recourse consent and design controls over single buildings.

Rational

There is a greater need for small self contained affordable dwellings in Arrowtown than exclusive expensive high rise developments. This should be reflected in the process required in creating them.

Mark Kramer.