

ARROWTOWN PROMOTION AND BUSINESS ASSN INC WAKATIPU

6 Other Comments

Would you like to comment on any other aspect of this draft 10 Year Plan?

Arrowtown Parking i) The APBA needs provision in the 10 year plan to identify and provide new parking areas on a progressive basis. Money needs to be allocated in the 10 year plan specifically to address Arrowtown CBD parking concerns as parking is barrier to economic growth in the CBD. It is a priority of the APBA to improve the visitor experience in Arrowtown and the ability to find a mud and dust free parking space is detracting from that strategic goal. Without immediate action to improve the use of existing parking off Ramshaw Lane and next to Butler Green, the formation of angle parking close to the CBD and a medium and long term goal of creating further parking as previously investigated by QLDC, Arrowtown will continue to struggle with current parking congestion and will not be in a position to grow business in the village. ii) Arrowtown UFB Broadband Arrowtown is about to submit a combined bid with Wanaka to the Ministry of Business, Innovation and Employment for Ultra Fast Broadband in the Rural Broadband Initiative 2. This bid has received the endorsement of QLDC both from a management and governance level, the Queenstown Chamber of Commerce and Todd Barclay. Arrowtown is in current discussions with Wanaka to build the case and details will be forthcoming. Chorus has advised this is the best way forward for both Wanaka and Arrowtown. Council advises that Arrowtown has historically one of the historic broadband uptakes per capita in the country. We seek QLDC support to fund the UFB2 rollout to urgently resolve significant broadband problems for our 180 businesses and our residents. Our bid is likely to be in 2 stages: i) the Arrowtown CBD ii) the residential area. The bid will be supported by the Arrowtown Village Association. iii) The Heritage Lighting Project initiated by QLDC three years ago has reached Stage 1 of the Arrowtown Lighting Masterplan under the Arrowtown Charitable Trust. The Trust wishes to work on the heritage and landscape lighting. But we believe the main street lighting which is in disrepair is the responsibility of council. We are requesting \$80,000 to for this element of the lighting plan. The Arrowtown Charitable Trust (set up recently by the APBA to undertake this project) has submitted separately with more detail. This is in line with the Arrowtown guidelines in QLDC's Southern Lights – A lighting Strategy 2006. iv) Retain Commercial Activities Boundary - Commitment to APBA resource consent protocols to retain appropriate commercial activities in the Arrowtown CBD respecting the historical nature of the area. v) Public Transport. Improve Public Transport services and communication between Queenstown and Arrowtown. vi) Environmental - Progress the concept of Arrowtown as an area of environmental excellence with a focus on tidy and timely rubbish collecting, cleaning and sweeping and cleaner air. vii) Historical - strong emphasis on Arrowtown's built and social history. Working closely with the museum, Chinese settlement, and activities. Explore the potential as a UNESCO World Heritage Site. viii) Ward Representation - Arrowtown supports the retention of the Arrowtown Ward and our independent council representation. ix) Tree Maintenance and Reserves - Ensure heritage trees remain healthy and underplanting continues x) CBD/River Interface - Attractive and practical use of the area between the CBD and the Arrow River. Retail the natural beauty and historic nature of this area. xi) Events/Festivals - Continue working with council and community groups towards the Arrowtown Autumn Festival, NZ Open Welcome Party, Motatapu Off Road Event, Spring Arts Festival. xii) Arrowtown Signage - Improved and updated street wayfinding signage and trails signage Supporting this submission are: Arrowtown Promotion and Business Association (APBA) Annual Report 2015-16 APBA Projected 2015 and 2016 Budget APBA Profit and Loss to 30 June 2014 Parking Proposals from QLDC Arrowtown Lighting Masterplan

Arrowtown Promotion & Business Association
Income and Expenditure
For the Year to 30 June

	2016 Budget	2015 Budget
INCOME		
QLDC Business Grant	\$ 119,625.60	\$ 117,280.00
BNZ Interest	\$ 530.00	\$ 530.00
Web Site Listings	\$ 600.00	\$ 521.75
Website transfer (2015 only)	\$ -	\$ 10,000.00
Other Revenue	\$ 4,000.00	\$ 4,000.00
Guide Donations	\$ 2,200.00	\$ 2,200.00
Arrowtown Calendar	\$ 7,500.00	\$ 7,500.00
Total Income	<u>\$ 134,455.60</u>	<u>\$ 142,031.75</u>
EXPENSES		
Media Advertising		
Drone Footage	\$ 800.00	\$0.00
	<u>\$ 800.00</u>	<u>\$0.00</u>
Print Advertising		
AA Regional Visitor Guide	\$ 2,400.00	\$ 2,243.70
QT Magazine	\$ 6,226.50	\$ 6,226.50
Whyte Waters	\$ 4,300.00	\$ 4,200.00
Advertising Production Costs	\$ 627.90	\$ 1,000.00
Casual Advertising Opportunities	\$ 2,000.00	\$ 2,000.00
	<u>\$ 15,554.40</u>	<u>\$ 15,670.20</u>
Print Material		
Arrowtown Official Guide (new 2014)	\$ 10,000.00	\$ 5,702.00
Arrowtown Calendar	\$ 4,500.00	\$ 4,500.00
	<u>\$ 14,500.00</u>	<u>\$ 10,202.00</u>
Distribution		
Central Otago District Council	\$ 300.00	\$ 300.00
Greymouth i-SITE	\$ 150.00	\$ 150.00
Wanaka i-SITE	\$ 160.00	\$ 160.00
Hokitika iSite	\$ 100.00	\$ 100.00
Jasons-Qtn, Flnd, Qtn Aprt, Wka	\$ 3,780.00	\$ 3,780.00
Jasons - Warehouse Distribution	\$ 2,800.00	\$ 2,800.00
	<u>\$ 7,290.00</u>	<u>\$ 7,290.00</u>
Website		
Maintenance/Hosting/Domain Name	\$ 1,000.00	\$ 1,000.00
Website Upgrade	\$ 11,000.00	\$ 33,000.00
	<u>\$ 12,000.00</u>	<u>\$ 34,000.00</u>
Campaigns/Promotions/Events		
Winter Marketing	\$ 5,000.00	\$ 1,000.00
Motatapu Miners Trail	\$ 10,000.00	\$ 8,700.00
Arrowtown Autumn Festival	\$ 7,500.00	\$ 5,000.00
Queenstown Jazzfest	\$ -	\$ 1,500.00

Arrowtown Profile Advertising	\$ 1,000.00	\$ 1,000.00
Cardrona Signage	\$ 1,700.00	\$ 1,700.00
TRENZ	\$ 6,000.00	\$ 6,000.00
NZ Open - Welcome Event	\$ 3,000.00	\$ 3,000.00
	<u>\$ 29,200.00</u>	<u>\$ 26,900.00</u>
Signage		
Banners/Flags/POS Displays	\$ 500.00	\$ 546.00
	<u>\$ 500.00</u>	<u>\$ 546.00</u>
Image Library		
Media Packs/Images	\$ 2,000.00	\$ 1,500.00
	<u>\$ 2,000.00</u>	<u>\$ 1,500.00</u>
Product Development		
Brand Development Initiative	\$ -	\$ 2,000.00
Professional Development	\$ 2,500.00	\$ 500.00
Media Famils	\$ 2,500.00	\$ 500.00
	<u>\$ 5,000.00</u>	<u>\$ 3,000.00</u>
Preservation Fund		
Preservation Fund	\$ -	\$ -
Lighting Plan	\$ 1,200.00	\$ 1,000.00
	<u>\$ 1,200.00</u>	<u>\$ 1,000.00</u>
Administration		
Postage	\$ 200.00	\$ 200.00
General Office Expenses	\$ 200.00	\$ 200.00
Bank Fees	\$ 200.00	\$ 200.00
AGM/Meeting Expenses	\$ 600.00	\$ 600.00
Secretarial Fees	\$ 36,000.00	\$ 34,000.00
Legal Costs -	\$ 500.00	\$ 600.00
Travel Expenses	\$ 1,600.00	\$ 1,600.00
Telephone & Mobile	\$ 800.00	\$ 800.00
Printing & Stationery	\$ 1,400.00	\$ 1,200.00
Subscriptions	\$ 900.00	\$ 900.00
	<u>\$ 42,400.00</u>	<u>\$ 40,300.00</u>
Total Expenses	<u>\$ 130,444.40</u>	<u>\$ 140,408.20</u>
NET SURPLUS/DEFICIT	<u>\$ 4,011.20</u>	<u>\$ 1,623.55</u>

Notes:

The new app-friendly website is an expense incurred mainly in 2014-15 with some final development costs incurred in 2015-16

Arrowtown Promotion and Business Association



Arrowtown Promotion and Business Association Report to Council Year end 2014/15

Content:

1. Mission Statement
2. Guiding Principles
3. Introduction
4. Chairperson's Report
5. Project Co-ordinator Report
6. Strategic Plan 2015-16

1. Mission Statement

The Arrowtown Promotion and Business Association's role is to promote and advocate the historical and natural character of Arrowtown while achieving responsible and sustainable growth.

2 Guiding Principles

- Protecting what is intrinsic about the town - natural environment, historic heritage and walking environment
- Managed growth/sustainability
- Independent/separate voice
- Charm and friendliness. Welcoming town

3 Introduction

The Arrowtown Promotion and Business Association is a non-profit community organisation made up of commercial ratepayers and other business operators. The Board is comprised of representatives from these groups and the Arrowtown Ward representative from the Queenstown Lakes District



Council. The association employs a Project Co-ordinator. Under the APBA rules three additional members presently stand on the board. The Arrowtown Promotion and Business Association's activities cover the commercial area of Arrowtown and the Arrowtown School catchment area.

3 Introduction (Cont)

The APBA engages with Destination Queenstown (DQ), the Arrowtown Village Association, village residents, event planners, and the Lakes District Museum to promote Arrowtown. Our role is similar to DQ, with a much smaller budget and additional requirements of protecting the historic Arrowtown precinct. Funding is sourced from the Arrowtown Commercial ratepayers as a rating levy. The APBA acknowledges the Queenstown Lakes District Council for its continued support.

