

7 NEW TOWN

The Arrowtown Community Workshops i.e. Charettes identified a strong community desire for there to be a relationship, a visual cohesion and connection, between Old Arrowtown and the newer residential areas of Arrowtown. i.e. the New Town. Listed outcomes from the 2003 Workshop included the requirement for the preparation of a design guide to assist development in the New Town link with the old Arrowtown identity. This guideline is seen as the first step towards achieving this.

7.1 INTRODUCTION

The New Town includes all residential areas beyond the Old Town Residential Area.

Up until the late 1960s the extent of Arrowtown was essentially the old residential Arrowtown together with some crib development along Centennial Avenue and the river.

The 1970s saw the first stage of a series of subdivision developments. This development has continued until today, 2006. Initially subdivision was primarily for the purpose of holiday homes. The late 1980s saw a swing towards more permanent homes and in 2006 almost all new houses are for permanent residents. In addition permanent residences are replacing some of the old holiday homes either by remodelling or demolition.

With this rapid change, the majority of the New Town bears little relationship to the Old Town. If one disregards the setting when entering Arrowtown, (in particular from Centennial Avenue) one could be in a new residential area anywhere in New Zealand.

The District Plan deals with this newer part of Arrowtown under the same provisions, (i.e. Low Density Residential), as for other new residential areas in Queenstown Lakes District, with the exception of the Arrowtown Scenic Protection Zone, which broadly covers development on the western escarpment above, and including McDonnell Road. See Plan 11B, page NT-5.

These guidelines for the New Town have been prepared to encourage opportunities to be taken to develop and strengthen links to the historic core of the Town.



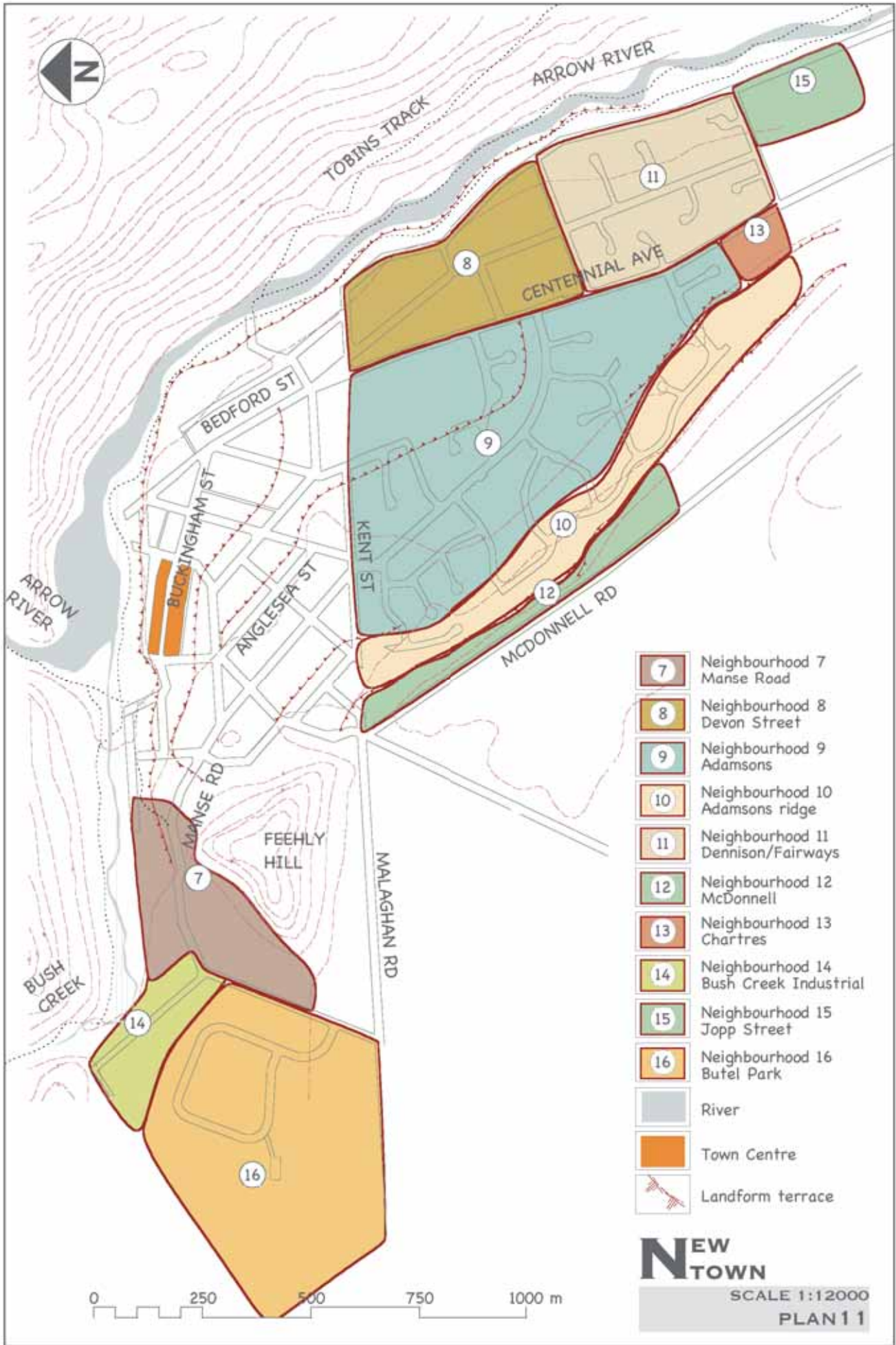
Shaw Street



Housing – Fairways subdivision.



Footpath – Adamsons Drive



7.2 NEIGHBOURHOODS

The New Town consists of a number of neighbourhoods (as for Old Town Residential). A neighbourhood is an area, which has an identity of its own within the greater New Town.

The same general guidelines apply to the majority of neighbourhoods within the New Town. Where there are distinctive characteristics within individual Neighbourhoods these are discussed.

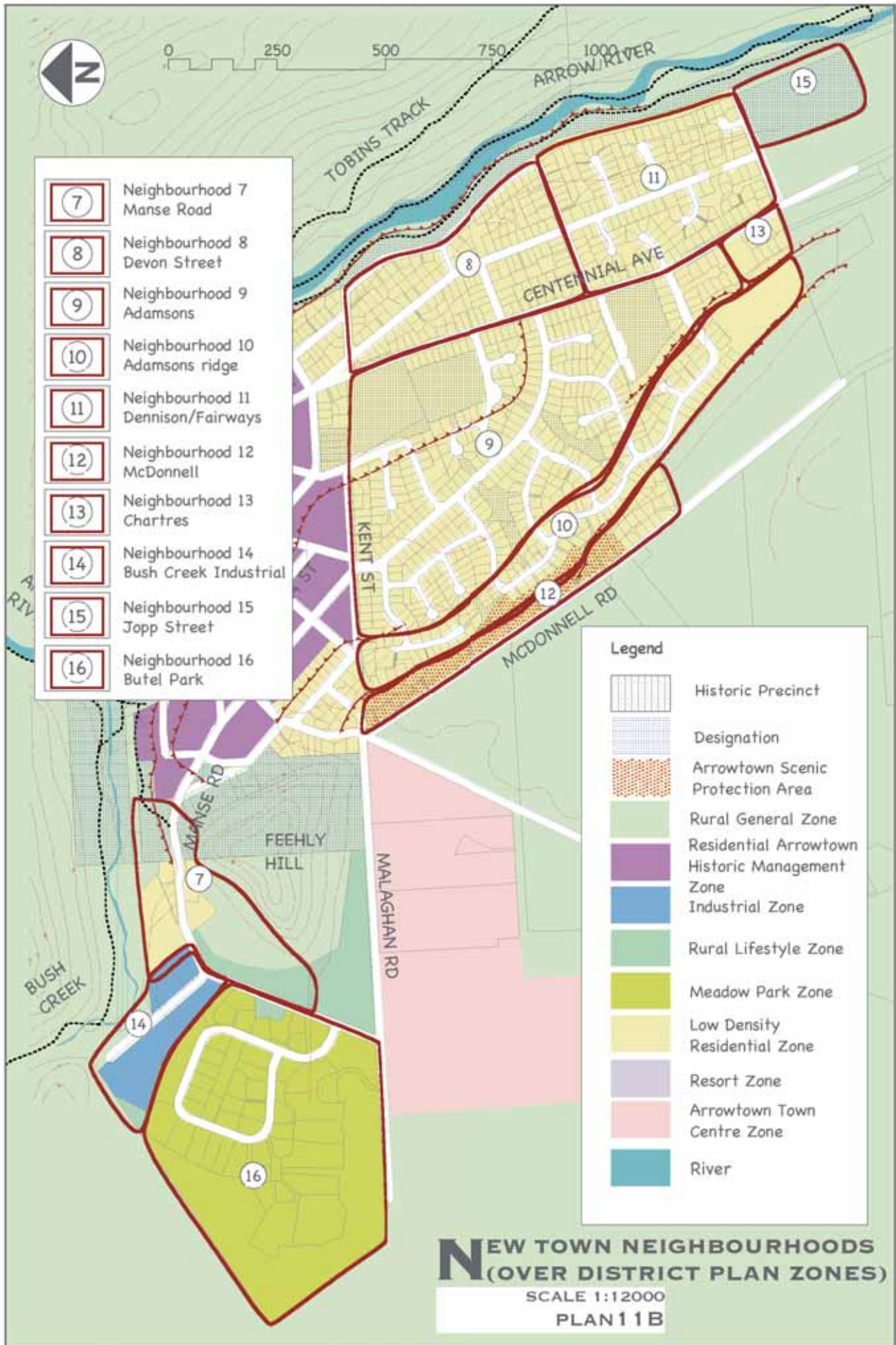
The Neighbourhoods include

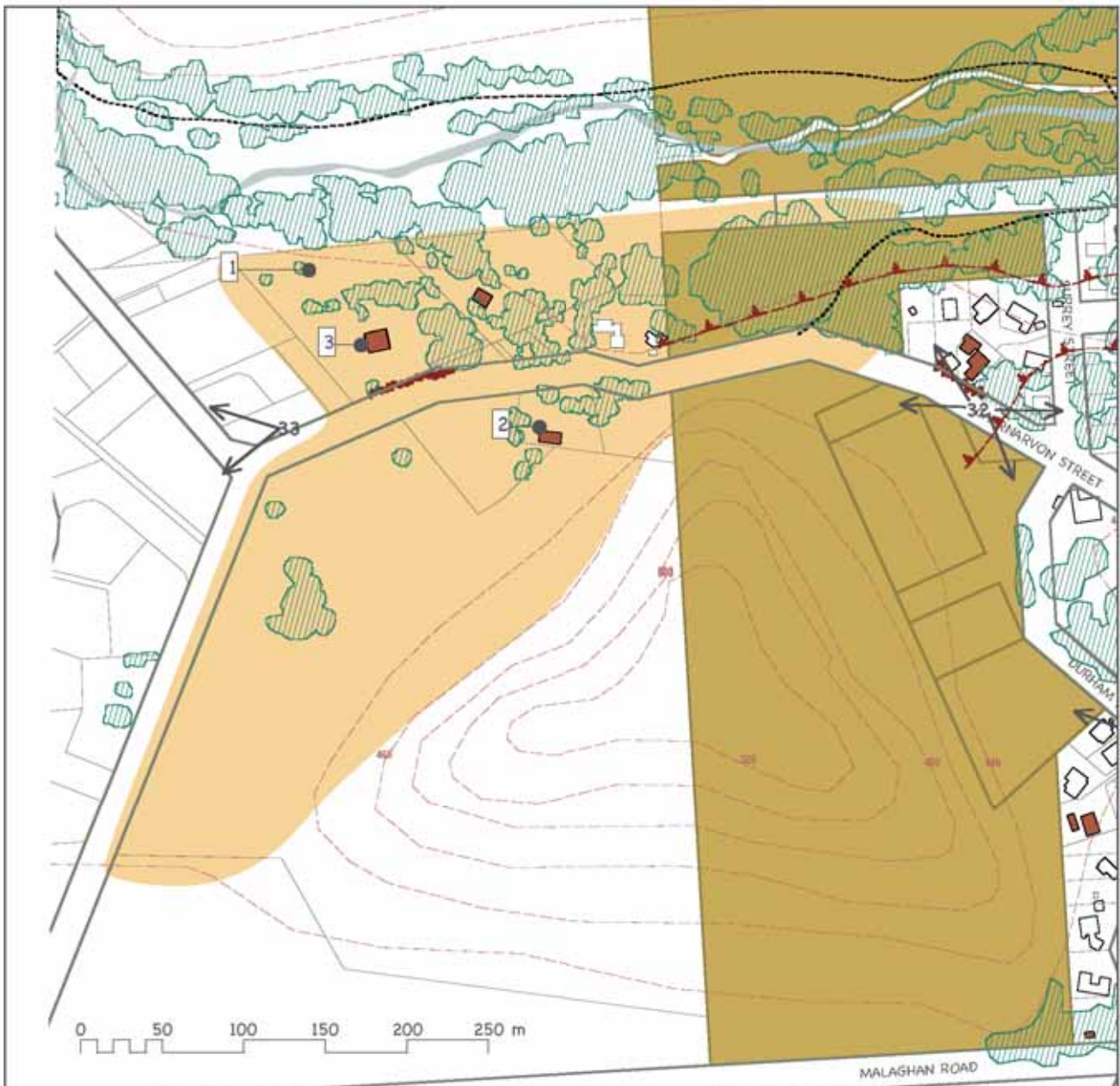
- Neighbourhood 7 Manse Road
- Neighbourhood 8 Devon Street
- Neighbourhood 9 Adamsons
- Neighbourhood 10 Adamsons Ridge
- Neighbourhood 11 Fairways / Dennison
- Neighbourhood 12 McDonnells Road
- Neighbourhood 13 Chartres Green
- Neighbourhood 14 Bush Creek Industrial
- Neighbourhood 15 Jopp Street
- Neighbourhood 16 Butel Park

See Plan 11, opposite page.

