

A RROWTOWN DESIGN GUIDELINES

1 INTRODUCTION

1.1 PURPOSE OF THE GUIDELINES

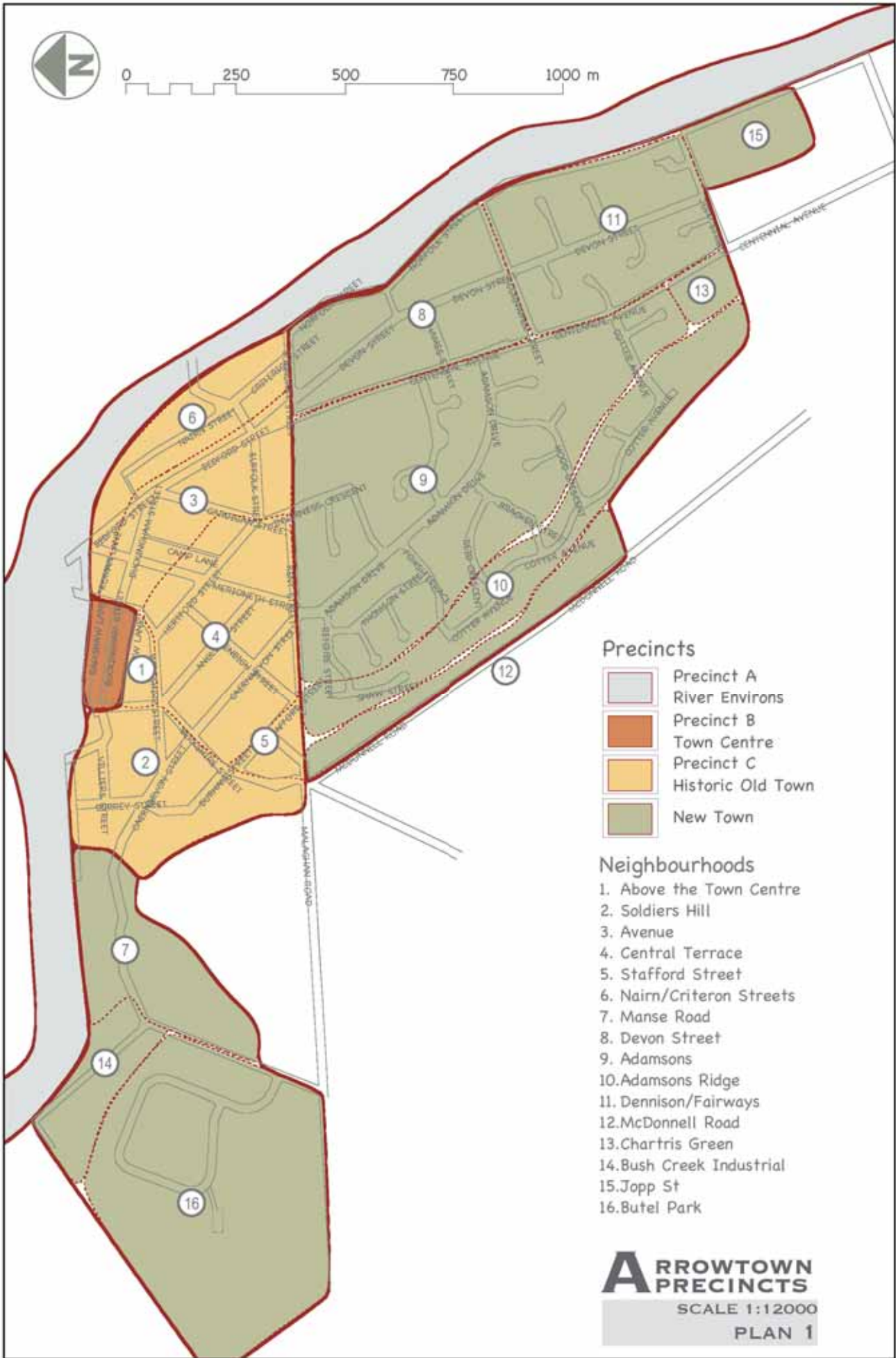
These guidelines have been developed to provide assistance to the community, landowners, developers, designers, planners, Council and decision makers where restoration, alteration, development or redevelopment is proposed within Arrowtown.