The 2014-15 APBA Board consists of: Scott Julian (President); Kim Carpenter* (Deputy Chair); Bruce Gibbs (Treasurer); Brendan Cook; David Clarke; Adin May; Pamela Hopkins; Sam Laycock; Anne Murchison; Mike Gibbens; John Lapsley*; Brian Spicer*; Rob Andrews; Scott Stevens; Jim Griffiths; Sue Patterson (Project Co-ordinator/Administrator); and the Council Representative). These members represent a cross-section of Arrowtown businesses and the wider business community including accommodation, food and beverage, outdoor tours and activities, and retail.

** denotes additional members*

4 Chairman's Report

At the time of writing Arrowtown is coming alive with its annual autumn colours and the immensely busy summer season continues to crank along. It has been a summer to remember for businesses as visitor numbers are at an all-time high of up to 600,000 people.

We are extremely proud of the unique offering that is Arrowtown. With its quaint main street, iconic river and surrounded by mountains, walking & cycling trails. It is a place where 'History Meets Nature'. Naturally we are blessed by being close to Queenstown which is the

APBA Annual Plan



hub for the tourism masses but far enough away that tourists feel more relaxed in the more laid back surroundings.

4 Chairman's Report (cont)

The association continues to work closely with and lobby council in ensuring the growing visitor numbers are catered for with the appropriate infrastructure. The main problem areas that still need attention are parking. This includes the upgrading of existing parking areas and better signage to improve traffic flow to and from parking areas.



We are also working closely with other groups including the Arrowtown Village Association, Chorus, council and Wanaka representatives in upgrading the broadband services. This has fast become a high priority as we seek to improve this essential service for our businesses and residents alike.

It is the responsibility of the committee to carefully monitor its spend on marketing. Both old and new initiatives are continually being explored and reviewed and can be categorised under the following:

Arrowtown guide

The third annual Arrowtown Visitors Guide will be published in October 2015. 60,000 copies of the 40 page booklet are distributed via Jason's network and within Arrowtown. The Guide is produced at zero cost to APBA as it has licensed a local publishing provider to produce it and derive advertising revenue from it.



4 Chairman's Report (cont)

Branded Merchandise

APBA has licensed a local promotional goods supplier to create Arrowtown branded products using the new brand and logo developed for Arrowtown. One of the objectives of developing the branding was to create Arrowtown product our retailer members could sell, and also to develop a small additional revenue stream from royalties for APBA.

Website

The arrowtown.com website is currently being re-designed and will launch later this Autumn. It will be a more vivid representation of the natural beauty and history of Arrowtown, will showcase our businesses better, provide a more interactive experience for visitors and be more consistent with the Arrowtown brand which was developed last year.

Special Events

APBA continues to support local events such as the Motatapu, Long Lunch, Arrowtown Autumn Festival, the recent Iron Run (Harley Davidson rally) and the Gibbston Valley Winery Concert. The economic benefits and marketing of the town that these events bring cannot be underestimated.

The recent NZ Open Golf Welcoming Party where the 'Keys to Arrowtown' were presented to Sir Michael Hill of The Hills and Mr Eichi Ishii of Millbrook was very well received by the public and media.

I would especially like to thank the recently retired local councillor Lex Perkins for his support of the APBA over the years. To all other board members who have served over the last 12 months I would also like to publicly thank them for their contribution big or small.

Scott Julian, Chairman





Leverage Opportunities Realised or Assisted Arrowtown Initiatives

- 2015 Trenz Attendance in partnership with Arrowtown Bike Hire, Lakes District Museum, Queenstown Golf Travel, Arrowtown Holiday Park, and Queenstown Trails Trust.
- The establishment of the Arrowtown Charitable Trust to undertake the council-backed heritage lighting project
- Active Facebook promotional page
- Annual fundraising calendar, and streamlined the spend on print media and expanded the online, web presence.

5 Project Co-ordinator Report 2014-15 to 30 April

Key Partnerships and Communication Channels

• APBA members, Arrowtown Village Association, DQ, Tourism NZ, Frontline Wakatipu Tourism operators, Chamber of Commerce membership, QLDC, HQWiFi, Millbrook, The Hills, BMW NZ Open, Arrowtown Autumn Festival Committee, Sports Trust, Queenstown Trails Trust, AVA, Lakes District Museum, Arrow Miners Band and Buckingham Belles, Connectabus, Queenstown Trails Trust, Motatapu Off Road Event (Lagardere), Queenstown Marathon, Arrow Events, QT Events, Arrowtown Holiday Park, Arrowtown Primary School and local preschools, and Media.



5 Project Co-ordinator Report 2014-15 to 30 April (cont.)

Arrowtown Supported Events

- Arrowtown Autumn Festival - \$5,000 sponsorship to Festival, (increase on past year's \$2500) and sponsoring/organising. Photo Competition with prizes
- BMW NZ Open Arrowtown Welcome Party
- Arrowtown Long Lunch - supporting in behind-the-scenes planning
- Motatapu - \$7,500 membership sponsorship in prize vouchers
- Jazzfest - \$1,500 sponsorship to Jazzfest for Arrowtown Day

Advertising

- AA; QT Magazine - quarterly; Scuttlebutt – providing Arrowtown event information; Whytewaters advertising, frontline training video – filming, and providing training questionnaire; DQ product Directory

Ongoing Projects:

- Established the Arrowtown Charitable Trust to undertake the Heritage Lighting project –applications and choosing project sites.
- Arrowtown Market Research - DQ's Visitor Insights Programme

Website

- Developing new app-friendly website
- Event Calendar for community and members
- Member and partner listings eg Millbrook, Amisfield
- Increased social media programme and Facebook
- Providing website news blogs
- Updating media photos

Sourcing funds

- Branded Merchandise and fundraising calendar
- Sourcing \$3,500 member sponsorship for Motatapu
- Sourcing prizes for events from member businesses eg Autumn Festival...
- Website charges for non-members

6 Strategic Plan 2015-16 and Beyond

a) Key QLDC Focus Areas - APBA aims:

i) **Parking**

The APBA needs provision in the 10 year plan identify and provide new parking areas on a progressive basis. The organisation seeks that money is allocated in the 10 year plan specifically to address Arrowtown CBD parking concerns.

Parking within close proximity to the CBD is a barrier to economic growth in Arrowtown. It is a priority of the APBA to improve the visitor experience and the ability to find a mud and dust free parking space is detracting from that strategic goal. Without immediate action to improve the use of existing parking off Ramshaw Lane and next to Butler Green, the formation of angle parking close to the CBD and a medium and long term goal of creating further parking as previously investigated by QLDC, Arrowtown will continue to struggle with current parking congestion and will not be in a position to grow business in the village.

ii) **Broadband**

Arrowtown (both our business association and the Village Association) is about to submit a combined bid with Wanaka to the Ministry of Business, Innovation and Employment for Ultra Fast Broadband in the Rural Broadband Initiative 2. This bid has received the endorsement of QLDC both at a management and governance level, the Queenstown Chamber of Commerce and our local MP, Todd Barclay. The need for UFB for Arrowtown business and residences is urgent. Arrowtown is in current discussions with Wanaka to build the case based on advice by Chorus. Council advises that Arrowtown has historically one of the largest broadband uptakes in the country. We seek QLDC's support to fund the UFB2 rollout with more details on our case available shortly. At the time of writing this report the costings and details are pending. Our bid is likely to be in two stages: i) the Arrowtown CBD ii) the residential area.



6 Strategic Plan 2015-16 and Beyond (cont)

iii) Lighting - The APBA has set up the Arrowtown Charitable Trust to progress the The Heritage Lighting Project initiated by QLDC in 2011. The trust wishes to work on the heritage and landscape lighting but believes the main street lighting which is in disrepair is the responsibility of council. We are seeking \$80,000 through the Arrowtown Charitable Trust \$80,000 for this. The Trust is making its own submission with more detail. The Lighting Masterplan's goal is to highlight and protect the integrity of historic points, safety lighting in the business and historic area of Arrowtown. This aligns with the Arrowtown guidelines in the QLDC's *Southern Lights - A Lighting Strategy 2006*.

iv) Retain Commercial Activities Boundary - Commitment to follow our resource consent protocols to retain appropriate commercial activities in the Arrowtown CBD respecting the historical nature of the area.

v) Public Transport - Seeks to improve Public Transport services and communication to Arrowtown from Queenstown, the airport and other points in the Wakatipu. Better bus stop signs and a bus shelter at Arrowtown are of immediate importance.

vi) Environmental - Aims to improve environmental aspects of the Arrowtown business area with a focus on tidy and timely rubbish collecting, cleaning/sweeping of the CBD, cleaner air, and a focus as an area of environmental excellence.

vii) Historical - Strong focus on promotion of our point of difference in our built and social history. This includes working closely with the Lakes District Museum, Chinese settlement, activities like 4-wheel drive trips and such projects as Dudley's Cottage. We are exploring the potential to be listed as a UNESCO World Heritage Site.

viii) Ward Representation - Arrowtown supports the retention of the Arrowtown Ward and our independent council representation.

ix) Tree Maintenance and Reserves - Committed to ensure heritage trees remain healthy and underplanting continues.

x) CBD/River Interface - Commitment to an attractive and practical use of the area between the CBD and the Arrow River while retaining the natural beauty and historic nature of this area.

xi) Events / Festivals

Develop winter marketing campaign and continue working with Council and community groups towards the Arrowtown Autumn Festival, NZ Open Welcome Party, Motatapu Adventure Race, Winter Festival, Spring Arts Festival. Arrowtown acknowledges the assistance of Jan Maxwell in these areas.

xii) Arrowtown Signage - Improved and updated street way finding and trails signage.

6 Strategic Plan 2015-16 and Beyond (cont.)

b) Key Partners: Arrowtown Membership; Media; Millbrook; Destination Queenstown; Lakes District Museum; Other community organisations including Arrowtown Village Association, Autumn Festival Committee, Arrowtown Trust, Arrowtown Heritage Trust, Arrow Miners Band, Buckingham Belles, Sports Trust, Queenstown Trails Trust, Tourism NZ, Tourism Industry Assn, Queenstown Frontline Information Centres, QLDC, HQWiFi, Millbrook, Media, and NZ Open Golf (The Hills).

i) Arrowtown PBA Membership

Membership communication includes quarterly newsletters, regular email updates and membership activity on our website business listing pages. In addition quarterly meetings have been held.

ii) Media (including Social Media)

Proactively provide information, improving public relations, leverage on a budget and planning media promotions ahead.

iii) Millbrook

Millbrook acknowledges Arrowtown as the food, shopping and history hub for its visitors. Regular contact and sharing of ideas is well established with Millbrook input in to strategy meetings. Also we share web information, promotional information, and encourage staff to visit. A Millbrook representative stands as an additional member on the APBA Board.