NEIGHBOURHOOD DESCRIPTIONS

A brief description of each neighbourhood is provided together with an individual neighbourhood plan, which delineates the areas and shows important characteristics.





Historic Buildings & features
 (As listed in the District Plan, March 2006)

1. 366 Presbyterian Manse 51 Manse Road
2. 352 Curries Cottage Manse Road
3. 269 Greek Fir (*Abies cephalonica*) "The Old Manse" Manse Road Identified by Kew (London) as a rare variety of the species

Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Hedge
-  Building
-  Historic Building
-  Significant Vista
-  Landform terrace



NEIGHBOURHOOD 7
MANSE ROAD
 SCALE 1:4000
 PLAN 12

NEIGHBOURHOOD 7: MANSE ROAD

This neighbourhood includes the northern toe slope of Feehly's Hill and the area between Manse Road and Bush Creek. While this area is not within Old Town Residential it includes some similar characteristics such as historic settlement (eg the old manse and stables and historic trees). The lots are generally large and spacious and those bordering Bush Creek have a wild 'concealed' character. Hawthorn hedges, stonewalls and the generally treed nature is part of the character of this area.

Light industrial activity is encroaching into this neighbourhood especially at the western end.

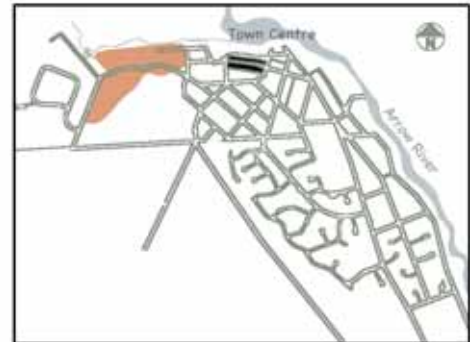
The separation from Arrowtown by the cemetery saddle is important.

Views Shown On The Neighbourhood Plans

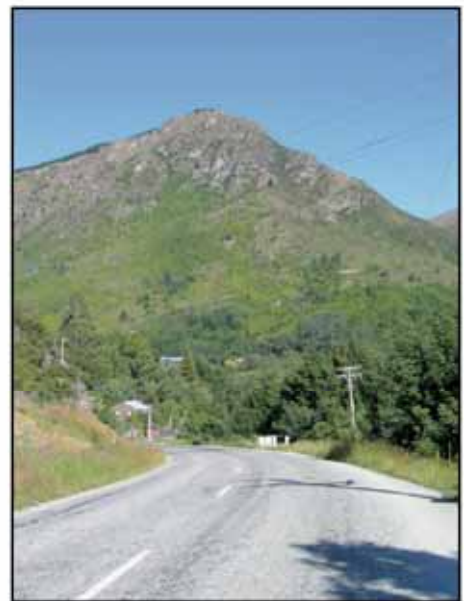
- 32 View from ridge looking southeast over the town.
- 33 Views to Mountains.

THREATS

- Dense or out of scale buildings or developments.
- Loss of the treed character.
- Increased traffic flow.
- Development which threatens the feeling of separation between Manse Road and Old Town Residential.



Location Plan



West along Manse Road



East along Manse Road



Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

**NEIGHBOURHOOD 8
DEVON ST**

SCALE 1:3500

PLAN 13

NEIGHBOURHOOD 8: DEVON STREET

Located between Centennial Avenue and the river, this area's development pre-dates the 1970s. Originally small-scale cribs it now includes permanent residences and has seen some re-development. This area was surveyed at the same time as Old Town Residential, (1867), and the street and section pattern is more akin to old Arrowtown Residential. Mature trees are a feature.

Norfolk Street is low key and fronts onto the river reserve.

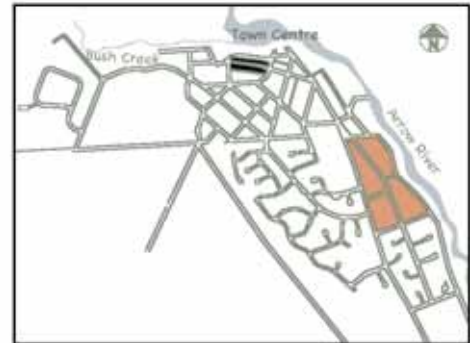
Recent street works in Devon Street have destroyed the relationship this street had with Old Town Residential. The narrow carriageway and grass verge have been replaced with an excessively wide street, dominated by asphalt and kerb and this has undermined the relationship between the street and neighbourhood with the Old Town.

Views Shown On The Neighbourhood Plans

- 3 Views to Remarkables Range and Ben Cruachan.
- 5 Southern entrance to Tree Avenue.
- 4 Open views North from campground.

THREATS

- Further inappropriate redevelopment and/or upgrading of the streets.
- Redevelopment that replaces the small scale built form.
- Loss of trees and vegetation
- Increased traffic flow.



Location Plan



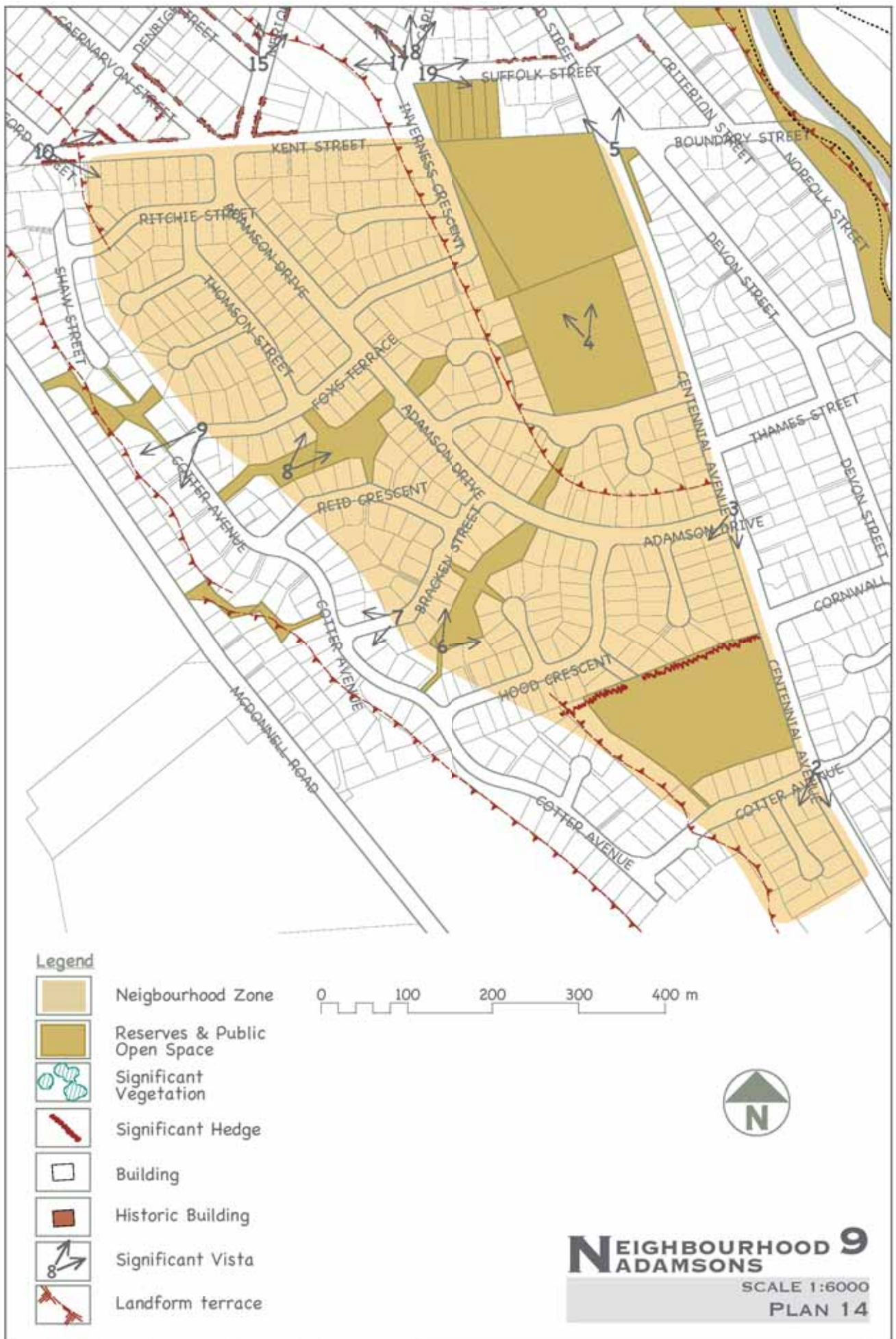
Devon St



Cornwall Street



Marcarpa hedge – Centennial Avenue



NEIGHBOURHOOD 9: ADAMSONS

Development of the Adamson subdivisions started in the 1960s and has continued in stages, for approx 40 years to progressively achieve an overall master plan. The area has been split into two neighbourhoods, Adamsons and Adamsons Ridge (Neighbourhood 10). The Adamson neighbourhood subdivisions extend from the middle river terrace (Centennial Avenue) onto the lower slopes of the ridge adjacent to the main western escarpment). This was the first stage of the Adamson subdivision development and it directly abuts the Old Town Residential.

The street pattern of the Adamson subdivisions is distinctively different to that of the Old Town Residential Area, with streets following more organic curving lines. Adamson's Drive functions as a secondary arterial road connecting the historic part of the town to the main arterial road – Centennial Avenue. Cul-de-sacs were introduced creating a new street type to become the blueprint for further expansion of the town.

Some streets in earlier stages have maintained part of the character of Old Arrowtown with narrow carriageway, grass shoulders, wide verges, trees, no kerb and channel. Other streets have elements that are alien to the character of the Old Town including planters, kerb and channel and excessively wide streets.

The first stages of these subdivisions are more established. The houses are smaller than on more recent subdivisions with vegetation and trees more advanced and reaching maturity. A system of connecting parks, which lead to the Domain, is a feature.

There has also been a dramatic change in the houses from the early subdivisions with small relatively simple holiday cribs to more substantial dwellings and large imposing residences in later years.

Views Shown On The Neighbourhood Plans

- 2 Views to Remarkables Range & Ben Cruachan.
- 3 Views to Remarkables Range & Ben Cruachan.
- 4 Campground toward Feehlys Hill.
- 6 Views from Reserve land.
- 7 View from rise in Bracken Street.
- 8 View from neighbourhood parkway.
- 9 View across Wakatipu basin from Foxs Terrace.
- 10 View East along Kent Street.



