



FORM 5: SUBMISSION

VARIATION 1 – ARROWTOWN DESIGN GUIDELINES



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

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PLAN CHANGE // To which this submission relates to:

This submission relates to Arrowtown Design Guidelines 2016 - Variation 1.

I gain an advantage in trade competition through this submission.

*I ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

Do not agree that ADG should apply to the whole of Arrowtown
ADG are far too prescriptive - schedules on fencing, paving and planting should be deleted.



MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

I oppose the ADG:

- being applied to the whole of Arrowtown
- imposing a "heritage" framework over future development in the whole of Arrowtown.

I support the concept of tighter development controls in Arrowtown but believe the appropriate mechanism for this is the District Plan.

My reason for this view is that most of Arrowtown has been built after the 1950's - the bulk in the 1970's (Adamson subdivision) with successive waves after that. All of these eras signify a distinctly unique chapter in the evolution that is Arrowtown's built environment and are no less important than the era that saw european miners settle in the town.

To require all neighbourhoods, be they 50 years old or 5 years, to pay homage to the towns origins as a mining town by, for instance, building picket fences or planting cherry trees, risks compromising the integrity and history of these areas. Issues with new developments are often about poor road and pedestrian environment, inadequate setbacks from the road and size and scale of homes disproportionate to the section, neighbouring houses or road. All of these issues are evident in the Cotter Ave area.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY // Give precise details:

- abandon the ADG for the whole of Arrowtown and apply to sensitive developments in the ARHMZ only
- IF the ADG are adopted
 - ensure the process for decision making is transparent and robust
 - those involved in making recommendations are accountable
 - to be revised to recognise and respect the distinctly different development phases and that it is inappropriate to impose a "heritage" framework on the New Town

do not wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) ** Ange van der Laan

Date 17 August 2016

** If this form is being completed on-line you may not be able, or required, to sign this form.