6 Strategic Plan 2015-16 and Beyond (cont.)

iv) Destination Queenstown,

Arrowtown attended Trenz for the third time with support from DQ.

Arrowtown is part of, makes a difference to the DQ product, and provides integrity to the Queenstown experience.

We will continue to strengthen links with Destination Queenstown via additional trade and media famils, regular meetings with managers, and active promotions based on DQ support and information.

v) Lakes District Museum

The success of the Lakes District Museum is crucial to Arrowtown. Our focus is to continue to support its viability and our annual plan submission will strengthen our commitment to the museum and enhance its ongoing viability.

vi) Other Community Groups

The Queenstown Trail Trust has worked closely with Arrowtown at Trenz and in the future role as Motatapu owner.

Arrowtown is a major sponsor of several community events and is closely involved “in kind” with others.

vii) Frontline and Hotels, Event Management

We continue to build knowledge of Arrowtown with Hotels and Frontline, and event management companies.

viii) Research -Arrowtown is building on its market research, accessing Destination Queenstown and Statistics NZ visitor information and initiating further questions and surveys to determine seasonal patterns and enhance the APBA marketing strategy.

- c) Advertising, Web, Print, Audio-visual Media, Free Public WiFi Hotspots** -Astute use of a limited Advertising, Print, Audio-visual and Web promotion budget has ensured appropriate audiences are targeted. Further research will assist in identifying best use of this outlay. Print advertising has been reduced significantly with a consistency of branding and image. The Arrowtown.com website showcases our businesses and attracting interaction with our business members and visitors alike.

Additional information supporting the Arrowtown Annual Plan:

- APBA Projected 2015 and 2016 budget
- APBA Profit and Loss to 30 June 2014
- Parking Proposals from QLDC
- Lighting Masterplan



Arrowtown Lighting Design & Masterplan

Stage One - Concept Design



Toulouse Group
Lighting & Technology Designers
www.toulouse.co.nz



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Artist’s impression of new lighting design

The Nightscape of Arrowtown

The Lighting Masterplan for Arrowtown is intended to create a unique and emotive nightscape that encourages visitors to explore the town during the evening and to visit the restaurants, cinema, shops and bars. From a visitor’s perspective we want to create special moments of discovery as they wander through Buckingham Street, with features subtly illuminated and an overall ambient level of light that allows visitors to feel safe yet recognise they are in a special environment.

The intention of the lighting design is to create a memorable backdrop for visitors both on the street and from various viewpoints around the town as they dine in the restaurants and bars. We want to add value to the night-time experience of Arrowtown to encourage return visits and positive feedback. There are many opportunities for outdoor evening events such as; concerts, festivals and night markets that are possible by providing electrical infrastructure for event lighting at specific locations.

The Lighting Masterplan is broken down into the following concepts that form a complete lighting solution that should be delivered cohesively.

Street lighting - Creating a historical ambience and a feeling of safety to wander freely at night throughout Buckingham Street and surrounds - the street lighting will meet the local QLDC lighting standards yet retain an olde world character with warm white light sources and low glare luminaires.

Key features - Accenting selected historic buildings and architectural features that will create a subtle backdrop that can be viewed from both the street and inside cafes and restaurants. Highlighting certain features and heritage buildings throughout the street will encourage people to explore further rather than a blanket approach to lighting every building, which may feel like a film set and too gimmicky.

Landscape lighting - Highlighting selected trees and natural features will add another layer of creative and ambient lighting to the nightscape. Subtle warm white light sources will capture the beauty of the natural elements without causing glare and unwanted light pollution.

Recommendations for the existing lighting - Provide a register of current lighting on the buildings in Buckingham Street and suggest improvements to become more cohesive with the new lighting design. Develop a strategy for future lighting additions by building owners to ensure the character of Arrowtown is not lost with modern light fittings and a mishmash of colour temperatures.

Event lighting - Suggestions on electrical infrastructure for temporary event lighting to give greater flexibility for locations and types of events to be held at night.

The following pages will explain these ideas in more detail and how we may achieve the overall desired lighting concept.

This is a document for discussion and presents our first response to the Arrowtown Lighting Masterplan.



Current view of Buckingham Street at dusk



Artist’s impression of new lighting design

Lighting location plan Buckingham Street



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PROJECT TITLE

ARROWTOWN CBD

KEY:

- HISTORIC BUILDING FACADES
- EVENT POWER LIGHTING FEED
- LANDSCAPE FEATURES
- STREET LIGHTS

NOTE: Street lighting shown is existing only, actual quantities will be rationalised post lighting calculations.

Lighting location plan Miner's Cottages



NOTE: Street lighting shown is existing only, actual quantities will be rationalised post lighting calculations.

Street lighting

The concept for the street lighting poles for Buckingham Street is to ensure a feeling of safety to wander freely at night and to create a historical ambience with the appropriate colour temperatures and lantern styles. Consultation with QLDC will determine the exact light level we will need to adhere to at street level for safe transition for cars and pedestrians.

There are several ways to approach the street lighting - i) Refurbish the original lanterns (as seen outside the Bank) with modern light sources, new reflectors and lenses; ii) Replace with new lanterns in a heritage style or iii) Refit the current lanterns with a new light source, reflectors and gear assemblies. There are pros and cons to each scenario as outlined below and in the draft budget.

i. Refurbishment of the original street lantern

The refurbishment of the original street lanterns with a modern light source would serve to recreate the original historical ambience with LED technology ensuring low energy consumption. A new reflector housed in the top of the lantern designed to reflect the light downwards to the street would ensure there is no wasted uplight and therefore no light pollution to the night sky. A very warm white LED light source would be reminiscent of traditional light sources like candle light or another option would be an amber 'kerosene' colour temperature that could be created from a mixture of LED coloured chips.

In order to test the light output and to ensure council lighting standards are met, a prototype lantern would need to be built. This process would also allow us to assess the best colour temperature and determine the location of the control gear. Prototyping and testing could be done within the Toulouse workshop in Wellington.

ii. New traditional style street lantern

Procurement of a new lantern in a traditional style would be a simple solution and allow for easy lighting calculations to be carried without the need for a prototype. Supplier warranties would ensure any faults or problems with the fittings are easily rectified however, compatibility with exiting light poles would need to be established.

Many styles are available in traditional street lighting fixtures and we would suggest a robust fitting that has glare control and a downward light output. Finishes and components would be new and LED modules will have been tested by the manufacturer to international standards.

iii. Refurbishment of the current street lantern

This option would require the existing lanterns to be individually audited to assess their current condition and parts that would need to be replaced or refurbished. Current light levels will need to be recorded to establish whether further testing will be required and more light poles added. Light sources in the existing lanterns would need to be replaced with new sources that are consistent throughout the street.

Lighting calculations will need to be carried out to ascertain the number of lanterns and locations in Buckingham Street required to meet the QLDC lighting standards for street lighting regardless of the preferred option. This has been allowed for in the next phase of the Detailed Design.



Example of original lantern



Example of traditional street lanterns refurbished with LED light source.



Examples of new lantern styles

Historic buildings

We have chosen to accentuate the historic buildings with interesting facades and architectural features that we feel will respond well to being illuminated and create a subtle backdrop. These selected buildings are on both sides of the street and offer glimpses when approaching from either end of Buckingham Street. Highlighting certain heritage buildings sets them apart from the newer buildings on the street and offers a point of difference.

The lighting register provides detailed information however below is a list of the buildings we have selected. Note - some of these may just be a case of changing the current light fittings or sources whilst others will be additional facade lighting. Some heritage buildings like the Bank & Postmasters we feel don't require any changes.

- Ray White
- The Pharmacy - front facade and both sides including Buckingham Green (see landscape section)
- Gibbston Valley
- Jade & Opal Factory
- Outlet Store
- High Country Merino
- Te Huia
- The Wool Press
- The Post Office
- Arrow Lodge
- Miners Cottages
- Athenaeum Hall
- Gold Nugget
- Coachman's Hall
- New Orleans Hotel

Initially the lighting for the historic buildings should be assessed. Existing light fittings that are suitable in terms of traditional style and that are found to be in good condition should be retrofitted with the appropriate light source and colour temperature as discussed further in the 'Recommendations' section.

New lighting to highlight the architecture - this is intended to be discreet and - where possible - concealed from view. Light fittings that are inappropriate for the heritage style of the building or are in disrepair should be replaced with fittings that are defined by a predetermined set of criteria. It is our intention that these heritage buildings become the jewels in the crown and are distinguished by retaining their original character.



Historic buildings



Highlight top tier of schist, assess current wall lights and signage



Highlight above canopy to original facade, create glow under canopy



Assess current wall lights & highlight brick & stone features within Courtyard



Uplights to stone wall on Pharmacy to create subtle backdrop for Buckingham Green



Highlight Gibbston Valley sign above canopy, change under canopy lights on both Jade & Opal & Gibbston Valley.



Traditional lantern on green Gibbston Valley building over door.



Retain lanterns on Te Huia, assess lantern & under canopy lighting on High Country



Highlight The Wool Press sign, new lighting under canopy

Historic buildings



Lighting to 'The Gold Nugget' sign,
lighting under canopy



Change light to traditional lantern,
Interior - change fluorescent battens



Highlight facade shape & name
Athenaeum Hall



Highlight facade shape & sign assess lighting
under canopy



Highlight Post Office sign,
add traditional wall lights & glow
under canopy



Uplights to facade, assess current
lighting on entry steps

Historic buildings



Lighting for the Miner's Cottages should be cohesive yet retain the individual character of each cottage. Uplights will give a subtle highlight to the stone facade & graze the timber; soft glow under the door canopy & spots behind fences within gardens give a lived in feel.

Artist's impression of lighting for the Miner's Cottages

Landscape & features

The landscape lighting includes the highlighting of selected trees, Buckingham Green, the bronze sculptures and the water wheel. We feel this will add another layer of creative lighting to the nightscape and pick up some interesting features as visitors explore the town.

Subtle glare-free light sources will capture the beauty of the feature trees by simply highlighting the textures of the bark and foliage. There is the option to add colour to these for events like Christmas, Easter or dates of significance with the use of coloured light sources or filters. The control technology for this can be applied as a site wide solution if budget allows or it could be achievable by manually changing filters or light sources.