The special qualities and historic character of Arrowtown are well recognized and valued by the community. Two Arrowtown Charrettes (Community Planning Workshops) have focused on identifying and protecting this heritage. The Queenstown Lakes District Council has included discussion and provisions in the District Plan for the purpose of retaining and enhancing heritage values. The 2003 Arrowtown Workshop called for the analysis of the Town Centre and Historic Residential heritage character and the provision of guidelines to assist interpretation of the District Plan, decision making and encourage appropriate design solutions throughout Arrowtown.

The primary aim of these guidelines is to reinforce and provide more explicit ways to achieve the aims of the Community and Council's District Plan. The guidelines address both private land and public land as the development and management of both play a major role in contributing to the qualities of Arrowtown.

1.2 AREA COVERED BY THE GUIDELINES

The guidelines cover the whole of Arrowtown, with a focus on the well-recognized historic town centre and early residential area. They include recommendations for 'new' Arrowtown showing ways to achieve cohesiveness throughout the town and also extend to the Arrow River and its environs, which is an integral part of Arrowtown.





The town has been divided into four broad areas on the basis of common characteristics or function. There are three areas for Old Arrowtown. These are described as Precincts. More recent areas of development are referred to collectively as the New Town as opposed to a precinct as they do not form a single cohesive entity.

The term 'New Arrowtown' or the 'New Town' has been adopted from the Arrowtown Workshops and refers to those areas of residential Arrowtown which predominantly reflect post 1950's development.

The four areas are:

Precinct A: The River Environs
Precinct B: The Town Centre
Precinct C: Old Town Residential
The New Town

See Plan 1, page I-2, – showing the boundaries of these four areas.

1.3 THE PLANNING FRAMEWORK

The Partially Operative Queenstown Lakes District Plan provides a planning framework for Arrowtown. There is no intention here to repeat the District Plan provisions, however, they must be referred to when planning a development.

The District Plan identifies a numbers of zones for Arrowtown each with its set of requirements, which all owners and designers must comply with if undertaking certain types of development.

Where a resource consent is required it is acknowledged that the District Plan bestows existing use rights on property owners. This document does not over-ride the District Plan but seeks to inform and guide so that appropriate development can occur.

The areas identified and discussed in the Guidelines broadly correspond to the District Plan Zones with three exceptions. These are; the vicinity of Stafford Street and part of Nairn and Criterion Street, (which are considered to relate to historic residential Arrowtown, as opposed to the New Town), and the Arrowtown Scenic Protection Zone for which the same guidelines as for the New Town apply. See Plan IB, page I-3.

The Design Guidelines aim to protect and enhance the historic character of Arrowtown and reinforce the District Plan provisions. They provide guidance for all projects that have

either individually or collectively the potential to enhance or degrade the character of Arrowtown, irrespective of project size or whether or not resource consent is required. If it is covered in the guidelines then it is important to historic character management and protection. Every individual owner has a role in protecting the historic character of a place.

Not all issues that may arise can be anticipated in this document however the principles outlined will provide the guidance to address new issues.

1.4 SCOPE OF THE GUIDELINES

The guidelines begin with a brief overview of the historic origin and development of Arrowtown. This understanding of the formative years of Arrowtown's heritage provides the fundamental basis for the protection of this heritage.

Key design principles for Arrowtown and ways to care for and enhance Arrowtown's heritage are considered in the guidelines.

Specific guidelines are provided for the four areas within Arrowtown i.e the Old Town Precincts and the New Town. The relationship between these areas is of importance and is also discussed.

A series of schedules are provided to assist more detailed design issues such as plant and paving materials, fences and gates.

2 THE GUIDELINES

2.1 APPLICATION OF THE GUIDELINES

It is challenging to successfully achieve appropriate change or maintenance in historic areas. These guidelines aim to provide understanding and direction for making it easier to meet these goals.

2.2 KEY GUIDING PRINCIPLES

There are key principles that need to be observed, respected and given precedence if the goals and objectives for retaining Arrowtown's heritage values are to be met. These are:

The Arrowtown Story

Arrowtown has its own specific identity, which differs from all other towns. What goes or is right for other towns may not be right for Arrowtown. Solutions for Arrowtown come from understanding Arrowtown.