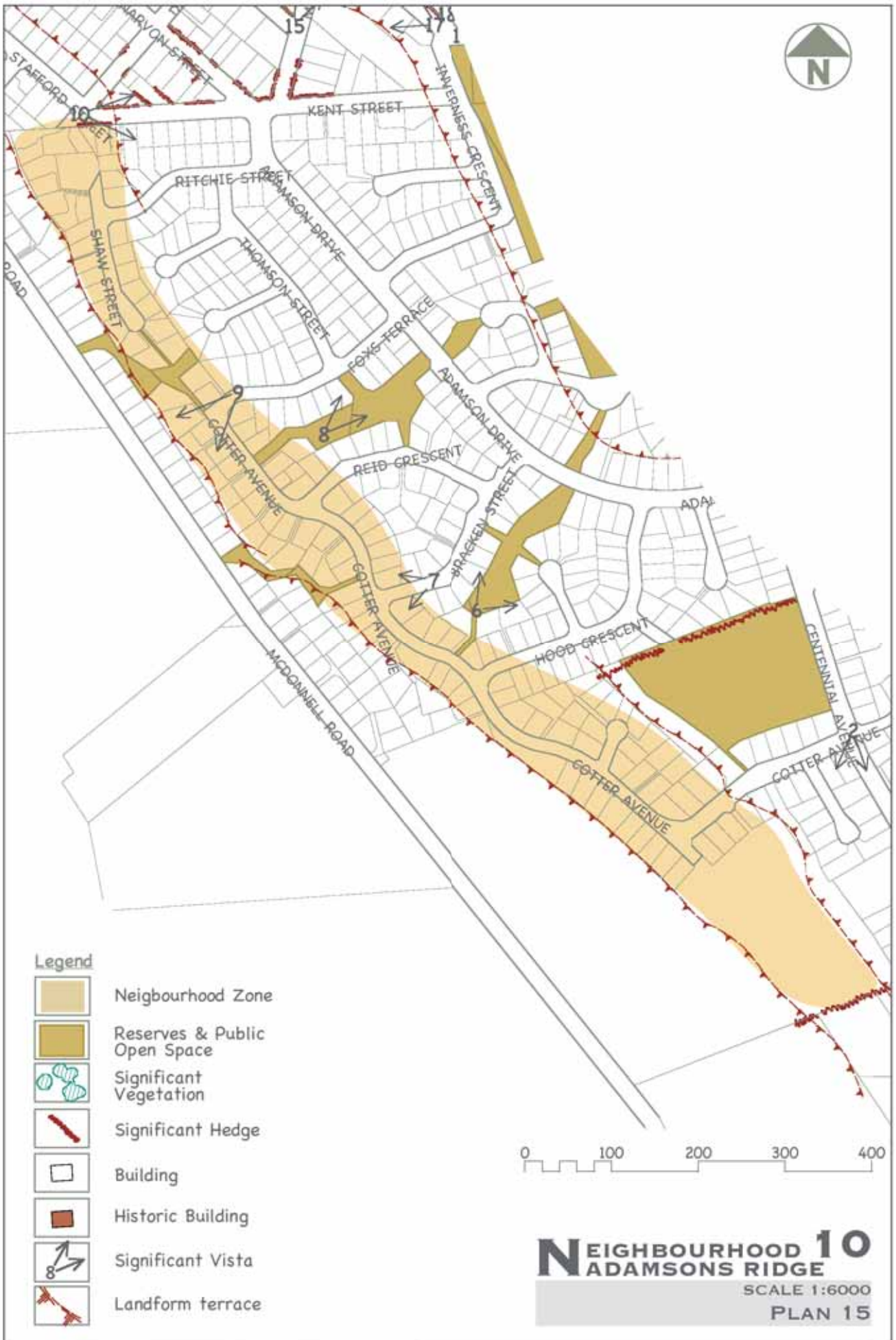
Location Plan



Pritchards Place



Thompson Street.



Legend

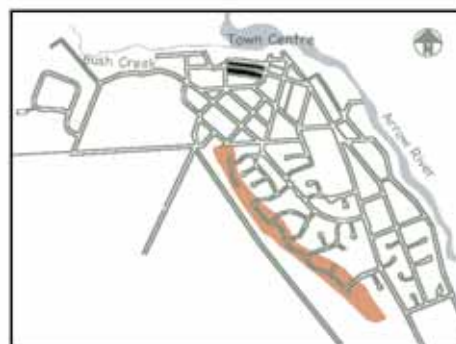
-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Hedge
-  Building
-  Historic Building
-  Significant Vista
-  Landform terrace

0 100 200 300 400

NEIGHBOURHOOD 10
ADAMSONS RIDGE
SCALE 1:6000
PLAN 15

THREATS

- Loss of trees and vegetation.
- Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.
- Replacement of the small-scale crib residences with buildings of designs that bear no relationship to the scale of the crib form. (Refer N 13 Buildings).
- Frontages dominated by paving, garages and/or tall walls.



Location Plan

NEIGHBOURHOOD 10: ADAMSONS RIDGE

Occupying the western ridge overlooking the Wakatipu Basin the Adamson's Ridge Neighbourhood extends down the face of the escarpment. There is a wide range of house and garden styles. Houses are sited and designed to maximise views with many being very large (especially at the southern end). The occasional amalgamation of two sections has resulted in very large buildings straddling both sections.

This neighbourhood contradicts every defining element for Old Arrowtown which is typified by small houses with narrow streets dominated by unified plantings and a sense of spaciousness.

Views Shown On The Neighbourhood Plans

- 2 Views to Remarkables Range and Ben Cruachan.
- 6 Views from Reserve Land.
- 7 View from rise in Bracken Street.
- 8 View from neighbourhood parkway.
- 9 View across Wakatipu Basin from Foxs Terrace.
- 10 View East along Kent Street.



Shaw Street



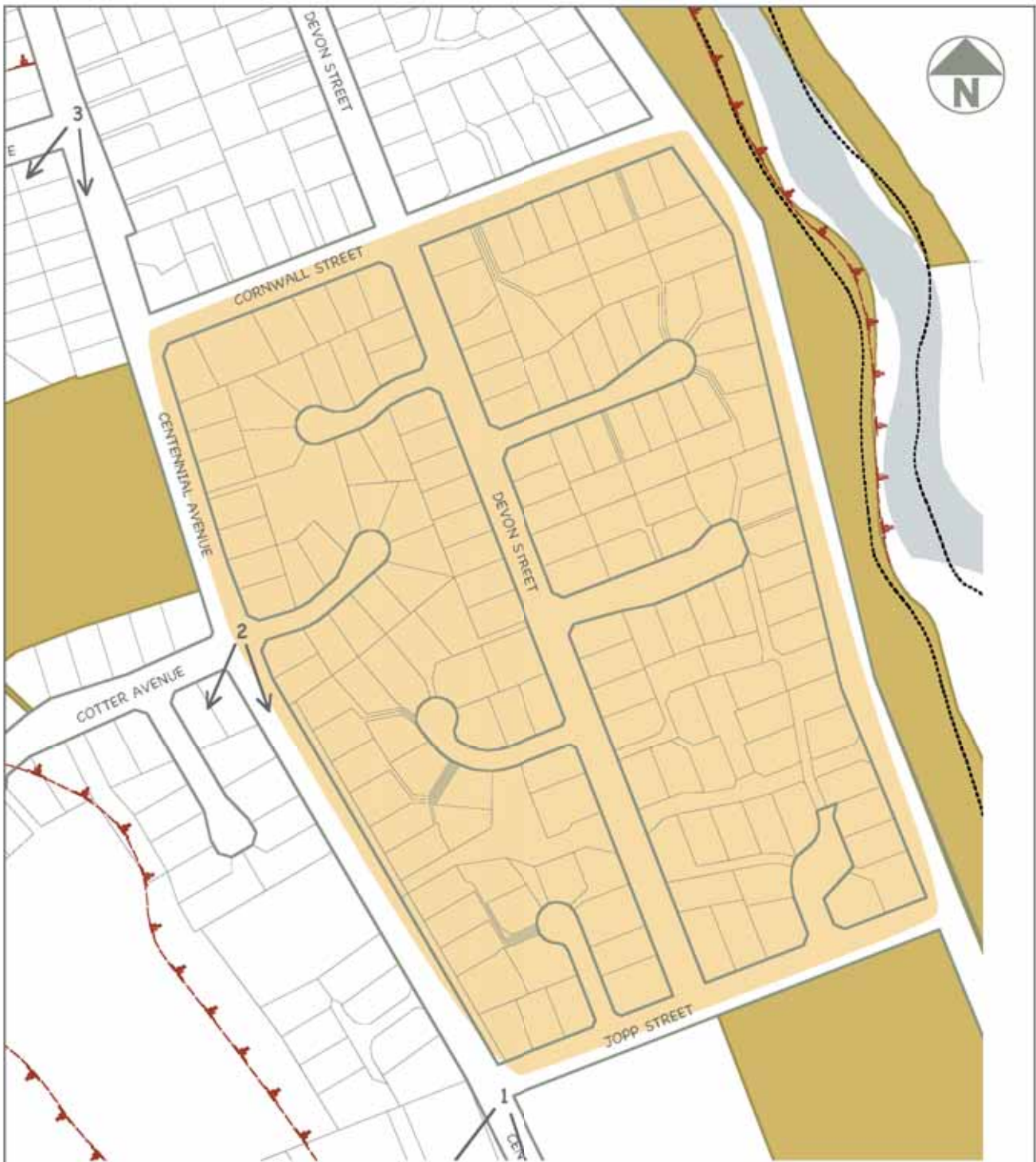
Leg in Cotter Avenue

THREATS

- Further extension along the ridge of large houses.
- More amalgamation of lots resulting in large buildings straddling two sections.



Corner Cotter Avenue and Bracken Street



Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

NEIGHBOURHOOD 11
DENNISON / FAIRWAYS
 SCALE 1:3500
 PLAN 16

NEIGHBOURHOOD 11: FAIRWAYS / DENNISON

Located adjacent to the golf course between Centennial Avenue and the river this neighbourhood includes several new subdivisions.

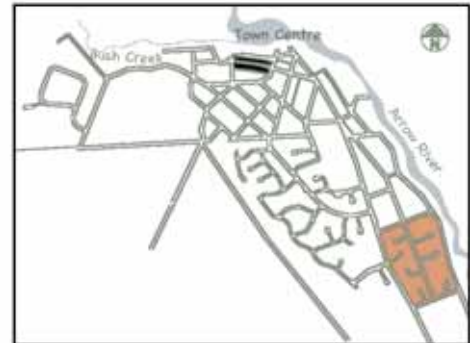
Developed from around 2000, the sections are small and buildings, roofs, high fences and hard surface dominate. Small pocket parks link through from Centennial Avenue to the river, although some linkages are too narrow and are dominated by fences. With the latest subdivision, (closest to the golf course), came the tall paling fence, which introduces a stockade appearance to this part of Arrowtown. Vegetation of any stature in these subdivisions is minimal. Few trees of stature appear to have been planted in these subdivisions compared to the Old Town.

Views Shown On The Neighbourhood Plans

- 1 Views to Remarkables Range and Ben Cruachan.
- 2 Views to

THREATS

- Replacement of buildings by larger houses.
- Increased building dominance.
- More paling or tall fences.
- Widening of streets and lack of pedestrian footpaths.



Location Plan



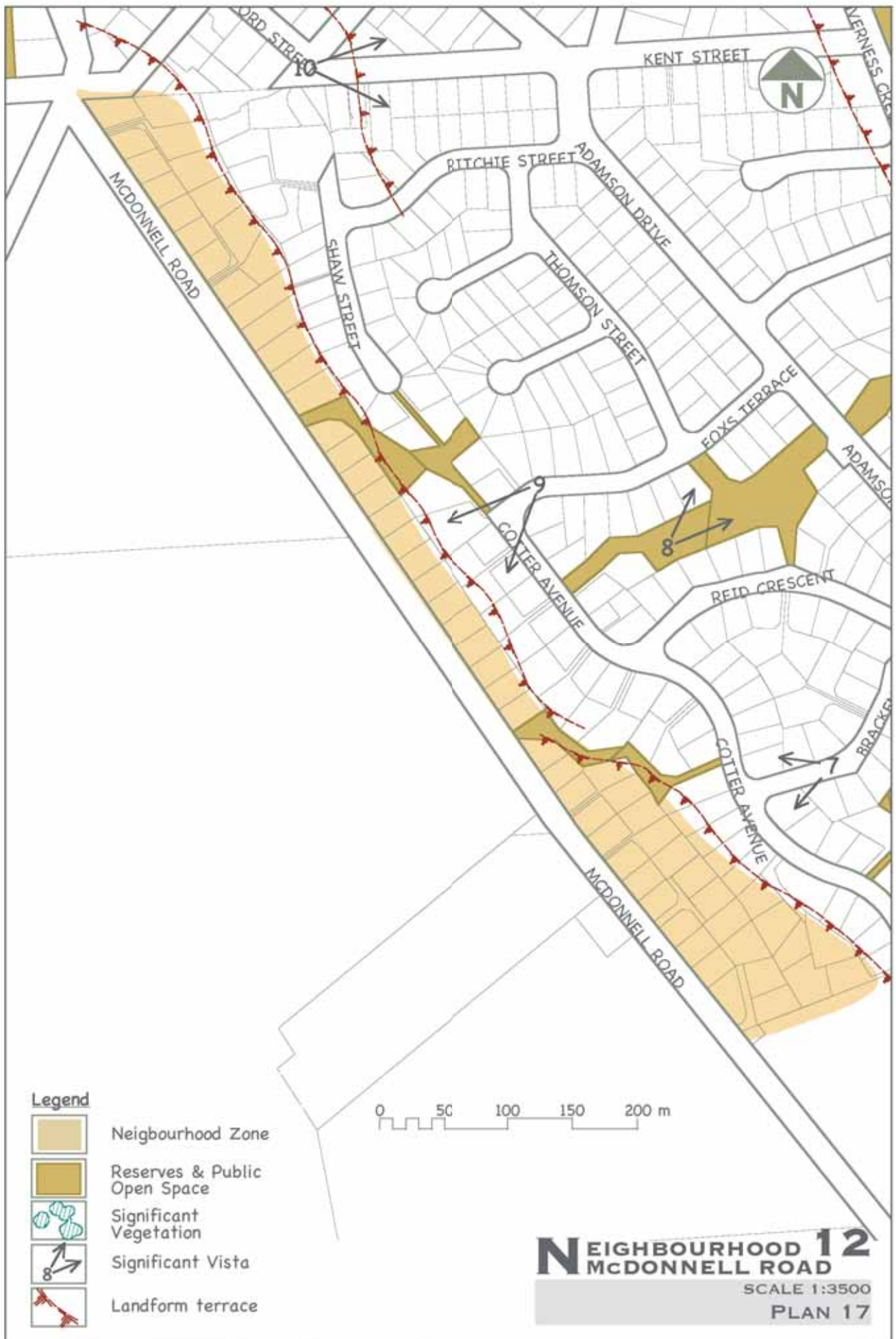
Devon Street.



