

Details of submitter28

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Submitter Details

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Wishes to be heard:

- ☒ Yes
☐ No

Are you a Certain Person:

- ☐ Representing Public Interest
☐ Having Special Interest
☐ Local Authority

Certain Person Comment:

Submission

Consultation Document Submissions

Original Submitter:

Original Point:

- ☒ Support
☐ Oppose

The reasons for my support or opposition are

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The reasons for my support or opposition are

I oppose the combining of the Old Town and New Town Guidelines. This has resulted in the weakening of the Old Town guidelines and creates confusion in how they have been reorganised from the 06 Guidelines. It 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

I seek that the following

THat the document is reorganised to separate out the Old Town residential zone (as per the 06 Guidelines) and have separate guidelines for MDRZ and LDRZ

Attached Documents

File
Arrows-town Design Guidelines - 2016

COMMENTS ON DRAFT 2016 ARROWTOWN DESIGN GUIDELINES

These comments are divided into:

1. Overall comments and
2. General comments

Overall comments

The first chapters of the revised document work well ie

- Introduction
- Heritage and character
- Town Centre Design Guidelines

4 Old Town New Town Residential areas Guidelines

While there is logic in attempting to combine the Old town and New town it has created some confusion and importantly has weakened the DG for the Old Town. Chapter 4 seems muddled and confused and is the result of attempting to cobble together/amalgamate aspects of the 06 Guidelines and as a result doesn't work.

Combining the two has also given the perception that cottage buildings and features of the AHRMZ are intended/enforced across the whole of the town (which is not the case) but can be interpreted that way due to the layout and way it is presented in 016 draft. Some of the criticism from the public meeting that the Guidelines were trying to enforce cottage style buildings in the new residential areas results from the combining of the old and new town residential guidelines (even though it is made clear in the document that following the character of the old town is less important further way from the old town boundary)

In addition some of the guidelines for the old town are not applicable in the new residential areas. ie Site planning and design appropriate to the old town is not applicable to the new town and mostly cannot be achieved eg spaciousness as a key characteristic of the old town cannot be achieved especially for MDR. Similarly settlement pattern is a characteristic of the old Town (which possibly could be incorporated in new development for both the old and new town).

The old town would be better left stand alone in my opinion.

Also confusing is that features that are characteristic of the old town eg Churches and church grounds have been included under General Guidelines and in this location is out of context.

There are other examples out of context under General Guidelines eg (4.9) spaciousness and (4.10) the streetscape.

Suggested solution

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. Then have a section devoted to the Old Town (so that its guidelines remain strong and clear to owners/developers in that zone) and a separate section for the MDRZ and LDRZ.

Guidelines need to allow for development/evolution of new building styles in the new town (as has happened up to now eg crib era, but the key characteristics they should retain are scale and modular, or broken up forms (to avoid McMansions). There are also some key elements such as encouraging hedging and trees that can help achieve a degree of cohesion of the old and new town.

Therefore suggest Chapter 4 start with:

General Guidelines (Old and New Town Residential Areas) ie elements that make up the character of Arrowtown and relevance to the whole town ie sets the scene for the residential section.

- Settlement pattern (street layout, Lot size, and pattern)
- Views and Vistas
- Spaciousness and simplicity
- Churches and Church Grounds
- New section on buildings (but reference to Old Town section for more detail)
- The streetscape
- Pedestrian Networks
- Existing Vegetation
- Hedges fences, walls and gates
- Structure Trees
- Native vegetation
- Vegetation: Plant Material
- Paving surfaces and material
- New Trees and planting
- Utilities, signs and structures
- Reserves and Parkways

Old Town Guidelines should be stand alone and separate

- Conserve heritage character
- Site planning and Design
- Existing buildings and new construction
- The Cottage and Shed building Types
- Parking Driveways and Garages
- Openings
- Construction and materials
- Colour
- Possible Variations

This format would help avoid criticism that the Guidelines appear to be intent on making cottage style buildings apply to the whole town when that is not the case.

New Town (MDRZ and LDRZ)

- Introduction/general discussion
- Redevelopment, Upgrade and New Subdivision

- Site Planning and Design (includes parking and driveways)
- New Construction
- Reserves and Parkways
- Private boundaries with Reserves and Parklands

Add discussion on possible styles and is not the intent of Guidelines to stifle new evolution of new design styles.

Reference General Guidelines for landscape component applicable to MDRZ and LDRZ ie structure trees, hedges, paving materials etc (rather than repeat again)

Effect of Guidelines on LDRZ

It was hoped that the 2016 version of the DG would be able to have more effect on the LDRZ as the 06 Guidelines were largely ineffectual in this zone and much of what has been developed is 'could be anywhere.'

The same situation will apply to the revised Guidelines. The question needs to be addressed should the Guidelines for LDRZ be enforced through District plan processes as for other zones?.

Issues not addressed and/or need further work

Section on MDRZ is good as far as it goes but doesn't provide guidelines that deal with for example:

- shading (and importance of design to maximise sunlight)
- stormwater (given stormwater is to ground in most areas of Arrowtown – may not be appropriate with medium density?). Also swales and no kerb and channel may not work for higher density.
- parking. Probably 2 cars minimum per house. How will parking be handled.

General comments /corrections/typos

Neighbourhoods - add Issues/Threats (instead of just threats) in this section

2.3.3.2 add under Threats - add lack of a footpath

Plan 20 new buildings in PO Development shown as heritage buildings –delete
p54 – photo of historic cottage out of context in Town Centre Guidelines

- 3.4.5 (g) Delete Lighting will be required in Arrow Lane ie lighting has been installed
- (h) willow trees have been removed from Arrow Lane
- (i) Delete powerlines underground (done)

3.5 Capital G for Buckingham Green

p59 Thompson St photo out of context.

3.6.1 (a) Replace Do not use with Avoid

3.7 – para3 Delete 'all' of this species with 'some of these species

3.8.1.1 (d) delete 'plant willows behind the Bus Park to decrease its dominance' ie planting done.

MDRZ and LDRZ - Figure 5 correct spelling of component

4.8.2.3(b) correct spelling of 'element'

Philip Blakely
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August 16, 2016