Low Key, Rural, Small Scale

The low key small-scale rural simplicity arising from Arrowtown's development as a remote mining town, is central to the town's heritage values/character.

The Sense of Place

Arrowtown's sense of place comes from its natural setting, and its remaining heritage fabric, i.e. the streets, the buildings, vegetation and other elements. Above all else the relationship and connection between heritage elements and their setting provides the sense of place.

Retain Historic Features and Historic Context

Arrowtown's heritage features and historic character have already been depleted. It is vital to understand what remains and retain and enhance all aspects.

Projects, Irrespective of Scale must be Compatible (in character) with Historic Features and Context.

Projects (new, upgrades or maintenance) whether a footpath, a fence, vegetation, or a new building must be compatible with Arrowtown's historic features and context.

2.3 THE GUIDELINE FORMAT

The design guidelines for each topic addressed are set out in the following sequence.

- 1 The explanation provides a summary of supporting historic information, discusses issues and concerns and broadly identifies the desired outcome(s). This provides the basis for all guidelines and should be read in conjunction with the guidelines.
- 2 A guideline statement(s) presents/summarizes the design outcome(s). The guidelines are denoted by G .
- 3 Specific implementation guidelines, with on occasion supplementary explanation, are listed as 1,2,3... and guide achievement of the guideline statement/desired outcome.
- 4 Lists to guide design detail are included eg. for walls, paving, fences and plant materials in Appendix I. These are referred to in the guidelines, where applicable.
- 5 Photographs, sketches or drawings are used to illustrate points, develop understanding and/or clarify the intent of the guidelines.

A typical example of the format is provided on the opposite page.

B 11 STREET FURNITURE

Street furniture including rubbish bins, seats, light standards, and picnic tables are features of contemporary life in Arrowtown, however not all were present historically. It is important that the character of new elements does not contradict the historic character of the town.

GUIDELINES

G Site furniture must be simple in design, well placed and satisfy a real need.

- 1 All street furniture including seats, and rubbish receptacles should be simple, and appropriate to the historic context of a mining town.
- 2 Limit street furniture to where there is a real need to retain the uncluttered simplicity of the street character. Place furniture where it will complement historic buildings and features and not obscure or detract from.
- 3 Avoid ornate designs that would misrepresent the history of the area.
- 4
- 5 ...

The topic i.e Street Furniture and reference to the Precinct or area is denoted by A, B, C, or NT.

An explanation providing background information on the topic, together with the basis for the guideline.

The guideline statement /desired outcome.

Specific implementation of guidelines to achieve the desired outcome.

3 THE ARROWTOWN STORY

3.1 HISTORIC OVERVIEW

The early evolution of Arrowtown gave rise to its heritage resources and character and provides the foundation for heritage protection and the guidelines.

Arrowtown is known as a town 'born of gold'. Gold was discovered in the Arrow River in 1862 and shortly afterwards miners 'flooded' to the area finding substantial deposits. The initial tent camp was replaced by the town, which grew quickly to support the mining industry. Pastoral farming also became well established in the surrounding area during the mining era and when mining waned, the town continued providing supplies and services to local farmers. Being remote and isolated there was no pressure for new development and hence many of the old buildings and other features were retained.¹

Tourism has been a part of the Wakatipu since early times however, it was not until the late 1940s that Arrowtown really became part of this. From the late 1970s the town began to expand in response to both tourism and its increasing popularity as a family holiday location. The late 1980s saw a swing towards permanent residents in Arrowtown. This trend continues today along with increasing tourism.¹

Those early days in this remote, mountainous location with harsh winters along with the long arduous access limiting supplies to essential basics were tough times. This was reflected in the very simple, rural town character of Arrowtown where local materials, the local skill base and individual resourcefulness were key ingredients in the development of the town and were important influences in the creation of Arrowtown's heritage character. This character has survived due to the town's slow rate of change/development up until the 1970s. Together with the buildings, the non-perfect, and at times semi-wild nature of areas provide the age, the patina, the ever-precious sense of timelessness, which relates Arrowtown to its origins and is integral to retaining the town's heritage.