The lighting for Buckingham Green is intended to work cohesively with the surrounding building facades of the Pharmacy and the Stables, together with the ambient light generated from the garden courtyard of Gibbston Valley. Subtle highlighting of the Pharmacy and rear Stables walls, will create an interesting cohesive light effect that accentuates the surface of the bricks. An additional light pole at the rear of Buckingham Green will provide a higher level of light and give a feeling of safety in an otherwise darkened corner. The light pole will also provide an opportunity for event lighting or other decorative features like flags and banners to be fixed to it.

The bronze sculptures at the end of Buckingham Street are an interesting new sculpture and will respond well to being illuminated. The solid shapes and bronze finish will reflect a warm light and create interesting shadows therefore creating a focal point at the end of the street. It seems a waste to leave them in darkness when a simple solution will provide added value at night to this art piece that is uniquely Arrowtown.

The water wheel outside the museum is a historic feature that we intend to be a 'moment of discovery' at night. Again a simple lighting solution will pick up the surface, shapes and texture of the water wheel giving a dramatic effect.



Highlight feature trees



Graze light over Water Wheel



Highlight the Stables wall



Add light pole and highlight Pharmacy stone wall



Uplight bronze sculptures

Event lighting infrastructure

To ensure there are plenty of opportunities for event lighting infrastructure, we have made notes of suggested locations for power feeds on the plans. This will give plenty of options for temporary event lighting to be set up at various locations around Buckingham Street where night-time events may take place.

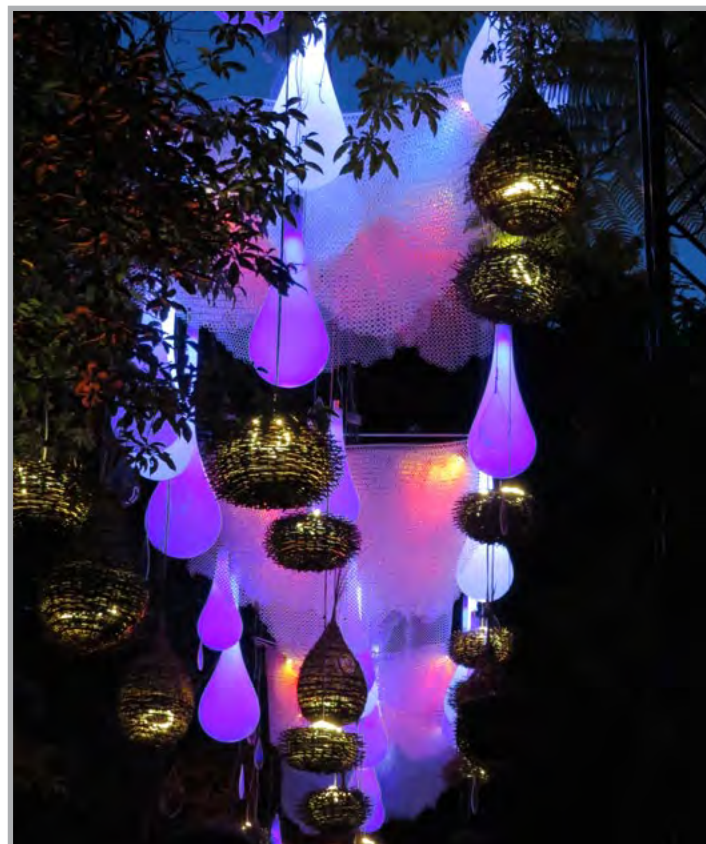
With a new lighting design we hope there will be increased evening visitors which may open the door to more night time events taking place like music events, outdoor dinners, a night market or even a lantern festival. It is therefore important that we future proof the electrical infrastructure now so these types of events can be seamlessly integrated into the APBA event planning.

As Lighting Designers we work on a number of outdoor events including the annual Festival of Light in Pukekura Park in New Plymouth. The park is transformed over the December January months with creative lighting installations and special features throughout the park for visitors to enjoy. The festival attracts over 100,000 local and international visitors and has been a huge success for the council winning several awards including the New Zealand Recreation Association award for *Outstanding Event* and the New Zealand Association of Event Professionals award for *Best Established Community Event*.

This type of event could be run annually in Arrowtown on a smaller scale to increase tourist visitor numbers and for locals to revisit. To provide for this option in the future we would recommend increasing the amount of electrical power feeds around the town for event lighting to draw from.



Examples of the New Plymouth Festival of Light in Pukekura Park.



Recommendations for existing lighting

There are many different types of light fittings installed around Buckingham Street - some are traditional in style, some are broken or in disrepair. There are also commercial style bulkheads and fluorescent batten lights that look out of place. There are a number of contemporary light fittings that appear to be recently installed for example the bollards in Post Office Lane. The first step in creating some consistency is to assess what is currently installed and how it may be improved then develop a strategy for the installation of new and replacement lighting in the future. A set of criteria should be established to ensure the integrity of the Lighting Masterplan is maintained and a way forward for future lighting to be installed.

The QLDC document 'Southern Light - A lighting strategy for Queenstown Lakes District' lists a set of criteria to be applied to the lighting in Arrowtown - much of which we concur with - for example: controlling glare and light pollution, not over-lighting, consistent colour temperature and avoiding a 'Disneyland lighting effect' in Arrowtown. Controlling glare and light pollution to the night sky can be defined in terms of light fitting style and placement.

The following is a summary of the points outlined in the QLDC lighting strategy:

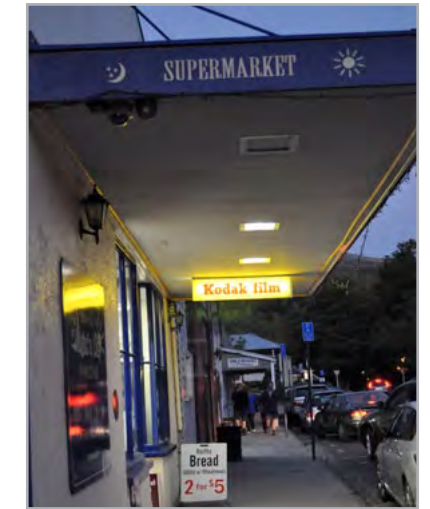
- Direct light downwards where possible and control upward light with glare shields and baffles
- Over lighting must be avoided - use the correct amount of light for the task and accepted standards
- Unnecessary night-time lighting such as decorative floodlighting, merchandising lighting & signage should be switched off at 11pm
- Keep glare to a minimum

* Refer to the diagrams shown in the appendix

In the 'Arrowtown Design Guidelines - June 2006' document - it is suggested, "Exterior lights should be simple and include lamp styles appropriate to an early rural mining town." This would require the removal of a substantial amount of light fittings - some of which are new - and investment by building owners to replace them. As is the case with many District Councils in New Zealand, a 'suite' of light fittings - that meet a set of predetermined criteria - are assessed and approved for use within exterior installations. This would be a way of controlling light fittings that are installed in the future. A set of criteria and specific light fitting styles would be established and specified so that future lighting installed by building and business owners is in keeping with the overall vision for Arrowtown.

It is important to achieve consistency with the overall look and feel with particular attention to light sources and colour temperature with the latter preferably being a warm white 2700 - 3050K - the colour of incandescent light. Warm white light creates an ambient effect that enhances the surfaces it illuminates and is in keeping with the original historic light sources. Cool white 4000K to 6500K is not appropriate for the overall look and feel we are aiming to achieve and is more suited to contemporary commercial architecture. Energy efficient LED and fluorescent light sources within the 2700K - 3050K range should be retro-fitted into existing fittings to create a warm light effect and also reduce energy and maintenance costs.

Lighting on other existing buildings should be individually assessed for existing colour temperature, style of light fitting and its light dispersion as well as the overall condition of the light fitting. Relamping of acceptable light fittings could be rolled out as a 'blanket approach' replacing them all at once or it could be done as failures occur. We would recommend the 'blanket approach' to achieve instant impact and begin a scheduled and recorded maintenance program.



Examples of existing lighting that can be improved with consistent colour temperature or replacement with new luminaires.



Lighting regsiter

Building	Current lighting	Suggested initial lighting improvement. *Note - all light fittings to be assessed for status of current condition
Arrowtown Bakery & Cafe	Fluorescent bulkheads	Ensure colour temperature of light source is 2500- 3000K
Mondo	Fluorescent bulkheads and PAR38 spotlights x 2	Ensure colour temperature of fluorescents is 2700K. Remove halogen flood uplights from roof - appear to be pointing straight up. Replace PAR38 halogen with 2700K LED.
Cavit & Co	PAR38 spotlights x 4	Replace PAR38 halogen with 2700K LED.
Steps to Dorothy Browns	Wall light x 2, downlight x 2, bulkhead x 1	Ensure colour temperature of light source is 2700K. Replace halogen with 2700K LED.
Rear of Ray White to Arrow Lane	Ceiling buttons	Ensure colour temperature of light source is 2500- 3000K
Ray White	Spots to signage x 4, spots in window x 4, high level spot on left hand side x 1	Part of concept design
Saffron	Inground uplight x 2, canopy spotlights PAR38 x 2, sculpture spotlights PAR38 x 2	Part of concept design
The Pharmacy	Side wall x 3 halo spots, 2 halo spots blue door, bulkhead x 1 at front.	Part of concept design
Pesto Bar	Free standing lanterns, 2 x PAR38 spotlights	Part of concept design
Stairs to Cinema	1 x bulkhead	Ensure colour temperature of light source is 2500- 3000K
Buckingham Green	Street lantern x 1, small lantern x 1	Part of concept design
The Shed	Fluorescent bulkheads x3	Ensure colour temperature of light source is 2500- 3000K
Stables	Flood to rear wall, lantern x 2, entrance ball x 1, copper lights x 2, signage lights x 2	To be addressed in concept plan
Gibbston Valley	Floodlight x 3, mini lantern x 4	Part of concept design
Jade & Opal Factory	Fluorescent battens x2	Part of concept design
Outlet Store	Lantern x 1, downlight x 6	Part of concept design
High Country Merino	Lantern x 1, bulkhead x 1	Part of concept design
Te Huia	Exterior wall mount lantern x 3, halogen downlight x 2	Part of concept design
The Wool Press	Fluorescent battens x 3, signage light x 1, side wall light x 1, street lantern x 1, fluorescent x 1	Part of concept design
The Courtyard	Par 38 x 3, bulkhead x1	Ensure colour temperature of fluorescents is 2700K. Replace PAR38 halogen with 2700K LED.
Chop Shop	Bulkhead x 2, bulkhead x 1	Ensure colour temperature of light source is 2500- 3000K
The Old Smithy	Wall light lantern x 1, bulkhead x 1	Ensure colour temperature of light source is 2500- 3000K
Cruikshank	Downlight x 2	Replace halogen with 2700K LED.
Ogle	Downlight x 2	Replace halogen with 2700K LED.
Oak Lane	Mini LED x 4, catenary fairy lights, bollards	Retain catenary fairy lights, check colour temperature of bollards and LED is 2500 - 3000K
Sotheby's, Lots for Tots	Bulkhead x 3, downlights x 3	Ensure colour temperature of light source is 2700K. Replace halogen with 2700K LED.
Stairs to Arrow Lane	Wall lights x 6, bulkhead x 2	Ensure colour temperature of light source is 2500- 3000K
Gypsies	Bulkhead x 3	Ensure colour temperature of light source is 2500- 3000K
Bettys Liquor	Downlight x 2	Replace halogen with 2700K LED.
Wallace & Gibbs	Downlight x 3	Replace halogen with 2700K LED.
Ikon	Downlight x 2	Replace halogen with 2700K LED.
Post Office Lane	Bollard x 4, copper wall lights x 2	Ensure colour temperature of light source is 2700K. Replace halogen with 2700K LED.