Jopp Street.



Fairways Neighbourhood Park.



NEIGHBOURHOOD 12: MCDONNELL ROAD

McDonnell Road, developed from the late 1990's onwards, forms a narrow strip of housing on the flat at the base of the terrace escarpment. The houses are predominantly small on small sections.

This development does not connect well with Arrowtown. Its location and form at the bottom of the terrace escarpment contradicts the character of Arrowtown.

Views Shown On The Neighbourhood Plans

1 Views to Remarkables Range and Ben Cruachan.

THREATS

- Further extension of this neighbourhood.
- Increased dominance of buildings.
- Loss of defined urban edge



Location Plan





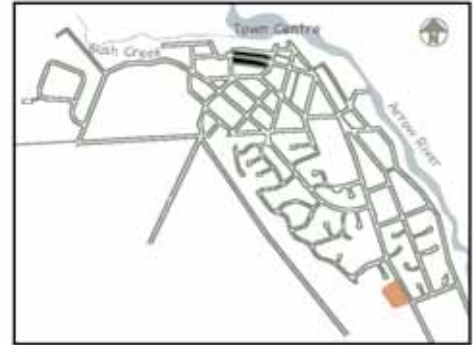
Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

NEIGHBOURHOOD 13
CHARTRES
SCALE 1:2000
PLAN 18

NEIGHBOURHOOD 13: CHARTRES GREEN

Chartres Green is a small, comprehensive, medium density development, at the southern entrance to Arrowtown. It has been designed as a single complex with small houses of similar form, repeated with minor variation. The complex has a single access from Centennial Avenue, which is essentially a private cul-de-sac and completely alien to Arrowtown. The buildings, while not particularly large, do not fit with the old Arrowtown building forms. There are a few mature trees remaining from the original homestead plantings and a hawthorn hedge defines the southern boundary. This hedge is the designated boundary for Arrowtown.



Location Plan

Views Shown On The Neighbourhood Plans

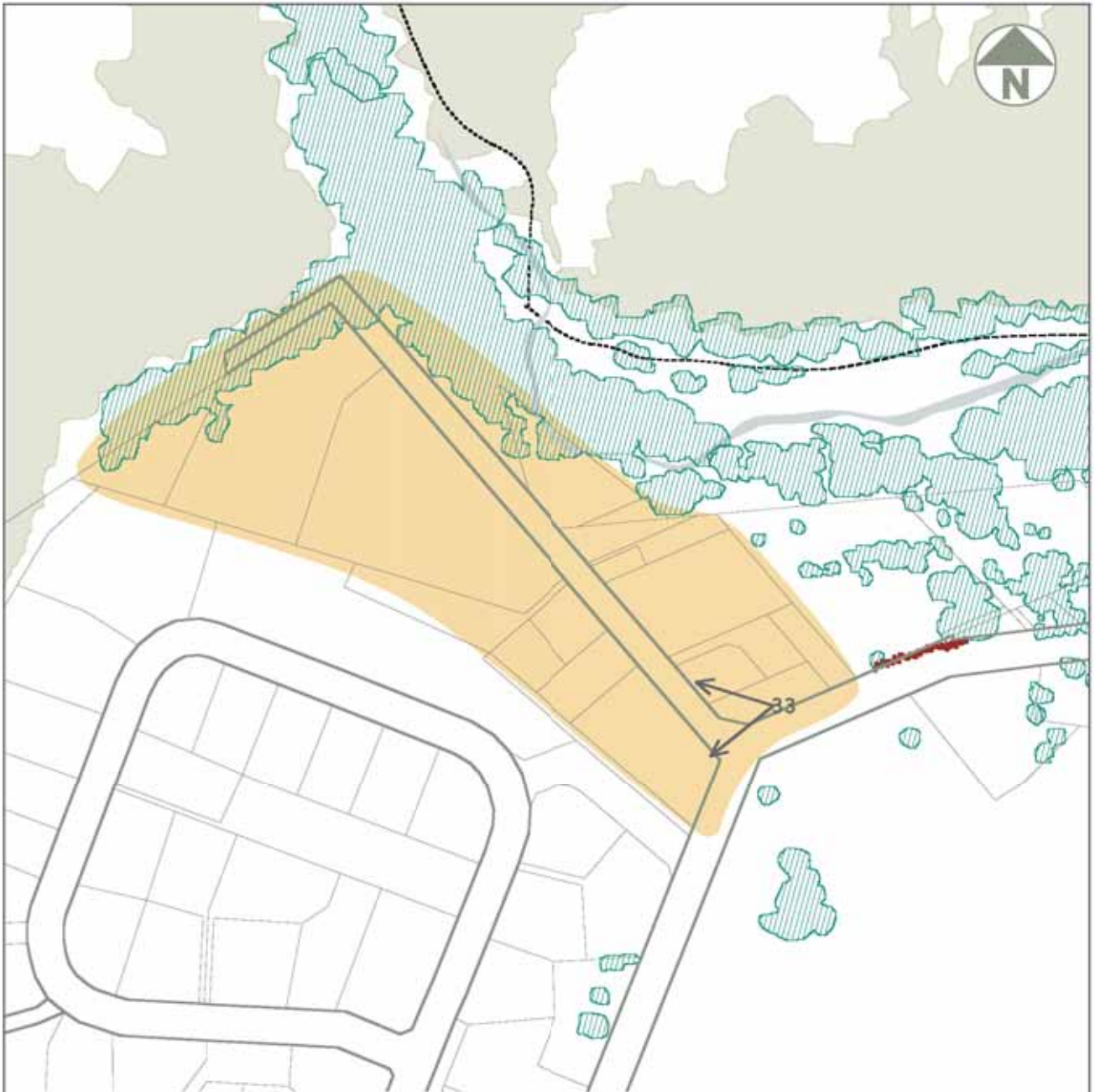
- 1 Views to Remarkables Range and Ben Cruachan.

THREATS

- Seen as a model for development/redevelopment.



Chartres Green



0 50 100 150 200 m

Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

NEIGHBOURHOOD 14
BUSH CREEK INDUSTRIAL
SCALE 1:3500
PLAN 19

NEIGHBOURHOOD 14: BUSH CREEK INDUSTRIAL

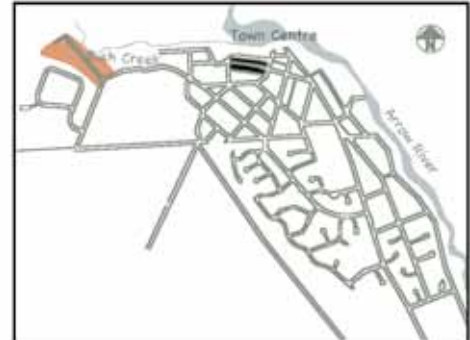
This neighbourhood includes a small light industrial area between Bush Creek and Butel Park with utilitarian buildings and large areas of gravel. It has a 'raw' appearance. Some residential housing is within this area above Bush Creek.

Views Shown On The Neighbourhood Plans

33 Views to mountains.

THREATS

- Downstream effects to the character of Arrowtown as a result of commercial developments in the industrial area such as; increased traffic flows, upgrading of roads to cope with this increased traffic and changes to the low-key pedestrian character of parts of Arrowtown. These effects would have a major impact on the historic character of Arrowtown.



Location Plan





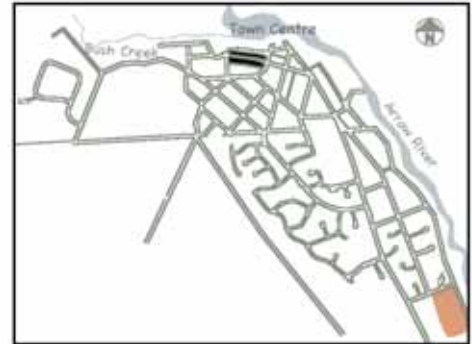
Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

NEIGHBOURHOOD 15
JOPP ST
 SCALE 1:2500
 PLAN 20

NEIGHBOURHOOD 15: JOPP STREET

This is an enclave of open land (previously the sewerage ponds) between the Arrow River and the golf course. The copse of black poplar trees is notable for its historic association and it has high visual significance to Arrowtown, providing amenity value to a subdivision with no trees of stature. Protection of these trees is important from both a visual and historic point of view in any development of this site. Any brief for development for this area should require the design to take account of the long term protection of these trees including replanting of same species as they age.



Location Plan

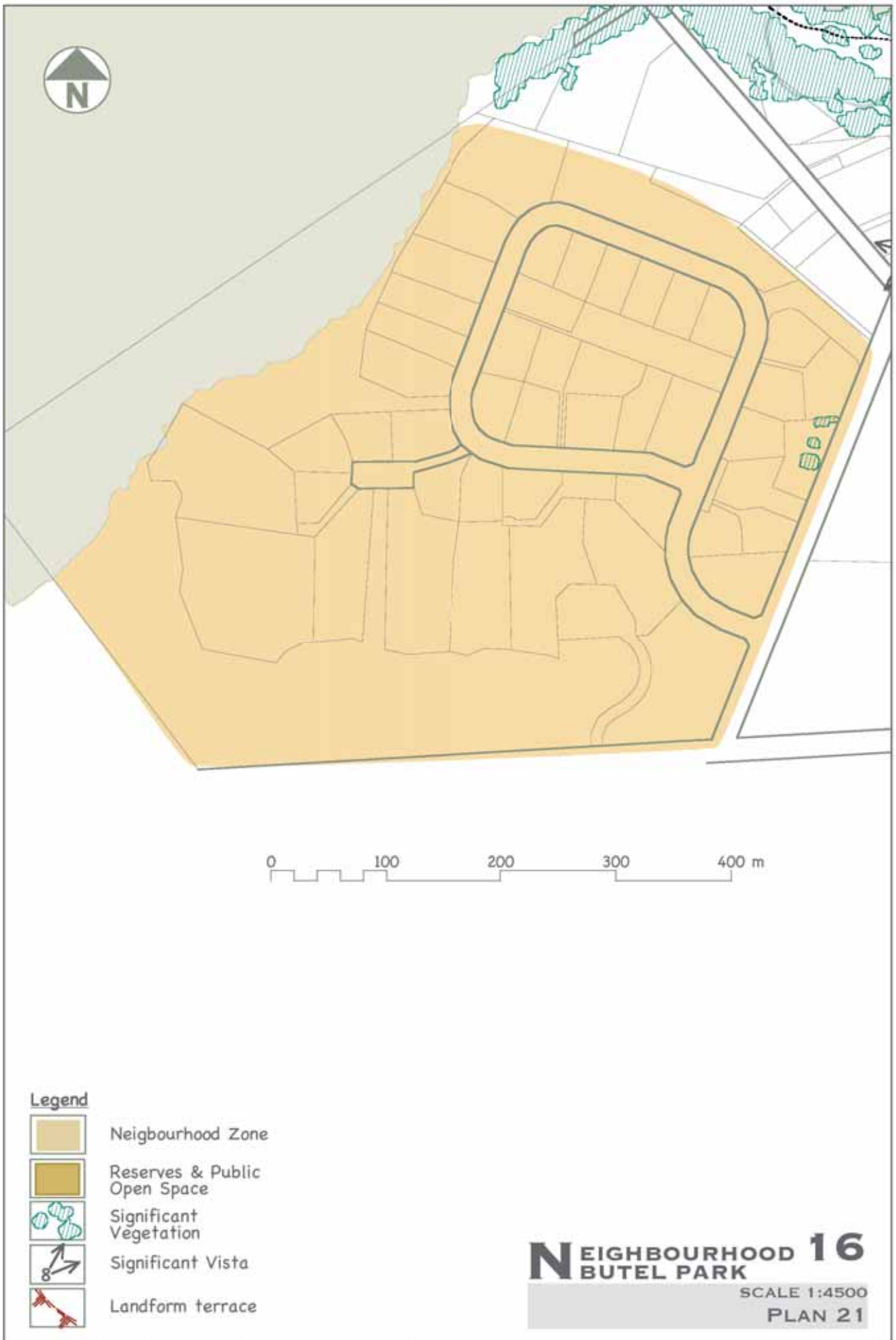
The community has a keen interest in the future of this site and various suggestions were made for the use of this site at the 2003 Arrowtown Charette and subsequently including: open space and recreation, community gardens, some housing, sports fields, camping, and a green waste site for the town. The Arrowtown Charrette consensus was that there be some housing with a large part of the area being retained for reserve.