Arrowtown c.1880, Lakes District Museum.



Arrowtown 1910, Lakes District Museum.



Arrowtown from Crown Terrace, c.1900, Lakes District Museum.

¹ Arrowtown, History and Walks. Julia Bradshaw.

Enlargement of pts of Blocks 6 and 9

Scale 2 chains to an inch



FIRST SURVEY C. 1867
FIGURE 1

A series of photographs show snapshots of the town's development in those early years. Many of the buildings, features and plantings remain and have become valued heritage. Figure 1, page I -12, shows the original survey layout (1867), which had a significant influence on the town's pattern of development for the first 90 or so years.

The town's growth from its early beginnings is portrayed over page by a series of schematic sketches, (referred to as growth rings). These growth rings show in a very broad and abstract way the type and comparative rate of development post the mining boom. Arrowtown today is valued as a tourist destination, a place to live and as a holiday destination. Its livelihood comes primarily from tourism, which is based around the town's heritage values.



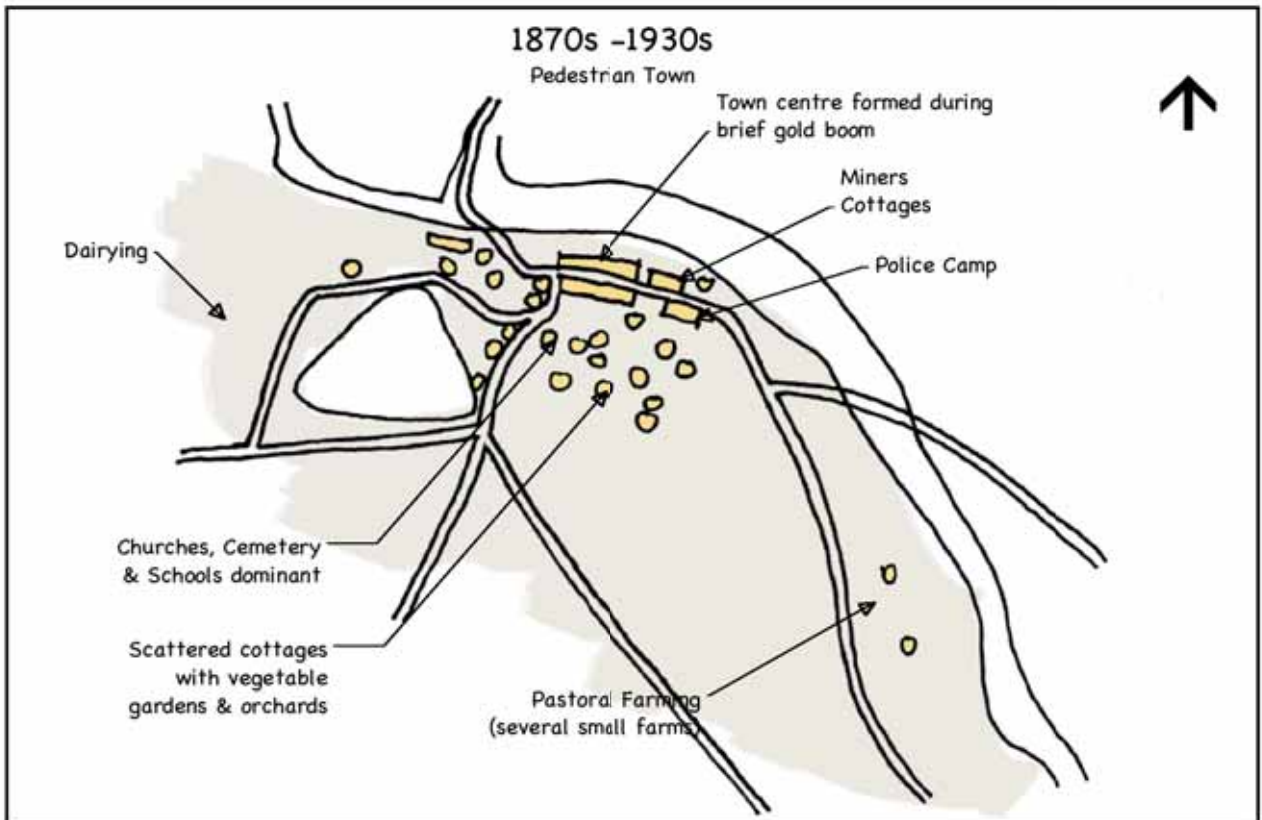
Buckingham Street, Lakes District Museum.