Building	Current lighting	Suggested initial lighting improvement. *Note - all light fittings to be assessed for status of current condition
Post Office	Bulkheads x 3	Part of concept design
Post Masters	Bollards and fairy lights	Ensure colour temperature of light source is 2500- 3000K
Back Country	Par 38 x 2	Replace PAR38 halogen with 2700K LED.
Stitching Post	Wall light above door	Assess fittings
New Orleans Hotel	4 x halogen floods, 2 x downlight	Part of concept design
The Remarkable Sweet Shop	no Itg	Discuss with owner
The Gold Shop	2 x wall light	Assess fittings
Athenaeum Hall	1 x lantern 2 x bulkhead at entrance	Part of concept design
Athenaeum Hall Lane	Street lantern x 1, small lantern x 1	Part of concept design
Supermarket	Wall light x 2, downlight x 4	Replace fittings and colour temperature
Coachman's Hall	no Itg	Part of concept design
Ray White	no Itg	Discuss with owner
Gold Nugget	no Itg	Part of concept design
Museum	Double flood to façade, entrance light, 3 x bulkhead	Assess fittings
Bank	Lantern x 2, inground x 2	Check colour temperatures and lanterns TBC
Miners Cottages	no Itg	To be addressed in concept plan
Library	Fluorescent bulkheads x 4	Ensure colour temperature of light source is 2500- 3000K
Arrow Lodge	Wall light over the door, 4 x tread lights	Part of concept design
Bronze sculptures	no Itg	Part of concept design
Heritage trees	no Itg	Part of concept design
Water wheel	no Itg	Part of concept design

The Lighting Register was completed in October 2014 and details may have changed since.All light fittings should be assessed to ascertain their current condition and suitability. Read in conjunction with the Lighting Recommendations for existing fittings.

The Lighting Register can be provided in Excel format for updating and used to form the Maintenance Schedule.

Extract from 'Southern Light - A lighting strategy for the Queenstown Lakes District'

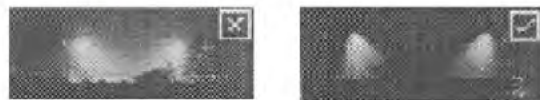
Appendix 2: Good Practice Lighting Guide

Preventing Light Pollution - Three Point Plan

Since urban sky glow (light pollution) arises from a combination of artificial light emitted directly into the sky from light fittings and light reflected up into the sky from buildings and the ground, the BAA Campaign for Dark Skies currently recommends that:

1. Wherever possible lights should be installed in full cut-off or ultra low-profile housings to prevent the emission of light above the horizontal.
2. 'Over-lighting' must be avoided. Using only the correct amount of light for the task, according to accepted standards, will reduce the amount of reflected light contributing to sky glow.
3. Unnecessary night-time lighting, particularly decorative floodlighting, merchandising and advertising lighting and sports floodlighting, should be switched off at 11pm or midnight to reduce the total sky glow in the early morning, pre-dawn hours.

Minimising Light Pollution



All living things adjust their behaviour according to natural light. Artificial light has done much to safeguard and enhance our night-time environment but, if not properly controlled, obtrusive light can present serious physiological and ecological problems.

Light pollution, whether it keeps you awake through a bedroom window or impedes your view of the night sky, is a form of pollution and without too much trouble can be substantially reduced without detriment to the lighting task in both urban and rural areas.

Sky glow is one form of light pollution. Glare is the uncomfortable brightness of a light source when viewed against a dark background, and light trespass; the spilling of light beyond the boundary of the property on which the source is located; are other forms of light pollution. In residential areas street lighting columns should be of a height that is sympathetic to the scale of adjacent buildings but should not, under any circumstance, be higher than the height of such buildings.

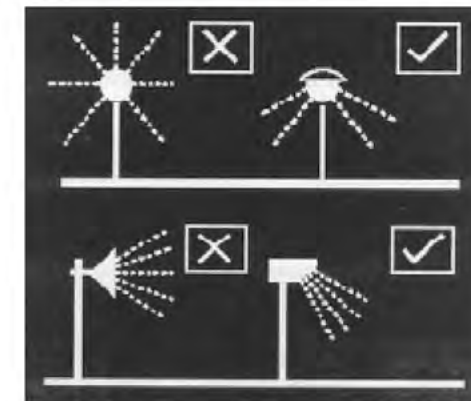
Listed below are some key ways to reduce the problems of unnecessary, obtrusive light:

Switch off lights when not required for safety, security or enhancement of the night-time scene. In this respect one can introduce the concept of a curfew with further limitations on lighting levels between agreed hours e.g. advertising and decorative floodlighting – off between 23.00hrs and dawn.

Direct light downwards wherever possible to illuminate a target, not upwards. If there is no alternative to up-lighting, then the use of shields and baffles will help to reduce spill light to a minimum.

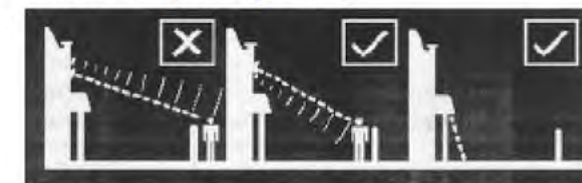


Use specifically designed lighting equipment that once installed minimizes the spread of light near to, or above the horizontal plane.



Do not 'over' light. It is a cause of light pollution and a waste of money.

Keep glare to a minimum, by ensuring that the main beam angle of all lights directed towards any potential observer is kept below 70 deg. It should be noted that the higher the mounting height, the lower the main beam angle. In places with low ambient light, glare can be very obtrusive and extra care should be taken in positioning and aiming.



Only use floodlights with asymmetrical beams that permit the front glazing to be kept at or near parallel to the surface being lit.



For domestic and small-scale lighting, there are two solutions:

1. Passive infrared detectors can be used to good effect, if correctly aligned and installed. A 150W (2000 lumen) tungsten halogen lamp is more than adequate. 300/500W lamps create too much light, more glare and darker shadows.
2. All-night lighting at low brightness is equally acceptable. For a porch light a 9W (600 lumen) compact fluorescent lamp is more than adequate in most locations.

Produced by Queenstown Lakes District Council

Lighting control options

Control of the various components of the Lighting Design will need to be defined to establish when the lights are turned on and how long they will be left running. The street lighting should come on with the rest of the street lighting for the district which would be either by time clock or light sensor and remain on until dawn.

Landscape feature lighting could be activated by a light sensor around dusk and then switched off at a certain time each night - for example between 11pm - 12pm. There will be few people around on the street after this to appreciate it - therefore switching them off will save energy and extend the life of the lamps and fittings.

Lighting to the historic buildings would be a little more complicated as each building owner would need to install a time clock to operate the lights in order for them all to cohesively turn and off at the same time. Discussion with building owners will be required as they may have lights they want to leave on all night for security or window displays.

Lighting control can be fully rationalised during the next phase of the Detailed Design for the project. Light sources and ballasts will need to be compatible with any control system in place. There is also the option of fully automated lighting control systems however this would require a healthy financial budget to achieve.

Maintaining the integrity of the design

The Lighting Design and subsequent light fittings will be an investment and an asset to Arrowtown and will need to be maintained and monitored to ensure the integrity of the design is not compromised. Once the Lighting Masterplan has been realised, it will be critical to plan and allow a budget for maintenance and to ensure lamp sources are replaced in the correct colour temperature and fittings are assessed for signs of wear and tear.

Scheduled relamping of light sources in the correct colour temperature should be done in accordance with a Relamping Schedule showing the specific light source type, colour temperature, base and style. Assessment of the light fitting for signs of wear and tear on the cabling or fitting itself should happen during the relamping process and noted on the schedule for quick reference.

Relamping and maintenance schedules will be provided by Toulouse once light fittings have been specified and installed. Service Level Agreements may be found with local or remote contractors or alternatively a qualified electrician could handle this in house. Stocks of lamps (as noted on the relamping schedule) should be held with either a local electrical wholesaler or a specific service electrical company. Random lamp changing is the death of the design in years to come as a mishmash of light sources and colours will change the whole effect.

