

Julia Chalmers

From: QLDC Services <SERVICES@QLDC.GOVТ.NZ>
Sent: Tuesday, 16 August 2016 4:25 PM
To: Lea Pooley
Subject: FW: ARROWTOWN DESIGN GUIDELINES [#2A87BM]
Attachments: ARROWTOWN GUIDELINES16016_0000.pdf

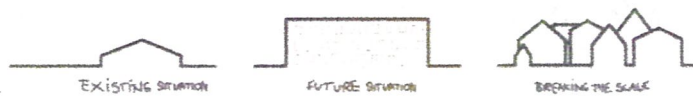
-----Original Message-----

From: "Alanna Harrington" <alannaharrington@hotmail.com>
Sent: Tuesday, 16 August 2016 4:20 PM
To: "services@qldc.govt.nz" <services@qldc.govt.nz>
Subject: ARROWTOWN DESIGN GUIDELINES

I support the inclusion of the Arrowtown Design Guidelines in the District Plan. Reasons stated in attachment.

Alanna Harrington

ARROWTOWN DESIGN GUIDELINES



I have designed new homes and alterations to existing buildings in Arrowtown over the last 25 years. Since 2009 I have been a member of the APAG and during that time have had to present my designs for comment and suggestions, whilst standing back from the discussions and decisions of the group. This has made me very aware of the process from both sides, appreciating the frustrations of not always getting a design right the first time. The benefits though of consultation result in quicker consent processing and clients with homes that suit them, their neighbours and the town.

The Guidelines have helped provide a reference that is easy to apply to any design both in the historic zone and new neighbourhoods. Contemporary buildings can be designed using both the Architectural principles of scale and proportion along with the use of local materials, not dictating replica style buildings and allowing good results within any budget.

Clients and their consultants, from many areas of New Zealand and from overseas may have little knowledge of the history of the area and the reason and historic merits of the built form and the surrounding vegetation. Guidelines provide the framework and reference for both land owner and designer to focus on a building that is appropriate in its context. This results in successful outcomes with very little compromise to the initial brief. Every land owner wants to use their property for their specific needs and design. Good design is subjective but the application of exterior appearance rules are used in many of the housing zones in the district and Arrowtown will be treated no differently. Through the Resource Consent process each applicant can put forward reasons for breaching any of the rules or guidelines allowing consideration of neighbours and the decision based on the individual application. This has worked in the Historic Zones and I believe would also result in successful outcomes in the LDR zone.

The guidelines have been in use since 2006 and applied in the Historic town and Historic Residential zone which requires resource consent for new buildings and exterior alterations. The application of the Guidelines to the Low Density Residential and possible Medium Density Residential zones will only be triggered where more than one residential dwelling is proposed for the site. This will not cause any additional cost in fees as Resource consent would already be required.

In the current climate where consent and construction costs are rising, the present free service offered by the Arrowtown Planning and Advisory Group is unique and has the ability to save property owners and designers the cost of submitting inappropriate designs to council planners only to have to readdress their plans. The APAG consists of people from the community with long term knowledge and interest in the town that is their home. An impartial and consistent approach to each application along with a sound knowledge of the District Scheme has aided many people through the consent process. This must also benefit the efficiency in processing Resource consents for council. The APAG deal with each application quickly to avoid delays and in many instances several site visits and meetings occur with designs being fine tuned before final plans are submitted to council.

I support the inclusion of the Guidelines in The District Plan. It will make them easier for people to use when considering the zone rules for their property whether at the purchase or design stage. Once incorporated in the District Plan the Design Guidelines will have considerably more statutory weight but in my opinion will still require the safe guard of the local community having some involvement in the process.