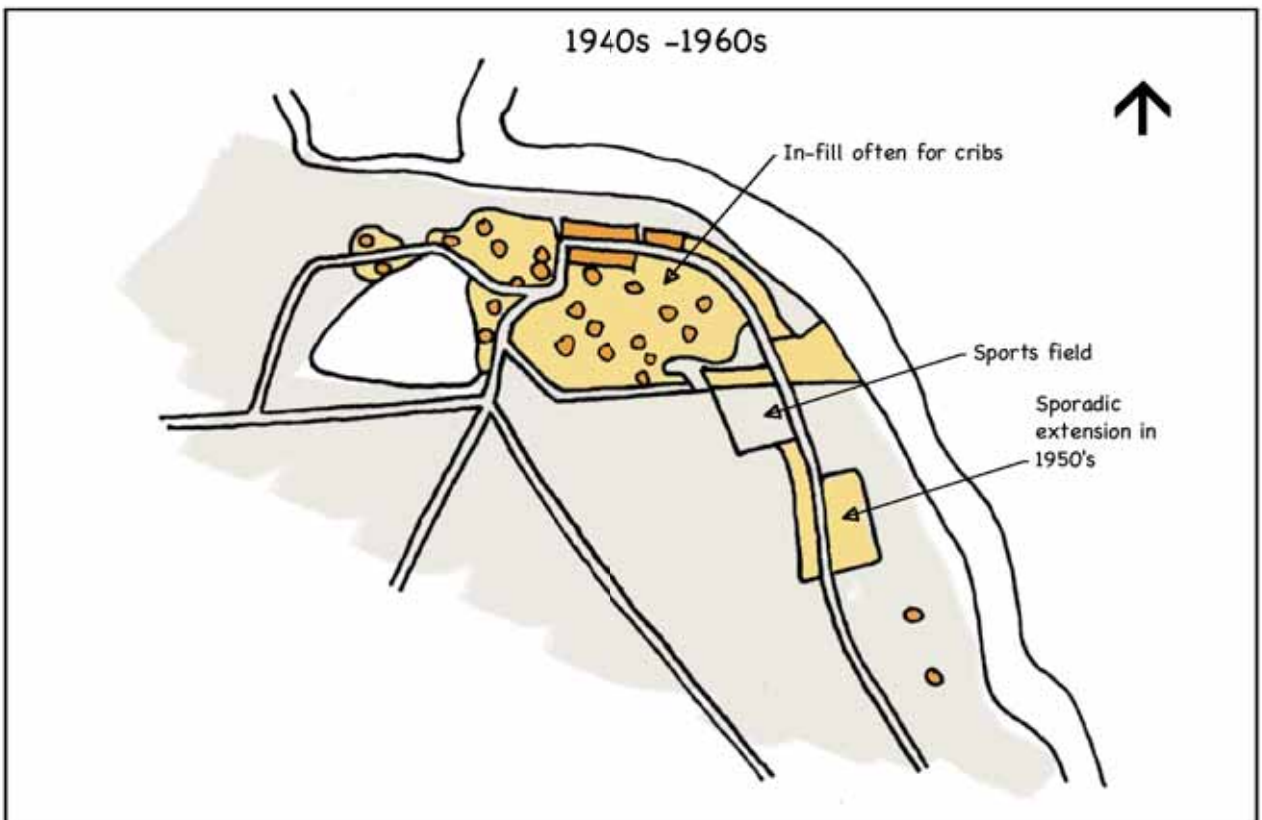
Arrowtown from Feehly's Hill c.1875. Lakes District Museum.