Preliminary luminaire budget

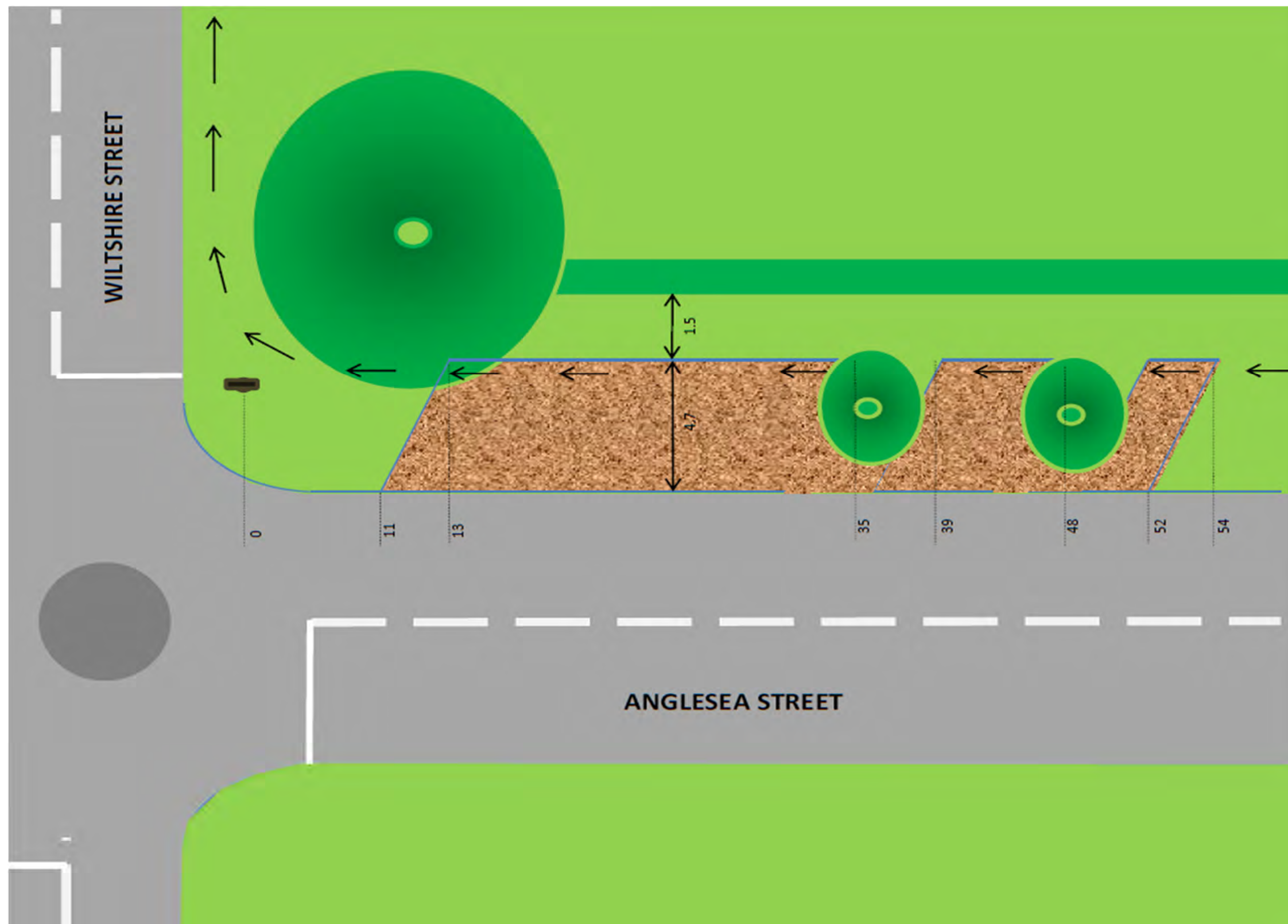
Location	Light fitting	PC Sum allowed
Street Lighting - exact quantity of street lights required to confirm with lighting calculations and approval from QLDC		
Scenario I - refurbish original lanterns	Approximate cost to purchase parts, build and test prototype \$3500	
Scenario ii - new traditional style lanterns	Approximate cost of complete new lantern @ 20 units	\$60,000
Scenario iii - refurbish current lanterns	Approximate cost dependent on assessment of current lanterns	
	Sub total PC sum	\$60,000
	**Note this is based on Scenario ii **	
Historic buildings - PC Sum allowed for each building, to be confirmed in Detailed Design phase		
Ray White	Highlight top tier of schist, assess current wall lights and signage	\$2,000
The Pharmacy & entrance to Dorothy Browns	Highlight above canopy to original front facade, create glow under canopy. Lane to Dorothy Browns - assess current wall lights & highlight brick & stone features within Courtyard. Wall on Buckingham Green - uplights to stone wall on Pharmacy to create subtle backdrop for Buckingham Green	\$5,000
Gibbston Valley	Highlight Gibbston Valley sign above canopy, change under canopy lights, new lantern	\$2,000
Jade & Opal Factory	Change under canopy lights	\$1,500
Outlet Store	Assess existing lights for replacement	\$1,500
High Country Merino	Assess existing lantern and replace bulkhead	\$1,500
Te Huia	Change light source in lanterns	\$200
The Wool Press	Replace existing lighting	\$1,500
Post Office	Replace existing lighting	\$3,000
Arrow Lodge	Assess wall light over the door, 4 x tread light - repair or replace	\$2,500
New Orleans Hotel	Change lighting to signage and assess under canopy lights	\$2,000
Athenium Hall	Highlight facade shape & name Athenium Hall	\$2,500
Coachman's Hall	Change light to traditional lantern, change interior fluorescent battens	\$2,000
Gold Nugget	Highlight sign and light under canopy	\$2,000
Miners Cottages	Highlight facades of each	\$5,000
	Sub total PC sum	\$34,200
Landscape and features		
Buckingham Green	Pole light to corner	\$2,500
	Inground recessed to pharmacy wall	\$1,000
	Inground recessed to stables wall	\$500
Bronze sculptures	Inground recessed to sculptures	\$1,500
Heritage trees	Inground recessed to trees	\$1,500
Water wheel	Exterior spotlights to water wheel	\$1,000
	Sub total PC sum	\$8,000

This preliminary luminaire budget is based on PC sums only. Actual luminaire and electrical installation costings will be rationalised in the Detailed Design phase once the lighting concepts have been confirmed.

Street Lighting costs shown are based on the supply of new lanterns. Refurbishment costs for the original lanterns will be dependent on the outcome of the prototype. Light levels and the quantity of the street lanterns will need to be calculated to ensure the QLDC lighting standards are met. This applies to all lantern options.

Once the concept details are finalised then electrical installation costs can be submitted from various electricians either by tender or invitation.

All luminiare costs are estimated in NZ dollars, and are excluding freight and GST.




H Downer

Anglesea St Angle Parking Concept Drawing

Drawn By Scott Shaw

Date 26/06/2014

Quote No:	CL7205.01		Estimator:	SCOTT SHAW	
Title:	ANGLESEA ST ANGLE PARKING		Contact:	DENIS MANDER	
Location:	ANGLESEA ST, ARROWTOWN		Phone:	03 450 0449	
Client:	QUEENSTOWN LAKES DISTRICT COUNCIL				
Code	Description	Qty	Unit	Rate	Cost
1.0	PHYSICAL WORKS				
1	EXCAVATE TO WASTE SHAPE DRAINAGE	193.00	M2	\$10.08	\$1,945.44
2	SUPPLY, LAY & COMPACT METAL IN EXCAVATED AREA	193.00	M2	\$14.07	\$2,715.51
3	TIMBER EDGING AROUND TREES & GRASS SEED WHERE NECESSARY	2.00	EA	\$176.32	\$352.64
4	ANGLE PARKING SIGN	1.00	EA	\$122.94	\$122.94
	Target Cost				\$5,136.53
	Management Spread				\$873.21
	Off Site Fee				\$898.89
	Total Cost				\$6,908.63

Arrowtown Carparks 2014 Schedule of Prices & Engineers Estimate

Item	Description	Units	Quantity	Rate	Total
1.00	<u>New Eastern Carpark (Adjacent to Bedford St) Option 1</u>				
1.01	Preliminary and General	LS			\$5,000.00
1.02	Strip existing surface to waste – 200mm depth	M3	200	\$17.15	\$3,430.00
1.03	Compact AP40 surface – 200mm depth	M3	200	\$83.75	\$16,750.00
1.04	Provisional AP65 to fill soft spots	M3	100	\$94.50	\$9,450.00
1.05	Timber fencing	m	90	\$110.00	\$9,900.00
1.06	Drainage Flume	LS			\$500.00
1.07	Wheel Stops	ea	70	\$70.00	\$4,900.00
1.08	Landscaping	LS			\$2,000.00
1.09	Signage	LS			\$1,000.00
				Subtotal	\$52,930.00
1.10	Contingency (15%)				\$7,939.50
1.11	PS Fees				\$5,000.00
				Total	\$65,900.00
1.20	<u>New Eastern Carpark (Adjacent to Bedford St) Option 2</u>				
1.21	Preliminary and General	LS			\$2,500.00
1.22	Strip existing surface to waste – 200mm depth	M3	50	\$17.15	\$857.50
1.23	Compact AP40 surface – 200mm depth	M3	50	\$83.75	\$4,187.50
1.24	Provisional AP65 to fill soft spots	M3	0	\$94.50	\$0.00
1.25	Timber fencing	m	90	\$110.00	\$9,900.00
1.26	Drainage Flume	LS			\$500.00
1.27	Wheel Stops	ea	70	\$70.00	\$4,900.00
1.28	Landscaping	LS			\$2,000.00
1.29	Signage	LS			\$1,000.00
				Subtotal	\$25,845.00
1.30	Contingency (10%)				\$2,584.50
1.31	PS Fees				\$5,000.00
				Total	\$33,500.00

Item	Description	Units	Quantity	Rate	Total
2.00	<u>New Lower Level Carpark</u>				
2.01	Preliminary and General (Incl tree removal)	LS			\$20,000.00
2.02	Strip existing surface to waste – 200mm depth	M3	300	\$17.15	\$5,145.00
2.03	Compact AP40 surface – 200mm depth	M3	300	\$83.75	\$25,125.00
2.04	Provisional AP65 to fill soft spots/tree stump holes	M3	300	\$94.50	\$28,350.00
2.05	Construct Ramp(including guardrail)	LS			\$85,000.00
2.06	Timber fencing	m	400	\$110.00	\$44,000.00
2.07	Wheel Stops	ea	100	\$70.00	\$7,000.00
2.08	Landscaping	LS			\$5,000.00
2.09	Steps to access upper levels	ea	2	\$5,000.00	\$10,000.00
2.10	Drainage Outlet Upgrades	LS			\$5,000.00
2.11	Signage/Lighting	LS			\$10,000.00
				<u>Subtotal</u>	\$244,620.00
2.12	Contingency (30%)				\$73,386.00
2.13	PS Fees				\$10,000.00
				<u>Total</u>	\$328,100.00
3.00	<u>Existing Western Carpark Upgrade</u>				
3.01	Preliminary and General	LS			\$1,000.00
3.02	Top up existing surface (ice/grit material)	LS			\$2,500.00
3.03	Timber fencing	m	60	\$110.00	\$6,600.00
3.04	Wheel Stops	ea	70	\$70.00	\$4,900.00
3.05	Landscaping	LS			\$2,000.00
3.06	Signage	LS			\$2,000.00
				<u>Subtotal</u>	\$19,000.00
3.07	Contingency (30%)				\$5,700.00
3.08	PS Fees				\$5,000.00
				<u>Total</u>	\$29,700.00
Total Project Cost					\$423,700.00

Arrowtown Parking – Notes of meeting held at Arrowtown Museum on 19 June 2014

Present: Denis Mander, Anthony Hall, Lex Perkins (QLDC); David Clarke, Sue Patterson (Arrowtown Business Promotion Association)

The meeting had been called by Sue to take up on matters previously raised by the Association through submissions to Council annual/Long-Term plans (See attached)

The Association is responding to members' observations that pressure on available parking has been growing, with the past summer being at its highest/worst level. This is leading to people parking spilling over into residential areas, on grass, or visitors not finding a park and leaving Arrowtown without staying.

