

Submission on the Arrowtown Design Guidelines

David Clarke- dwclarke@xtra.co.nz

Personal submission

I have been involved in heritage protection and civic affairs in Arrowtown since 1989 and in the development of the Arrowtown Guidelines since 2003. The 2003 community planning workshop called for their introduction to guide development in the Arrowtown Historic Management Zone (both residential and the CBD). The premise for their development was that the older parts of Arrowtown have heritage, character and amenity that residents and visitors really enjoy and appreciate. These attributes needed to be protected from insensitive development, planting, and infrastructure. The guidelines were to apply to both the public and private domain, so that council were also expected to adhere to low level infrastructure that is part of the town's character.

The Guidelines were produced in 2006 and after going through public consultation, were adopted by Council as something to be referred to by planners, architects and owners if development was being undertaken in the 'old' town.

Since 2006 the guidelines have worked very well and most people would agree the character in Arrowtown has been retained when there could have been a very different result (due to development pressure). People accept that if you build or redevelop in the 'old town and CBD' then you develop in a certain way. This is something that is routine in heritage towns elsewhere in the world. Locally, Jacks Point and Millbrook have design controls in place.

The issue has been, how do the guidelines relate to the new town? The 2006 guidelines sought to influence those developing in the new town. They were asked to consider things like scale, materials, amenity, planting, and fences. In a lot of cases in the guidelines have been ignored and the result has been a number of large houses being built that do not reflect the Arrowtown vernacular.

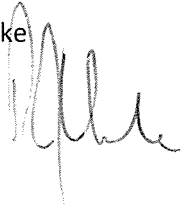
Some people might say that that big scale new development that has been undertaken just reflects a different period of development, but I also constantly hear 'how were those houses allowed to be built'. I think there needs to be a compromise, so I support the guidelines for the new town. However if they are to be relevant they need to have some teeth.

When the Council proposed mid density zoning and a public meeting was held, the consensus was against blanket mid density zoning. If it was going to be pushed by council (and it appears it is) there was a call to upgrade the Design Guidelines to include all the new town with specific reference the mid density zoning. This is what we have before us now. However if you have a single lot and want to build or redevelop on that lot there is no requirement to adhere to the guidelines. For this reason they are toothless and for most of the new town, nothing will change. I would sooner have no mid density and infilling in the new town low density residential on a case by case basis, taking into consideration scale, character and amenity of any such intensification. This would require a review panel, similar to the Arrowtown Planning Advisory Group that currently vet development in the 'old town'.

Many say Arrowtown is full- why do we need to keep pushing people into the town to the extent that it will be detrimental to what people hold dear? I think there can be some infilling but there is a finite number and it needs to be done well.

In conclusion I support the 2016 guidelines being used across the whole town. The 2006 guidelines have worked very well to control planning in the historical Town but for the 2016 guidelines to be effective across the whole town then I think development, wherever it takes place in the town, needs to be vetted using the guidelines.

Regards David Clarke

A handwritten signature in black ink, appearing to read 'David Clarke', written over the printed name.