If part of this area is developed for housing, the District Plan provisions and the guidelines for Old Town Residential are considered appropriate to guide the form of this development. Alternatively a comprehensive design should be developed for the entire site which integrates the community's aims for this area.

THREATS

- Loss of historic poplar trees.
- Loss of open space/recreation value - particularly important with the solid block of housing to the north.



Legend

-  Neighbourhood Zone
-  Reserves & Public Open Space
-  Significant Vegetation
-  Significant Vista
-  Landform terrace

NEIGHBOURHOOD 16
BUTEL PARK
 SCALE 1:4500
 PLAN 21

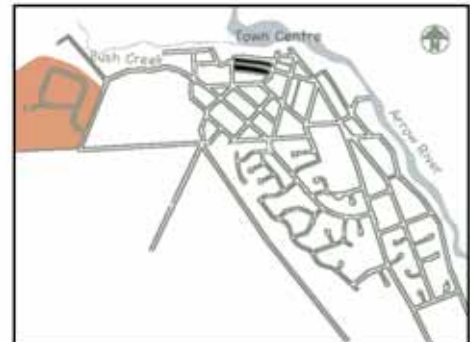
NEIGHBOURHOOD 16: BUTEL PARK

Butel Park is a new special zone sited immediately adjacent to Arrowtown to the west of Manse Road and south of Bush Creek Industrial area. It is characterized by large houses on large sections with rural type fences and also includes a line up of two-storey apartments next to Bush Creek Industrial.

This neighbourhood, despite being detached in nature and presentation with little connection or similarity to the rest of Arrowtown, appears as an urban extension to Arrowtown,

THREATS

- Seen as a model for development/redevelopment.
- Further extension of this area.
- Increased dominance of buildings.



Location Plan



Entrance to Butel Park.

7.3 GUIDELINES:

NEW TOWN (ALL NEIGHBOURHOODS)

These guidelines apply to all neighbourhoods within the New Town.

As previously stated the New Town has few features that relate it to Arrowtown's formative core, (the Town Centre and Old Town Residential), other than the mountainous environs within which it sits. There is also little relationship or cohesiveness between the various stages of development of the New Town.

The street pattern of the New Town is distinctively different from the formality of the grid layout of Old Arrowtown with streets predominantly following curves and including cul-de-sacs.

Some streets have incorporated part of the character of the Old Town Residential including the narrow carriageway, grass shoulders, wide verges, trees and no kerb and channel, eg. Thomsons Street. Others are very wide, car dominated areas and include elements such as raised planters that are entirely foreign to the character of the Old Town Residential.

A wide range of architectural/building styles from cribs to large permanent houses characterise the New Town. There are a few areas where trees and vegetation are dominant over buildings however in the majority of the new residential areas buildings, structures eg fences and paving dominate. This is particularly so in more recent subdivisions where very large houses on small sections with high fences are the predominant pattern.

There is also a wider range of garden styles and plant materials than in the Old Town Residential area. While most of the recently developed areas lack maturity it is evident that many of the character generators for Arrowtown, including large/medium (structure) trees (even in their juvenile form), are not present (even in their juvenile form).

A key feature of the majority of the New Town is a system of walkways linking to pockets of open space. This is a very positive feature.



Some streets have a connection with old Arrowtown.



Other streets have no connection to Arrowtown.



Fences and roofs are dominant features in new subdivisions. Houses are often large on smaller sections.

NT 1 LINKING THE NEW TOWN WITH ARROWTOWN'S HERITAGE CORE

How Can We Do This?

The features that contribute to the character of Old Arrowtown Residential provide the guide. By selecting appropriate features from the Old Town and incorporating them into the New Town, visual linkage and cohesion between the New Town and Arrowtown's core can be achieved.

Some of the Old Town Residential character generators can be applied, to varying degrees, to extend the Arrowtown identity throughout the New Town. These are as follows:

- Tall mature trees, hedges and an abundance of other vegetation on both private and public land.
- Vegetation dominating over buildings.
- Buildings composed of small forms - single storey and distinct.
- Streets with narrow carriageways, grass shoulders, grass swales and wide grass verges., with evenly spaced street trees.
- Simple, natural materials for paving, driveways and hard surfaces.
- The spacious simple and uncluttered character.
- The sometimes semi-wildness, the non-perfect.

Several features could be included immediately, for example the addition of hedges, which is easy to implement and very effective, while others can be accommodated as opportunity arises.

Within neighbourhoods there are characteristics that could be enhanced over and above the general guidelines and these were identified in the neighbourhood descriptions.

For new subdivisions refer NT 12 Redevelopment, Upgrade, New Subdivisions, page NT -41.



Sporadic unmown wild flowers -part of the Arrowtown character



Thompson Street has characteristics of the old town eg narrow carriageway, no kerb & channel, grass verges & trees.



Vegetable gardens - a link to agricultural/horticultural heritage

NT 2 VIEWS AND VISTAS

Views to the mountains and surrounding area are important within the New Town. Some key views have been identified on the neighbourhood maps (page NT-6 to NT-24), however, there are views associated with each lot or development and these need to be considered on a case by case basis. It is beyond the scope of these guidelines to assess views associated with every lot.

GUIDELINES: VIEWS AND VISTAS

G Preserve and respect key views to the mountains and surrounding landscape. See page NT-6 - 24.

- 1 Consider and retain views when introducing new buildings/additions, other structures and new plantings.



Respect views to mountains and surrounding landscape

NT 3 RESERVES AND PARKWAYS

The New Town is well endowed with open space including extensive river reserves, parkways and small neighbourhood reserves. These are a real asset to the town and provide a recreation and pedestrian network. Some of the parkways are under-utilised and in need of a design review.

The public reserves (including road reserves) have the potential to significantly assist with linking the New and Old Town through a comprehensive approach to plantings and landscape treatment.



Reed Reserve

GUIDELINES: RESERVES AND PARKWAYS

G Visually and physically link the Old and New Town using the Public Reserve system

- 1 A landscape development/management plan is required for the Public Reserve network to provide cohesion between the Old and New Town with public consultation as part of the process.
- 2 Individual plans are also required for the small neighbourhood reserves that require upgrading.
- 3 Enhance and add to the pedestrian network.



Fairways neighbourhood park

NT 4 PRIVATE BOUNDARIES WITH RESERVES AND PARKLAND

The way the boundary between private land and the public space is treated can have significant effect on both the reserve and private garden space and character.

GUIDELINES: PRIVATE BOUNDARIES WITH RESERVES AND PARKLAND.

G Integrate and soften boundaries between private property and reserves and parklands

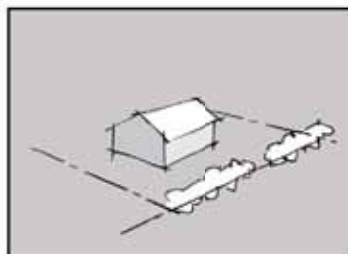
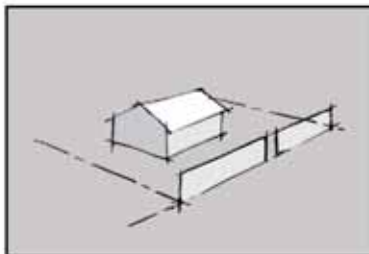
- 1 Soften a hard edge (eg paling fence or wall) with planting including shrubs and hedging or climbers.
- 2 Do not privatise reserve land by extending the residential landscape beyond section boundaries.
- 3 Consider a hedge, or a fence hidden by a hedge, for the boundary between private property and public land.



Boundary between private section and public reserve needs softening



Structure dominates.



Soften a fence with a hedge.

NT 5 THE STREETScape

The streetscape is the appearance of the area both within the public street and on the private sections adjacent to and viewed from the street. The buildings, the side and front yards, the vegetation, plantings and the street area all contribute to the streetscape. (See also NT 7 The Private Site: Planning and Design, page 33).

The streets are key areas to target to introduce cohesion and linkages throughout Arrowtown.

Opportunities during upgrade and redevelopment should be both sought and utilized to incorporate characteristics of Old Town Residential. How this can be done is outlined in the following guidelines. Implementation of these recommendations for the street is of primary importance to Arrowtown's character. A landscape plan for the New Town street network aimed at integrating the New and Old Town would enable proactive, timely and appropriate works.

'Rough edges' or low key alternatives are better than areas of hard surface and concrete kerb for helping to reinforce a small town character and maintaining a sense of connection with Old Arrowtown.

The plant species used for streets are important. Those that are appropriate to the Old Town can be used here and will help create cohesiveness. Where shading is an issue medium-sized trees such as fruit trees can be planted.

Planting associated with entrances and traffic islands within the town require special attention as these areas are visually prominent and set the scene for the character of the town.

Within some parts of the New Town, private plantings have spread onto the road reserve replacing the grass verge, however, the Arrowtown identity is of a simpler street with street trees and grass only.



Pedestrian scale footpath



Low profile kerb and channel.



Gravel shoulder and grass verges

GUIDELINES: THE STREETScape

G Treatment of the street should reflect Old Town Residential.

- 1 Prepare an overall landscape plan for the streets to integrate New Town with Old Arrowtown and avoid inappropriate and adhoc works.

- 2 Retain or create narrow carriageways during redevelopment with grass swales and no kerb and channelling.
- 3 Preferably use a concrete 'nib' beneath seal edge so that it can not be readily seen (refer cross-section page N-32). The placement of a narrow strip of gobi blocks could be tried against the seal to prevent wheel ruts along edges.
- 4 Grass verges - retain where they exist, and reinstate and develop where possible.
- 5 Do not repeat 'the Devon Street treatment' for any streets. It is excessively wide, dominated by vehicles, hard paving and kerbs. Arterial roads with grass verges and swales and footpaths eg Adamson's drive are far more successful and also do not encourage excessive speed. Refer cross-section, page NT -32.
- 6 Design streets for pedestrians. Footpaths should be narrow compacted gravel paths, sited mid grass verge. Avoid footpaths situated hard against the road edge.
- 7 Plant street trees that will create cohesion with Old Arrowtown. (See Appendix I, Plant Lists).
- 8 Plant hedges on the street boundary (where there is the space) especially in primary collector roads, e.g. Adamsons Drive, Devon and Cornwall Streets.
- 9 Keep verges simple with only street trees and grass. Do not plant any other vegetation on the road reserve, except hedges adjacent to the boundary line to screen a fence or wall. Liaise with Council to plant on the road reserve.
- 10 For driveways, use gravel or exposed aggregate as this fits the Arrowtown character. (See NT 8 Parking, Driveways, page NT-34).
- 11 Planting at town entrances and in traffic islands should reflect the character of Arrowtown. Keep it simple. Choose grass, a low hedge or trees to suit location and visibility issues. Tussock is inappropriate.
- 12 Do not install further traffic islands.



X Excessively wide carriageway with low profile kerb and channel.