The Assn is asking that steps be taken to

- Improve the legibility of Arrowtown for visitors through improved signage
- Provide and campervan parking and publicise its availability (through signage, brochures, etc.)
- Increase the amount of parking available through
 - Introduction of angle parking on Anglesea Street. (location 1 in aerial below).
 - Conversion of grassed area adjacent to the Hansen carpark (accessed from Hansen Carpark and/or Merioneth Street) (location 2). This area was apparently bought by the borough council in the 1970s specifically for parking.
 - Reviewing the layout of the lower carpark accessed from Ramshaw Lane (the Lower Ramshaw Carpark) to increase its capacity (location 3)
 - Reviewing the layout of the area to the west of the Lower Ramshaw Carpark to provide additional carparking (location 4)
 - Construction of a new carpark to the east of the skate-park, to be accessed from Hansen Carpark (Wiltshire Street end or Merioneth Street end) (location 5).

I have undertaken to look into obtaining broad costs for each of the "actions". I would be looking to come back to the association within 2-3 weeks. It is understood that unless the costs are relatively minor, and can be fitted into existing programmes then bids will need to be made through next year's Long Term Plan process.



Denis Mander

Transport Policy and Stakeholder Manager



29 July 2014

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Attention: Denis Mander

Dear Denis

Arrowtown Car parking

Below is the report for this site. At the new eastern car park we have shown two options as there is a significant cost difference albeit at a higher level of risk. The estimates are attached for your reference.

New Eastern Car park – Option One

Both options include timber fencing, wheel stops, minor landscaping and a flume to discharge water down the face of the existing bank.

This option is a general car park construction consisting of 200mm of stripping and replacement of topsoil with compacted aggregate and a 50mm running coarse to reduce maintenance activities. There are still risks associated with this option that we may strike soft spots throughout the site and an allowance has been made in the estimate for this.

Timber fencing to match the existing has been allowed for along the top of the existing bank. This also provides some protection for pedestrian users of the car park although it must be stressed this doesn't comply with the building code. The car park will be shaped to direct water to a new drainage flume down the face of the existing bank.

Concrete wheel stops have been allowed for at present, however these may be changed for a timber product (1/2 round) to tie in with the rural aspect of the area if required.

ROC is approximately \$65,900 ex GST.

New Eastern Car park – Option Two

The second option is a higher risk option where the car park stripping and surfacing is minimal and topped up over a number of years through regular maintenance. Downers have indicated they could use the ice/grit material in this location for free; however there would be a minimal cost for placing, shaping and compaction.

There are obviously higher maintenance costs with this option, with settling, potholing etc. that will occur, however due to the substantial cost saving it may be worth investigating further. With regular maintenance these failures can be minimised but it will always be an ongoing maintenance issue. The maintenance should start to reduce after a few years if the existing ground conditions are favourable to take traffic loads.

ROC is approximately \$ 33,500 ex GST.

New Lower Level Car Park

The easiest point of access to this car park would be from the eastern end, where the embankment is at its lowest and thus reduce construction costs of the associated ramp. The 1:10 grade ramp for vehicle access has lograil side protection and is approximately 6m wide. Three sets of steps similar to the existing steps at the western car park have been allowed for to link the lower level to the upper levels.

The existing drainage outlets in the bank are in need of an upgrade once this area is developed and an allowance has been made for this. The drainage in this area will also need to be looked at in greater detail as the area has no natural drainage paths and these will need to be constructed as part of the works.

Fencing, landscaping and wheel stops have been included, similar to the above.

The existing trees can be removed as part of the contract either as firewood or chipped and the stumps removed. We envisage the tree removal could be done completely by excavator if just being chipped to reduce costs and a firewood merchant may remove the wood for minimal cost. Where the stumps are removed significant holes will need to be backfilled with a suitable material. Flag lighting and signage has been allowed for although further investigation will be necessary regarding the layout and supply.

You could consider two pavement options for this area similar to the new eastern car park; however in this lower car park we believe the risks to be greater due to the chance of striking soft silt materials that are common in the area. We have allowed an item in the estimate for the replacement of the soft silts; however ground investigations will be required in the next phase to quantify this amount more accurately.

ROC is approximately \$328,100 ex GST

Existing Western Car Park Upgrade

We have looked at the layout of the car park using a simple mapping programme and we believe we can make some improvements to the current haphazard layout and parking that occurs. We estimate 70 formal parks could be laid out using wheel stops and improved signage. This layout needs to take account for a campervan parking in any spot as these vehicles take up significantly more space than a normal car and as the car park is unsealed, creating a separate area for them becomes a lot harder to undertake and police. We have estimated that taking these dimensions into account you will still be able to accommodate approximately 70 parks in this area.

We have allowed for the main trees in the central 'island' to be retained and a fence to surround them to stop four wheel drive vehicles parking under them, which is occurring now. This central area can be improved slightly with some under-planting around the base of the trees. This fencing would also negate the need to move the existing light pole in this area.

Signage can be installed in key locations to provide direction and guidance to drivers on where to park and also where not to park e.g. in front of access to other parking area. We also suggest the existing car park potholes etc. are tidied up as part of these works and an allowance has been made in the estimate for this.

ROC is approximately \$29,700 ex GST.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'AQ', with a stylized flourish at the end.

Andrew Quigley
Group Manager Transportation
MWH New Zealand Limited

Encl.: Arrowtown Car parking Estimates

other regular users of the lake however they do sometimes occupy prime picnicking spaces or when unused become unsightly. Introducing a simple annual permitting system on a first come, first served basis would restrict the total numbers to current levels and also ensure that boats and trailers do not get abandoned on the reserve. Such a system will only be introduced if boat storage becomes an issue needing further management.

Implementation

Designate an area for camping at the north end of Lake Hayes (Lot3 DP 15096) and in the area between the rowing club access road and the intersection of the State Highway and Arrowtown-Lake Hayes Road (Section 49 & 50 Block IX). Monitor and enforce compliance.

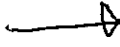
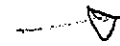
Manage vegetation as resources permit.

Investigate the extension of the existing Lake Hayes Track to avoid the on-road section at the northern end of Lake Hayes.

Consider requests for development of the reserves and for community or commercial use of the reserves in accordance with the above policies.

Ensure park maintenance operations minimise contamination of Lake Hayes.

Policy 18 Butler's Green and Arrow River Reserve

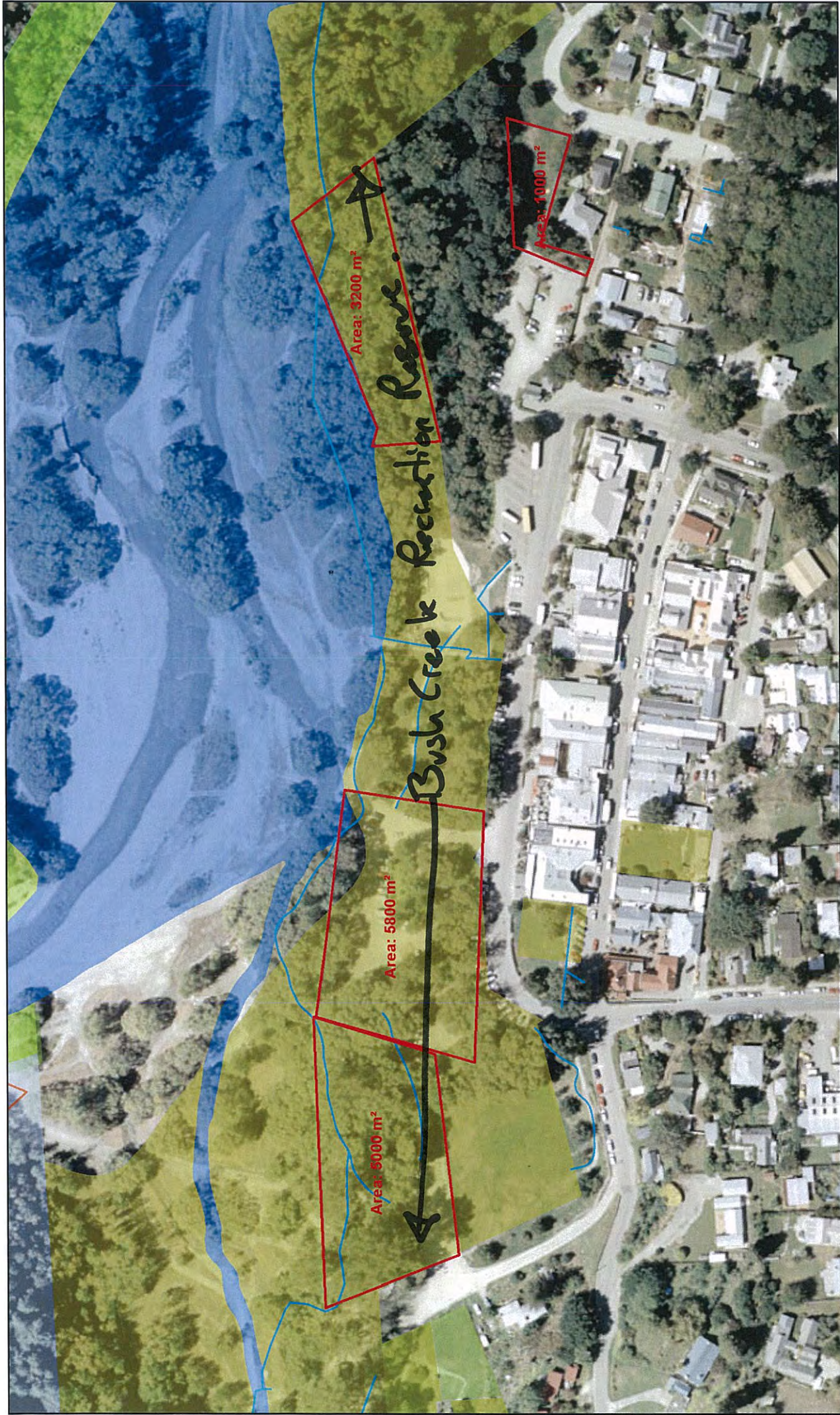
- 18.1 Prohibit the use of motorbikes and vehicles within the reserve, other than on the formed track that provides access across the reserve from Buckingham Street to Macetown and in accordance with policy 18.3.
-  18.2 Restrict parking to the existing formed areas, unless provided for in policy 18.3.
-  18.3 Permit parking on the grass flat between Bush Creek and the skate park when required for special events and at peak times of the year.
- 18.4 Permit the temporary use of the Old Police Building at Butler's Green for suitable community and or/event uses.
- 18.5 Permit the construction of a natural outdoor ice rink up to 1000m² in the vicinity of Bush Creek subject to any site buildings being present only during the operation of the rink.