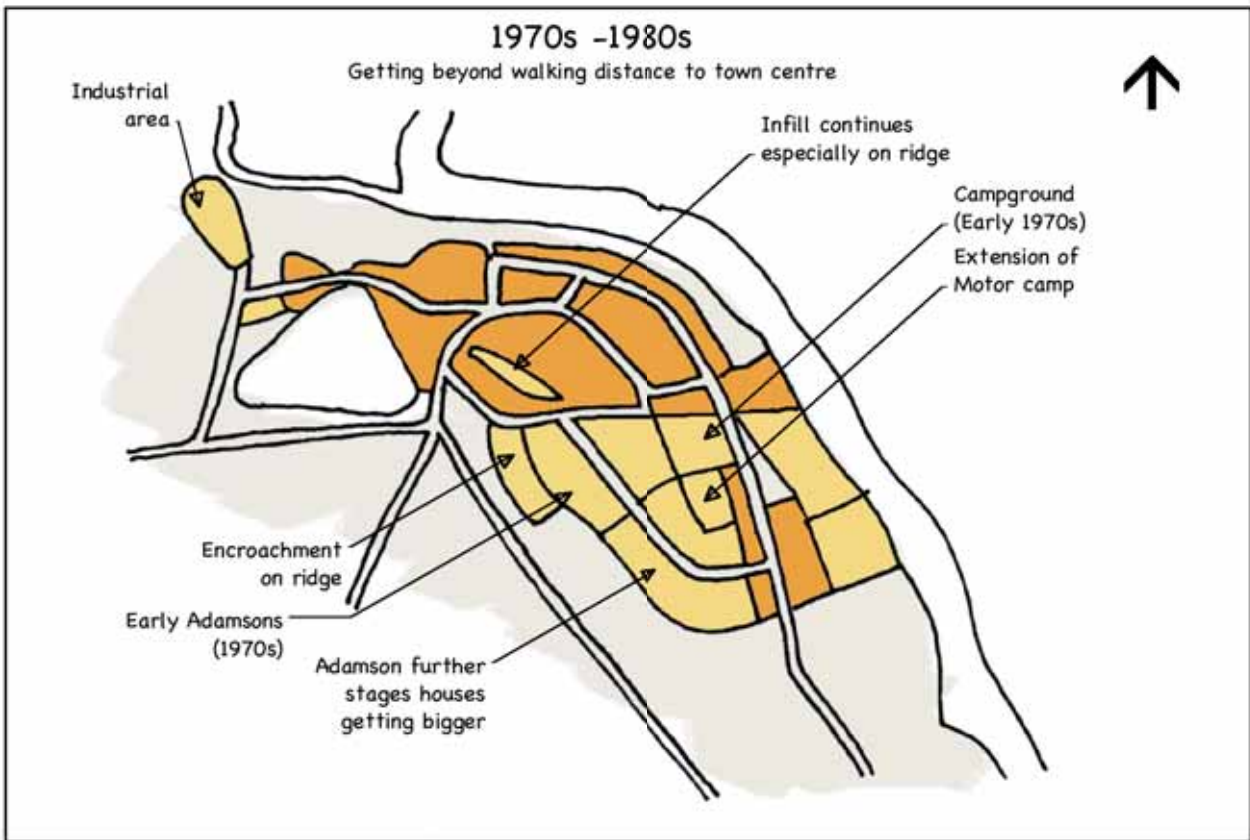


Buckingham Street c.1905, Lakes District Museum.