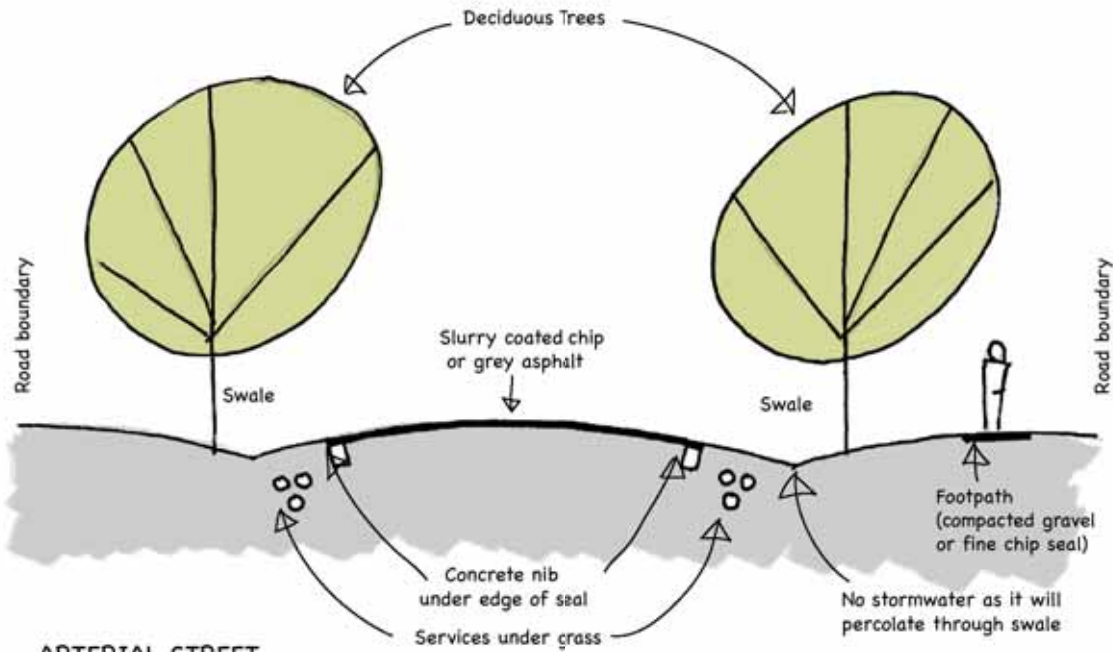
X Grass drainage swale and flush concrete edge to seal. Instead place concrete beneath seal edge.



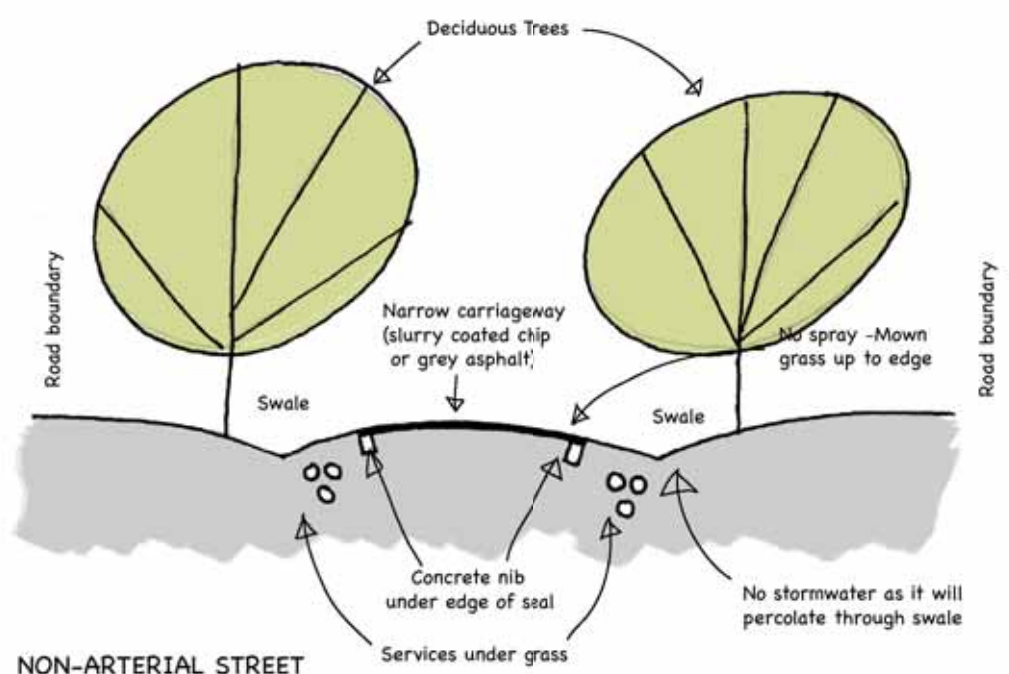
X Raised planters and spotty planting do not contribute to Arrowtown character.



X Do not plant or place stones or boulders on the verges.



ARTERIAL STREET
(EG. ADAMSONS DRIVE, CENTENNIAL AVE)



NON-ARTERIAL STREET
(NO FORMED FOOTPATH)

NT-Cross section 1

NT 6 STREET LIGHTS AND EXTERIOR LIGHTING

A very simple style of street light is appropriate for the New Town.

GUIDELINES: STREET LIGHTS AND EXTERIOR LIGHTING

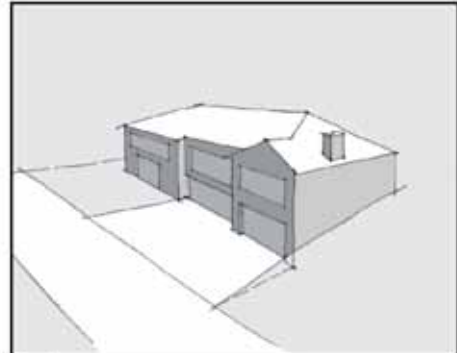
G Street lighting should be simple and unpretentious both on public land and private land and reflect the small town rural image of Arrowtown.

- 1 Street lights should be of a simple, utilitarian style similar to what is appropriate to Old Arrowtown and kept low (at around the old telephone pole height) - 6m or lower. Use higher lighting only where essential. Tall tapering over-head lights should be avoided. Use shielded light fittings to direct light only where it is required as per QLDC lighting specifications 2006.
- 2 For private lighting use low key, unpretentious lighting styles. Avoid coloured lighting.
- 3 Avoid urban style lighting in gardens. Recessed lighting into walling or attached to a building is acceptable if done in moderation.
- 4 Use simple light fittings attached to buildings and structures. Avoid over lighting. Do not make a feature of lights. Use fittings that reduce light spill.

NT 7 THE PRIVATE SECTION: SITE PLANNING AND DESIGN

Spaciousness is a key characteristic of Arrowtown and a sense of space can be created by applying some key principles to the placement and design of the house and layout of the garden.

The siting of buildings in relation to the street together with the scale of buildings, (height and bulk), is critical to character. Large buildings, for instance, located close to the street have the effect of being very dominant especially if they occupy almost the full width of the lot.



GUIDELINES: THE PRIVATE SECTION: SITE PLANNING AND DESIGN

G New development/redevelopment should aim for a more spacious appearance with reduced domination by buildings.

- 1 Relate part of the house to the street i.e. have a door and windows facing the street that looks inviting. Avoid a closed off back of house presentation to the street i.e. garage and no windows or doors. This also helps provides safety to the street and neighbourhood and can contribute to a sense of belonging.
- 2 Set part of the building back from the street to allow 60 % of the street frontage to be in garden or green space - not hard surface.
- 3 Locate garages so that vehicles and their requirements do not dominate the street frontage of sections. (See NT 8 Parking and Driveways, page NT-34).
- 5 Keep the front garden simple, eg hedges, grass, trees and simple plantings.
- 6 Screen sheds (garden and other) from the street.
- 7 For lighting, see NT 6 Street Lighting and Exterior Lighting, page NT-32.

X Double storey buildings located close to the street dominate and are aggressive to the street. Dominant garages and wide driveways are not the Arrowtown character.

NT 8 PARKING AND DRIVEWAYS

Driveways and parking areas are very dominant in the New Town. The surface used has a bearing on this, as does the extent of parking areas visible from the street.

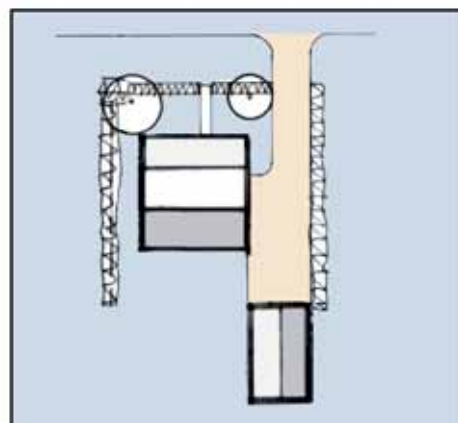
Methods to decrease the dominance of vehicles and their requirements include increasing the set back of garages and using materials that fit the Arrowtown context for driveways and paving.

GUIDELINES: PARKING AND DRIVEWAYS

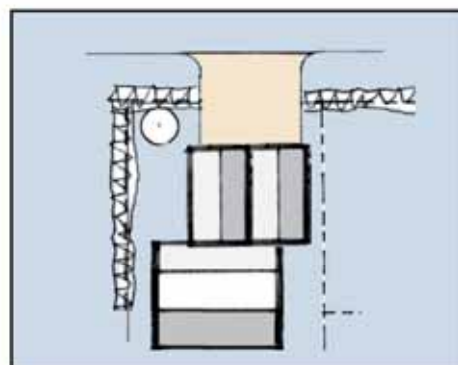
G Reduce the dominance of driveways, parking areas and vehicles from the street.

G Use materials for driveways that fit with the Old Town character.

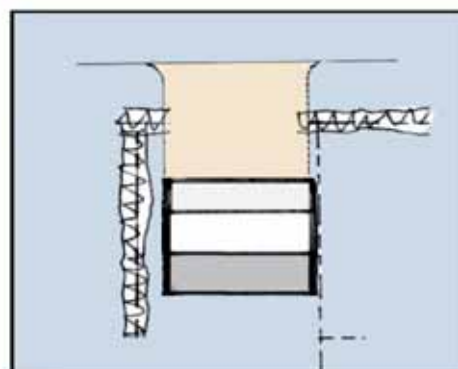
- 1 Set garages back from the street.
- 2 Allow space for off street permanent resident parking on site.
- 3 For parking areas and driveways, local gravel with some fines for compaction is best. As an alternative use exposed aggregate concrete. A less desirable option is chip seal. Avoid concrete kerbs for edging. Avoid the use of concrete pavers, cobbles or stamped concrete. See NT 9 Paving Surfaces and Materials, page NT-35)
- 4 Reduce the amount of parking area visible from the street by appropriate design and planting.



Set garages and parking areas well back from the street.



Avoid dominance of garaging and parking close to street.



Avoid occupying full road frontage

NT 9 PAVING SURFACES AND MATERIALS

Paving materials have a significant effect on character. They need to be simple, natural materials to evoke a small town feel.

GUIDELINES: PAVING SURFACES AND MATERIALS

G For paving surfaces use simple materials that reflect the low key character of Old Arrowtown.

- 1 Use simple, natural, basic materials. (See Paving/Surfaces and Materials List, Appendix I, page 27).
- 2 Concrete in its simple unpretentious form, (not stamped or coloured and finished to high levels of precision), local stone, gravels and timber are best. Avoid the use of tiles, highly coloured pre-cast concrete products, new bricks, interlocking pavers and imported (i.e not local) stone for front yard or areas that contribute to the streetscape.



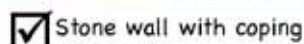
NT 10 FENCES, WALLS AND GATES

Fences, walls and gates play a major role in the appearance and character of the street and hence add to, (or detract from), the character of Arrowtown.

There are many different styles and types of fences and walls in the New Town. The adoption of styles more akin to the Old Town will help create cohesion through out the town, although a wider range of styles and materials can be accommodated.

Hedges as 'fences' and 'walls' are soft and simple in appearance and decrease the dominance of buildings and other structures. They are one of the simplest and most effective ways to reinforce Arrowtown's identity.

The height of fences is also important. Fences that are too low are of the wrong scale. Conversely fences that are too high, create a stockade effect.



GUIDELINES: FENCES, WALLS AND GATES

G For fences or walls use both a style and materials that fit the low key character of Arrowtown.

- 1 Hedges are the preferred 'fence' or 'wall'. (See NT 12 Planting General – Hedges, page NT-37). Hedges can be used in conjunction with very simple fences as seen in the Old Town Residential. For example, post and wire or mesh.
- 2 Use fences that were used in the Old Town - they are also appropriate in the New Town. For example, picket, post and wire mesh.
- 3 Avoid modern, prefabricated fences and very urban styles. See Fence Lists, Appendix I, page 20.
- 4 Avoid fences higher than 1m – 1.2m.
- 5 Avoid tanalized timber or concrete block ie crib retaining walls and screen existing retaining walls with simple planting. Use traditional stone walls in preference as they are more appropriate to the Arrowtown character, or screen other retaining walls with a hedge.
- 6 Schist boulder retaining walls can be acceptable provided they are small in scale and not too high and chunky. Where they appear visually heavy and bulky, the scale is not sympathetic to Arrowtown.
- 7 Do not use concrete block walls (plastered or unplastered) and where these walls exist soften their appearance with a hedge.
- 8 Use gates. Keep them simple - wooden is best.
- 9 See Appendix I, Wall and Retaining Wall Lists, page 25 and Fence and Gate Lists, page 20, for appropriate designs.