Explanation

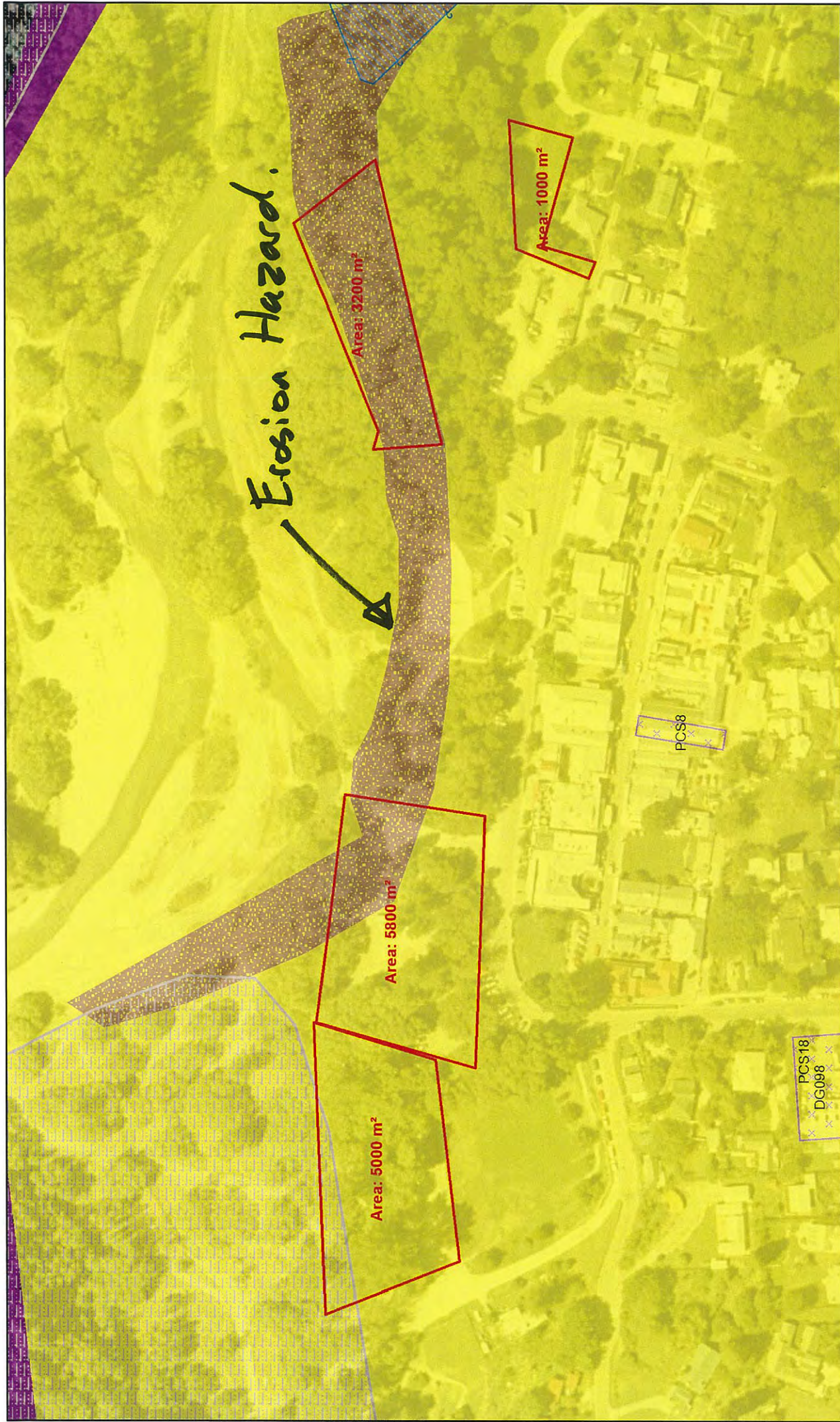
The riding of trail bikes and 4WD has been a popular pastime in Bush Creek and the Arrow River. The high level of public use of the reserves, the noise from trail bikes and the damage caused by 4WD vehicles means that these uses are no longer compatible with the nature of the reserve.



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED



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Arrowtown Promotion & Business Assn. Inc

Income and Expenditure Statement For the year to 30 June 2014

	2014	2013
Income		
QLDC Business Grant	\$114,980.00	\$113,281
BNZ Interest	\$565.00	\$515
Web Site Listings	(\$197.00)	\$1,043
LDM- Brochure Contribution	(\$303.00)	\$2,166
Calender Sales	\$6,489.00	\$8,981
Visitor Guide Donations	\$929.00	\$0
Total Income	\$122,408.00	\$125,987
Expenses		
Radio/TV Advertising		
Tourism Radio	\$0.00	\$5,000
Mountain Bike Video Grant	\$0.00	\$1,000
Livetouch Screens	\$610.00	\$0
Arrowtown Promo Video	\$2,065.00	\$0
Print Advertising		
AA Accomadation Guide	\$0.00	\$4,815
AA Regional Visitor Guide	\$1,822.00	\$1,928
Jasons Whats On Guide	\$6,700.00	\$6,700
QT Magazine	\$5,600.00	\$5,800
Whyte Waters	\$4,200.00	\$4,400
Advertising Production Costs	\$2,796.00	\$1,239
Occassional Advertising	\$139.00	\$0
Go Travel Magazine	\$875.00	\$0
Legal Fees	\$548.00	\$0
Print Material		
Arrowtown Brochure	\$8,681.00	\$3,259
Walking Trails Map	\$0.00	\$2,890
Arrowtown Calender	\$2,384.00	\$3,884
Distribution		
Central Otago District Council	\$0.00	\$334
Greymouth i-SITE	\$150.00	\$150
Hokitika i-SITE	(\$26.00)	\$188
Wanaka i-SITE	\$170.00	\$170
Jasons-Print Distribution	\$3,701.00	\$1,995
Queenstown Visitor Centre	\$0.00	\$288
Print Distribution	\$1,438.00	\$0
Print Warehousing	\$937.00	\$0
Web Site		
Maintenance/Hosting/Domain Reg	\$0.00	\$585
Web Site Design	\$1,740.00	\$5,720
Website Operation Expense	\$652.00	\$0
Campaigns/Promotions/Events		
Winter Marketing	\$467.00	\$2,688
Motutapu Miners Trail	\$8,102.00	\$7,805
Arrowtown Autumn Festival	\$2,501.00	\$2,500
Queenstown JazzFest	\$1,500.00	\$1,500
AT Profile Advertising	\$0.00	\$958

Arrowtown Promotion & Business Assn Inc		
Balance Sheet		
As at 30 June 2014		
	2014	2013
Assets		
BNZ Cheque Account	\$48,872	\$53,537
BNZ Savings Account	\$30,121	\$29,670
Accounts Receivable	\$3,772	\$3,250
Office Equipment	\$1,089	\$1,089
Computer & Software	\$2,150	\$2,382
Withholding Tax Paid	\$1,781	\$1,781
GST Account	\$3,986	\$5,102
Total Assets	\$91,772	\$96,811
Liabilities		
Accounts Payable	\$31,557	\$36,021
Millenium Grant	\$562	\$562
CBD Lighting Grant	\$10,000	\$10,000
Total Liabilities	\$42,119	\$46,583
Net Assets	\$49,653	\$50,229
Equity		
Retained Earnings	\$50,229	\$39,320
Current Earnings	\$576	\$10,909
Total Equity	\$49,653	\$50,229

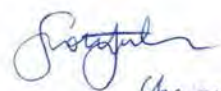
I certify that this financial statement
has been submitted to and approved by the
members at a general meeting on
14 August, 2014.


Treasurer
20/8/14


Chairman
20/8/14

Cardrons Signage	\$1,588.00	\$1,361
Le Clef D'Or Evant	\$0.00	\$0.00
TRENZ	\$7,465.00	\$2,423
NZ Golf Open	\$4,099.00	\$0
Arrowtown Spring Festival	\$87.00	\$0
Chinese New Year	\$233.00	\$0
Image Library		
Images	\$246.00	\$0
Media Packs	\$0.00	\$568
Product Development		
Brand Development	\$8,060.00	\$9,374
Media Famils	\$208.00	\$136
Frontliner Famils	\$1,803.00	\$36
Brand Launch	\$2,000.00	\$0
Administration		
Charities Commission	\$44.00	\$0
Postage	\$9.00	\$26
General Office Expenses	\$1,778.00	\$1,475
Bank Fees	\$128.00	\$133
AGM/Meeting Expenses	\$436.00	\$118
Secretarial Fees	\$29,123.00	\$29,652
Travel Expenses	\$2,083.00	\$1,548
Telephone & Mobile	\$628.00	\$532
Printing & Stationery	\$2,252.00	\$1,804
Subscriptions	\$665.00	\$805
Newsletter	\$0.00	\$96
Asset Write Down	\$2,382.00	\$0
Total Expenses	\$122,984.00	\$115,078
Net Profit/(Loss)	(\$575.00)	\$10,909

20/8/14 
Treasurer


Chairman
20/8/14