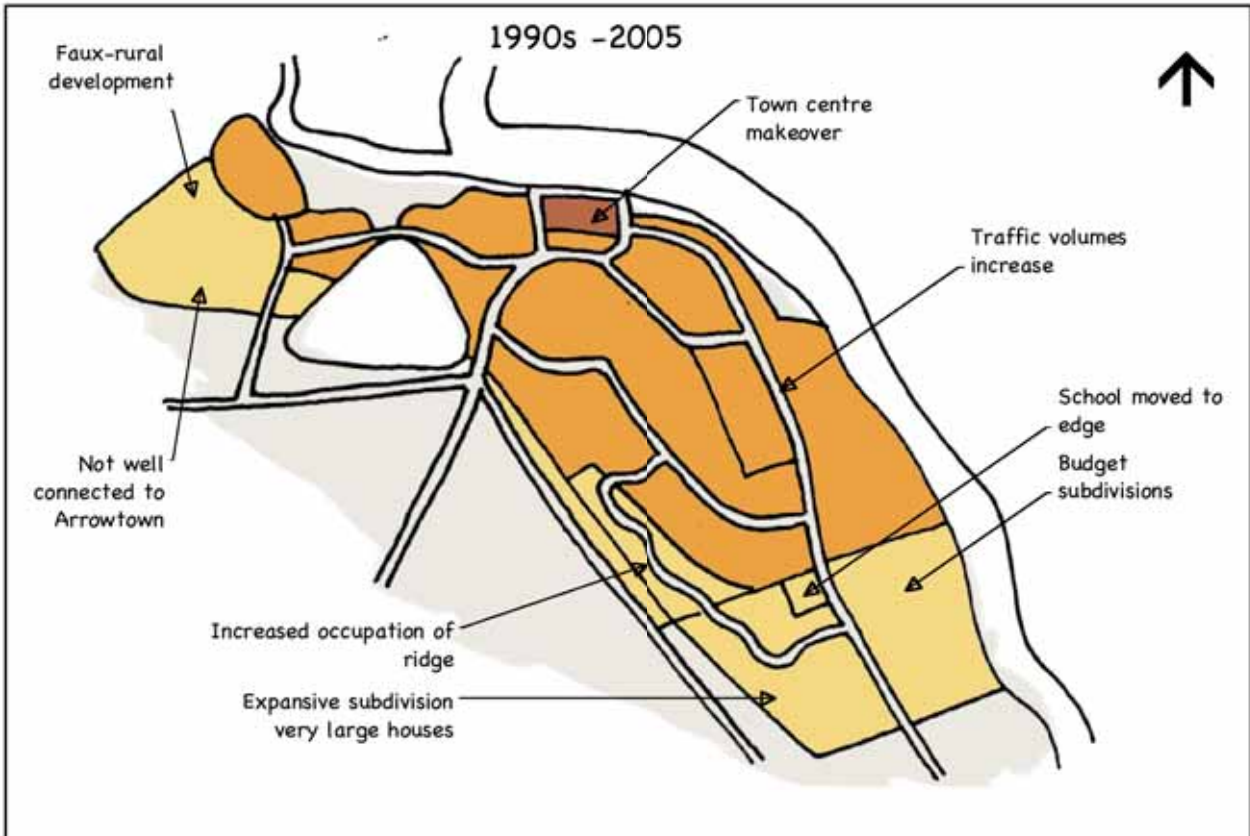


GROWTH RINGS





GROWTH RINGS



3.2 ARROWTOWN'S HERITAGE CHARACTER

The Arrowtown that is held precious by the community and visitors (local, regional national and international) is captured in the following quote from the first Arrowtown Charrette(Workshop) in 1994.

'The expressions of the early town in the historic main street and commercial buildings, tiny cottages, great trees, spaciousness, low key streets, have a cohesion. There is a sense of equality in the town rather than grand individual houses or grounds.

A town at home in its locations, with buildings arising from that place, in stone, cob and wood. Hugging terraces. Surfaces of earth and gravel. Vegetation in spontaneous abundance. A very green town, strongly seasonal. Beyond the cottage garden, primness spurned. Managed wildness welcomed. Naturalistic.

These characteristics are valued by the community today. They seek to retain the low key, the spacious, the age, the trees, the wildness, but also the life. They wish it to remain discretely tucked into a corner, a surprise. Yet not a town frozen in the past. A living ever-changing town that respects and celebraes it past. A town not needing to titivate and seek grandeur. A town wanting honest expression of its place and its past'.²

This is the Arrowtown that we need to treasure, foster and care for with great sensitivity. It is fragile like a finely spun spider web. The smallest changes can take away something that was valuable and supportive to the whole until what remains are just bits and pieces, fragments with little relationship to each other.



Buckingham Street c.1880, Lakes District Museum.



Buckingham Street 1905, Lakes District Museum.



Residential Arrowtown, 1903, Lakes District Museum.

² Arrowtown Charrette 1994, page 7.