Rustic, ranch style fences.



Mortared walls. Stick to local stone, i.e. do not use Alexandra stone.



Masonry walls-complete fortification



Steel fences

NT 11 PLANTING GENERAL

Plants in both public and private areas have a major influence on the character of any urban residential area.

Appropriate plants contribute in a positive way. Similarly, inappropriate species have a negative effect on appearance and character.

What are Inappropriate and Appropriate Plants?

Appropriateness is related to place. For Arrowtown, the guide to appropriateness comes from the Old Town. The vegetation here has matured and provides a distinctive fabric or character. For example, the avenue – one of the most photographed features of Arrowtown – is simple, strong and effective. A key feature of these early plantings was their simplicity in terms of species and placement. Plantings similar to these will give cohesion to Arrowtown. Some other more modern varieties – usually those with variegated, blue, yellow or other colourful foliage – disturb the cohesive appearance of the urban landscape of Arrowtown. A wider variety of plant material, however, can be used in the newer parts of Arrowtown.



Good integration between public and private landscape – simplicity.

GUIDELINES: PLANTING GENERAL

G Keep planting simple and choose trees and plants appropriate to the context of Arrowtown

- 1 Lists are provided to assist with the choice of appropriate plants. (See Plant Lists, Appendix I, page 1)



Fussy garden and planting design. Keep it simple.

TREES

GUIDELINE: TREES

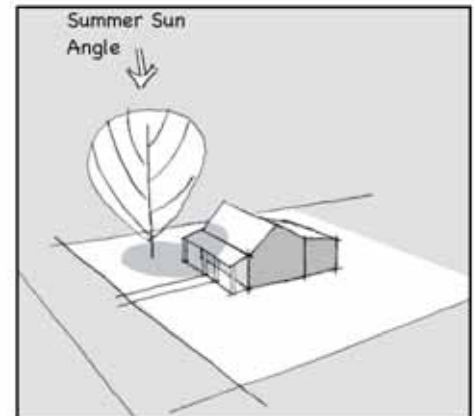
G Plant trees that are appropriate to Arrowtown's character as key species

G As a second choice, plant species that are appropriate to your neighbourhood.



Vegetation dominates over buildings in old Arrowtown.

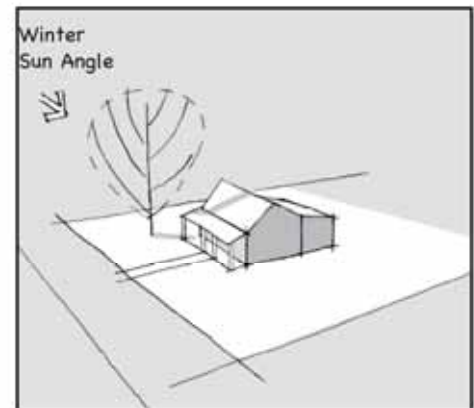
- 1 Tree species found in Old Town Residential will assist cohesion between the New Town and the character of Arrowtown. Plant these species first and in greatest numbers. There are also species that reflect the character of the era of the development of different subdivisions within the New Town. These can be planted as secondary species. To identify a secondary species look around your neighbourhood and note a type of tree that is planted in many gardens and appears as a 'theme' within the neighbourhood.
- 2 Select trees from the appropriate lists. (Plant Lists, Appendix I, page 1).



Carefully placed deciduous trees will provide welcome shade in summer and will not block sun in winter – see below.

STRUCTURE TREES

Trees are the most important structural plant element in Arrowtown. The structure trees are the large trees in the private gardens, the avenue, streets and the public reserves which dominate old Town Residential and are of a height well above the buildings. It is important to develop and maintain this 'canopy' in the New Town. The comparatively large scale of many of the buildings in the New Town makes this very important. One structure tree per section would make an enormous difference along with trees in the streets and reserves.



GUIDELINES: STRUCTURE TREES

- G The planting and maintaining of large trees is a priority.**
 - G Plant structure trees in private sections, streets and public reserves.**
- 1 Plant trees on the south/south-easterly side of the house to avoid shading.
 - 2 Deciduous trees planted to the north will provide shade in summer and allow through sun in winter.
 - 3 Plant in gaps to avoid shading neighbour's houses and blocking their views. Consult with neighbours.

- 4 Plant a minimum of one structure tree per lot, which will grow to a height of not less than least 4m above building height.
- 5 Plant structure trees along streets and in public reserves. If shading is a potential problem locate carefully in relation to property boundaries and use medium sized deciduous trees.
- 6 Avoid the topping of trees. Limb up or thin out to increase sun. See maintenance section in Plant Lists, Appendix I, page 15).
- 7 Select species from the appropriate list. (See Plant Lists, Appendix I, page 3).



Hedges - a green wall

FRUIT TREES

Fruit and nut trees are a significant, yet diminishing, part of Arrowtown's heritage. They enhance and provide structure to the private garden and make good street trees. They provide a number of amenities including year round structure (if of sufficient height), blossom in spring and fruit and shade in summer.

GUIDELINES: FRUIT TREES

G Plant fruit trees and fruiting shrubs.

- 1 Fruit trees fit the character of Arrowtown and will greatly enhance any neighbourhoods within Arrowtown. Select from the lists (See Plants Lists, Appendix I, page 12)
- 2 Fruit and nut trees are appropriate as street trees.

HEDGES

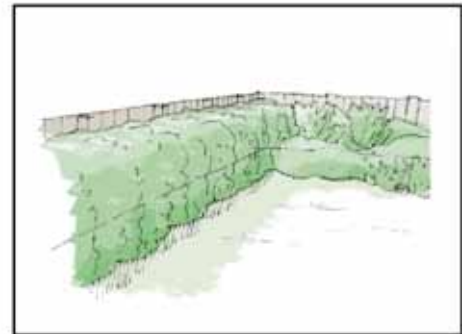
Hedges are the green 'fences' and 'walls'! They are characteristic of Old Arrowtown and remarkably absent from the new residential area. Hedges were often used on corners in the Old Town. In the New Town walls are used more often, however, hedges would be better.

Hedges are identified as a key way to integrate the New Town with Old Arrowtown.

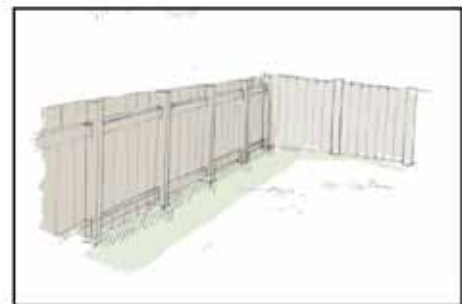
GUIDELINES: HEDGES

G Plant hedges along lot boundaries.

- 1 Plant hedges using appropriate species from the list. (See Plant List, Hedges, Appendix I, page 16.)
- 2 The planting of hedges is specifically encouraged along front yard street boundaries.
- 3 Plant hedges to screen paling fences and other fences that are less fitting to the Arrowtown character.
- 4 A hedge height of around 1.2m is best as this will not be oppressive or block views.
- 5 On street corners or prominent locations a taller hedge would be appropriate to minimize vehicles headlights, prevent people short cutting and to provide greater privacy.



Soften a fence with a hedge.



Structure dominates.

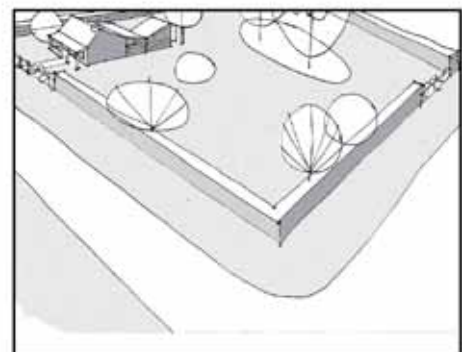
NATIVE PLANTINGS

While native plants are appropriate by definition anywhere in New Zealand, Arrowtown has developed a uniquely 'exotic' European character. Native plants were used in some places but did not occur en masse or dominate. The planting of en masse tussock is seen as inappropriate in the Old Town and also for the New Town. Natives can be used as under-planting or to reflect planting styles of Old Arrowtown, for example as a hedge species.

GUIDELINES: NATIVE PLANTINGS.

G Use native plants in conjunction with exotic plants.

- 1 Native plants can be used, but the overall effect should be one of exotics dominating.
- 2 Do not plant tussock en masse. (See also NT 5 The Streetscape, page NT-30).



Hedges on corner sections can provide privacy, shield headlights and be beneficial to the streetscape

NT 12 REDEVELOPMENT, UPGRADE, AND NEW SUBDIVISION

The expansion of Arrowtown beyond its current boundaries is not desirable or intended. This has been the consensus of two community planning workshops, which concluded that Arrowtown should remain separate and distinct as a township with a clear urban edge surrounded by a buffer of land of rural undeveloped character. Therefore there is little opportunity for new subdivision.

Opportunities should be taken to adopt characteristics that strengthen links to old Arrowtown in any new subdivision or redevelopment of part of an earlier subdivision. This includes using narrow streets with wide grass verges and swales. The use of a more rectangular/grid layout combined with back lanes for parking would enable reduced domination of carparking and garaging to the street. In addition, houses would be able to be designed more easily to relate to the street.

GUIDELINES: REDEVELOPMENT, UPGRADE NEW SUBDIVISION

G Strengthen the links with Old Arrowtown in any new development or area of re-development.

- 1 A street layout based on a more rectangular/grid layout.
- 2 Keep streets narrow with wide grass verges and swales and street trees. No concrete kerbs and channel.
- 3 Include back lanes for parking, running longitudinally through blocks (as in Roman's Lane or Arrow Lane) to encourage parking and garaging at the rear of sections.
- 4 Design houses to relate to the street and encourage neighbourhood interaction and safety in the streets.
- 5 Design houses with small visually distinct forms as opposed to one large building under a single roof. See also NT 13 Buildings: New Construction, page NT-43.
- 6 Continue the system of neighbourhood parks and link with the existing system of parks.

NT 13 UTILITIES, SIGNS AND STRUCTURES

Public utilities, signs and structures can have significant adverse effects on the attractiveness of areas. Signs and structures should be planned to relate to their particular context. Utilities should be sited and designed for minimum impact on location and use.

GUIDELINES: UTILITIES, SIGNS AND STRUCTURES

- G** Locate and design buildings and signs to complement the context and site.
- G** Locate and design utilities for minimum adverse effects on Arrowtown.
- 1** Screen existing utilities, such as the water pump station Manse Road, with the use of planting appropriate to the character of each location.

BUILDINGS

Buildings are a major determinant of character and ways are looked at here to foster the community aspiration of the New Town having a sense of belonging to Old Arrowtown.

As previously stated the New Town (with the exception of the Scenic Protection Zone) is subject to the same Low Density Residential Zone provisions (other than building height which is lower), as are other suburbs within the District, and this has led to the newer parts of Arrowtown looking just like contemporary housing elsewhere in the District.

The bulk and location rules of this Zone when applied to the limit lead to large and often two storey buildings, which are more dominant and do not in any way resemble the small cottages of Old Town Residential. Combined with this there is considerable variety in style resulting in little recognizable Arrowtown character.

NT 14 BUILDINGS: NEW CONSTRUCTION

Even though the new residential areas are close to fully developed (and the District Plan does not require adherence to these guidelines) it is worthwhile to discuss how new construction can fit more with the Old Arrowtown identity as there is likely to be upgrading and/or redevelopment in some areas.

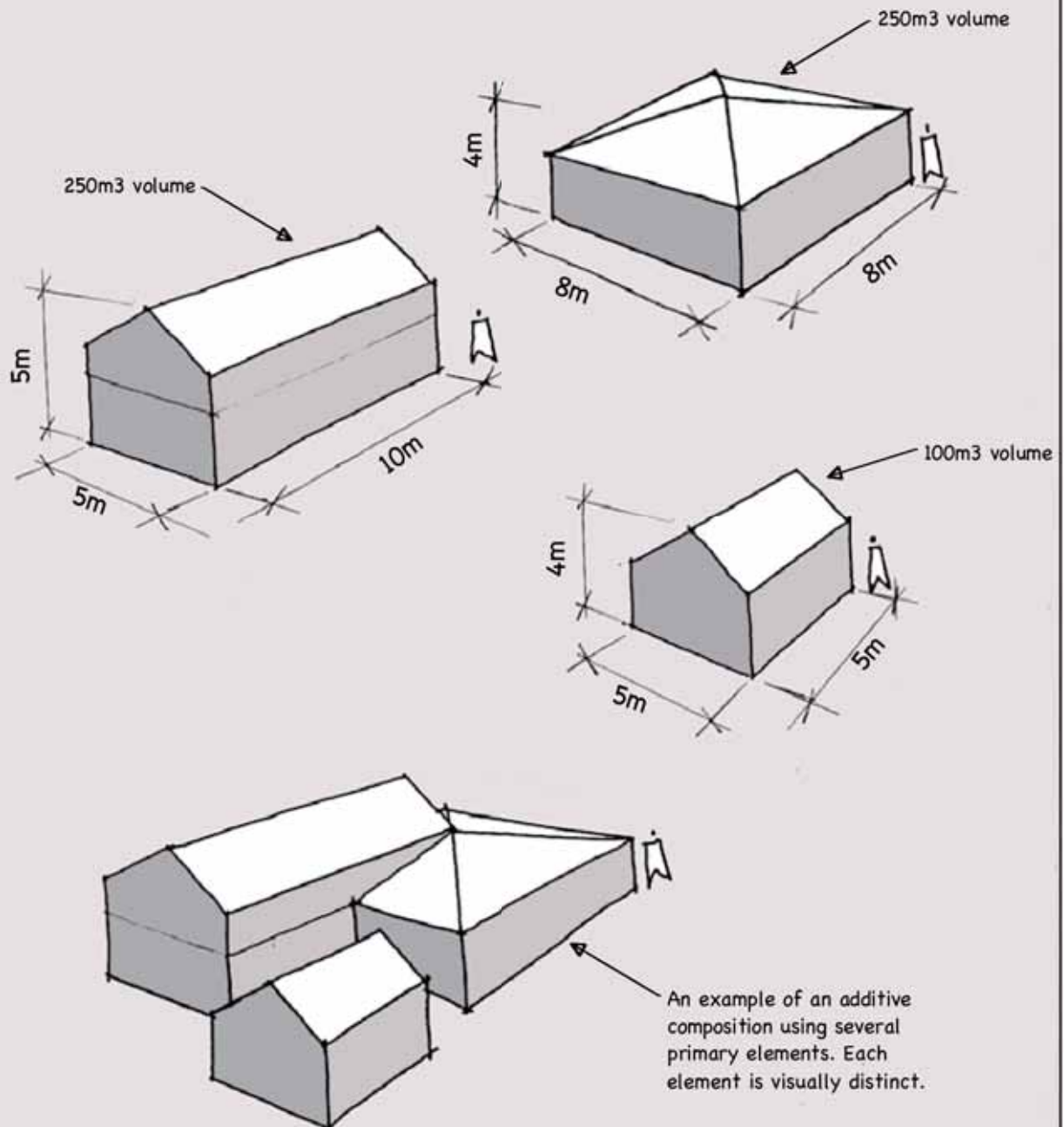
Certain principles from the Old Town cottages can be applied to new house design to link new development with the Old Arrowtown identity.

For the purpose of discussing building types there are some terms such as scale, form and elements that are useful and some definitions may be helpful. These include:

- Scale is the size of a building or a building element.
- Form is the three dimensional shape of a building.
- The 'primary element/cell' of a building is the term used in the guidelines for the simplest form of a building that is structurally self-supporting. It may or may not have secondary elements, such as lean-tos or verandahs attached and it may or may not be accompanied by other primary elements.

The typical Old Town cottage is an arrangement of small, simple elements. This additive approach to a buildings composition fits better with the Arrowtown character than a single roof covering a large floor plan. See NT Fig 2 and NT-Fig 3, page 45.

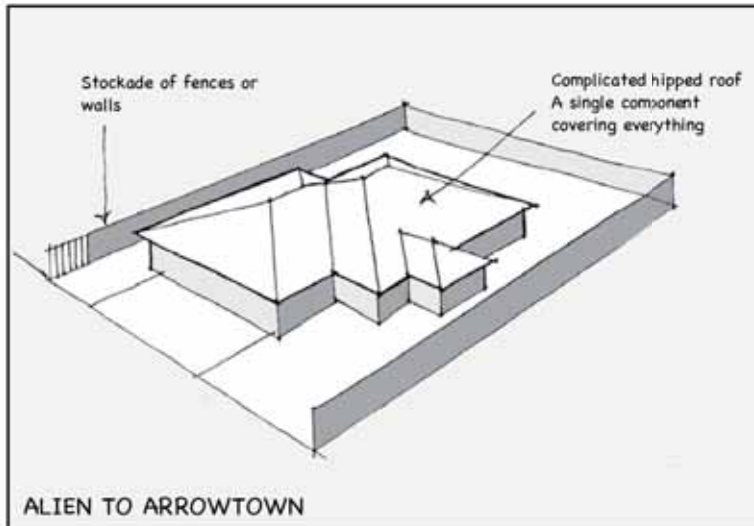
EXAMPLES OF POSSIBLE PRIMARY ELEMENTS



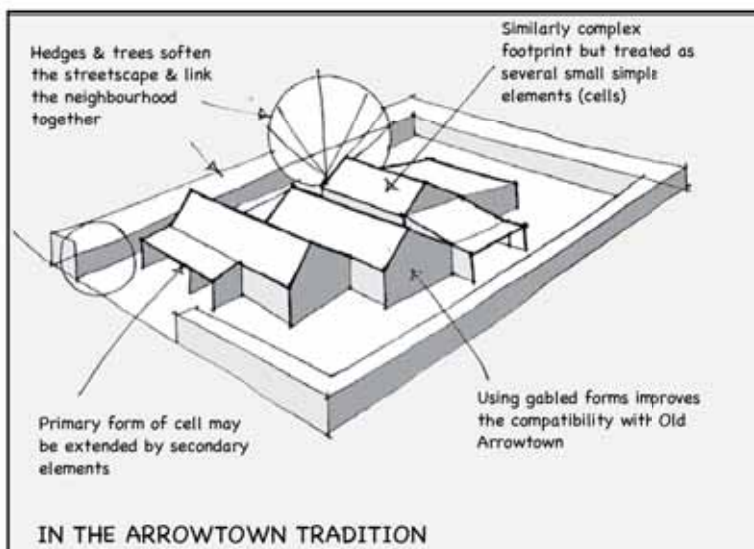
PRIMARY ELEMENTS FOR HOUSES IN THE NEW RESIDENTIAL AREAS

NT - Fig 1

The apparent bulk of a building can be reduced by designing the building as a number of individual elements. The sheer size, however, of some houses sometimes becomes an unmanageable problem.



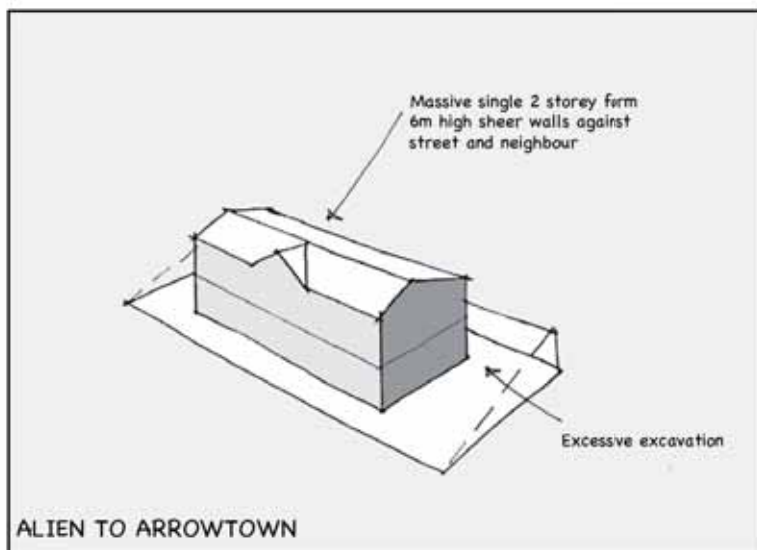
NT - Fig 2



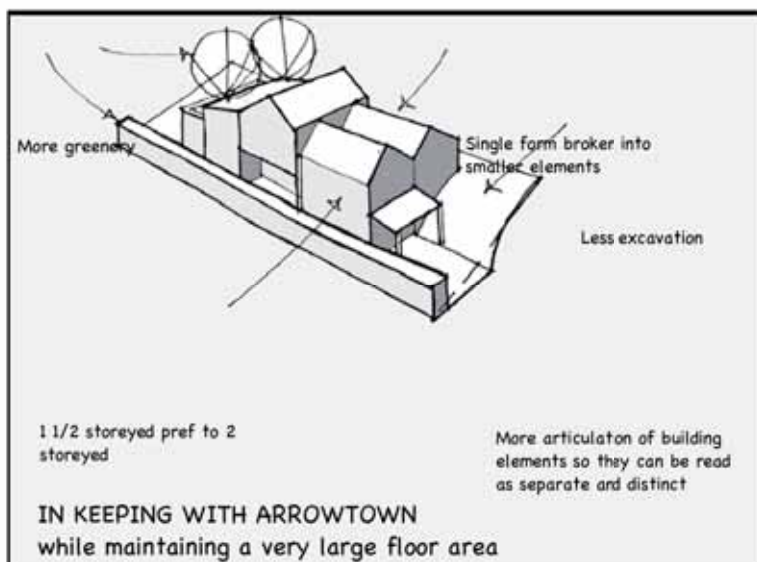
NT -Fig 3

In an additive approach, the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.

It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street.



NT - Fig 4



NT-Fig 5

**GUIDELINE: NEW CONSTRUCTION – TO
INTEGRATE WITH OLD
ARROWTOWN’S IDENTITY.**

- G** Design new construction so that it shares key features with the characteristic dwellings of Arrowtown’s old residential area.
- G** Preferably build single storey houses as they are more appropriate to Arrowtown.

G Design a building as an arrangement of several structurally independent elements, each with a clear, simple form. (See NT -Fig 4 and 5, page NT-46 and NT-Fig 3, page NT-45).

- 1 Limit the size (scale) of each element. A maximum volume of 250m³ is suggested, however, a lesser volume is preferable.
- 2 Keep each individual element visually distinct. This can be achieved by each element being roofed separately, and elements being offset from one another (articulated). Consider using a limited number of different claddings and colours for different elements.
- 3 Consider adopting the element/cell size of the traditional Arrowtown cottage, which equates to a maximum volume of about 100m³.
- 4 Avoid building houses of floor areas in excess of 300m².
- 5 If sites are amalgamated, ensure the original lot pattern is evident in the building's configuration.
- 6 Design an interior where not all ceilings are flat and at a uniform height, and exploit the opportunities this provides to have windows at a variety of heights. This will also avoid unusable roof space, i.e the 'dead lid' syndrome, which tends to accompany the single roof method and leads to unnecessary monotony in external appearance.
- 7 Avoid mechanical repetition (eg two identical elements/units on a site).
- 8 Do not replicate examples of another place's history. If done well it undermines the genuinely historic and if done badly it just looks silly.

G Design buildings so that they relate to the site, street and meet the guidelines for site planning and design. (See NT 7 The Private Section: Site Planning and Design , page NT 37).

NT 15 NEW TOWN DEVELOPMENT CHECKLIST

Check changes and developments against the following list. If there is a "No" in any box, review that particular aspect and look at ways to modify the proposals so that it can become a "Yes".

1 Views and Vistas

- All views in and out of the site will not be compromised.

2 Existing features

- Existing vegetation, rock outcrops and features have been evaluated and retained.

3 Proposal in context.

If the proposal is adjacent to Precinct C;

- The proposal will protect and enhance the historic character of Precinct C.
- The proposal will protect the sun and views of neighbours.

5 Site planning and design

- The proposed house relates to the street (will not dominate from the street).
- The proposed house is an arrangement of simple forms, each conforming to the recommended cell size.
- Garages, driveways, parking areas and parked vehicles will not dominate the street.
- Double garages will not come close to the street.
- 60% of the frontage will be garden/vegetated as opposed to building and hard surfacing.
- Paving materials are selected from the list provided.
- For the street boundary (and side boundaries) a hedge is to be planted. The species from the Plant lists (Appendix I, page X). Second preference –a fence of a style and materials from the Lists, Appendix I, page X) for the New Town is to be used.
- Vegetation will dominate the proposed and existing built form.
- Trees to be planted will grow taller than the building, i.e. structure trees and/or fruit trees.
- Plants are selected from the lists provided
- New plantings will link Old and New Arrowtown.