

ARROWTOWN DESIGN GUIDELINES 2016



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QUEENSTOWN
LAKES DISTRICT
COUNCIL

The Arrowtown Design Guidelines 2016 have been updated from the earlier 2006 Arrowtown Design Guidelines prepared by Blakely Wallace Associates. We thank the authors of this original document for informing the structure and contents of the 2016 guidelines.



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1. INTRODUCTION

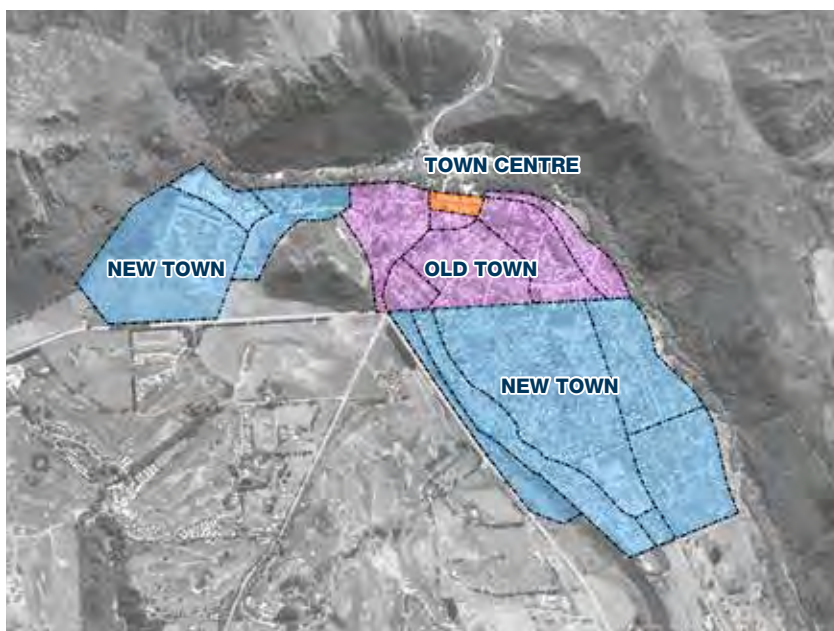
1.1 PURPOSE OF THE ARROWTOWN DESIGN GUIDELINES 2016 (ADG)

These guidelines have been developed to provide assistance to the community, landowners, developers, designers, planners, Council and decision makers where restoration, alteration, development or redevelopment is proposed within Arrowtown. The guidelines cover the whole of Arrowtown, with a focus on the well-recognized historic Town Centre and early residential area. They include recommendations for 'new' Arrowtown showing ways to achieve cohesiveness throughout the town.

The special qualities and historic character of Arrowtown are well recognized and valued by the community. The primary aim of these guidelines is to reinforce and provide more explicit ways to achieve the aims of the Community and Council's District Plan. The guidelines address both private land and public land as the development and management of both plays a major role in contributing to the qualities of Arrowtown.

In order to provide for a comprehensive design response for Arrowtown, the town has been divided into three broad 'character areas' on the basis of common characteristics or function.

There are separate areas for the Town Centre, Old Town and a generic area called New Town which incorporates Low Density Residential and proposed Medium Density Residential Zones and some industrial commercial activity. This last zone is to predominantly reflect post 1950's development. Each of the 'character' areas is discussed in turn in sections 2.3 to sections 2.6.



1.2 THE PLANNING FRAMEWORK

The Queenstown Lakes District Plan provides a planning framework for Arrowtown. There is no intention here to repeat the District Plan provisions; however, they must be referred to when planning a development. The District Plan identifies a number of zones for Arrowtown, some of which overlap, each with its own set of requirements, which all owners and designers must comply with if undertaking certain types of development.

Where resource consent is required, it is acknowledged that the District Plan bestows existing use rights on property owners.

The ADG document is referenced within the Proposed District Plan in the Urban Development, Arrowtown Residential Historic Management Zone ('**ARHMZ**'), Low Density Residential ('**LDR**'), proposed Medium Density residential ('**proposed MDR**') and Arrowtown Town Centre Chapters and seeks to inform and guide appropriate development outcomes within the three main areas governed by this document.

The ADG aims to protect and enhance the historic character of Arrowtown and reinforce the District Plan provisions. They provide guidance for all projects that have either individually or collectively the potential to enhance or degrade the character of Arrowtown, irrespective of project size or whether or not resource consent is required. If it is covered in the ADG then it is important to historic character management and protection. Every individual owner has a role in protecting the historic character of a place.

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

1.3 SCOPE OF THE GUIDELINES

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

Specific guidelines are provided for the three 'character' areas within Arrowtown and the relationship between these areas is of importance and is also discussed. The three 'character' areas include:

- Old Town Residential (or the ARHMZ);
- New Town (or the LDR and proposed MDR Zones); and
- Town Centre.

A series of schedules are provided to assist with more detailed design issues such as:

- Planting;
- Paving materials, and
- Fences and gates.

1.4 USE OF THE GUIDELINES

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

To ensure any development is appropriate, users should fully understand the heritage and character sections, including the specific neighbourhood that the project would be in, then identify either the Town Centre or Old Town / New Town guidelines. Whilst there is some overlap between the guidelines, do not assume that they are the same.

In the Old Town / New Town guidelines set out in section 4, not all the individual guidelines apply. The heritage character is to be applied more stringently the closer the development is to the older portion of the Town. In the furthest extents of the New Town in the LDR zones, building forms are anticipated to become less controlled, with more attention to street layouts and the spaces between buildings. In the proposed MDR zone, attention is directed to both design and spatial relationships, mainly within existing sections. Street layouts and vegetation should not be significantly altered.

For users of the ADG the guidelines set out in sections 3 and 4 are colour coded as follows:

-  Town Centre
-  ARHMZ
-  Proposed MDR and LDR Zones
-  General guidelines that apply to ARHMZ and Proposed MDR and LDR Zones where applicable

1.5 USE OF THE GUIDELINES

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

1.5.1 THE ARROWTOWN STORY

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

1.5.2 LOW KEY, RURAL, SMALL SCALE

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

1.5.3 THE SENSE OF PLACE

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

1.5.4 RETAIN HISTORIC FEATURES AND HISTORIC CONTEXT

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

1.5.5 PROJECTS, IRRESPECTIVE OF SCALE MUST BE COMPATIBLE (IN CHARACTER) WITH HISTORIC FEATURES AND CONTEXT

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

To achieve the outcomes expressed within the ADG the consideration of the development assessment checklists should be provided and support any resource consent application (the development assessment checklist for the Arrowtown Town Centre, the ARHMZ and New Town Areas are set out in Section 5, page 175 to 182).

2. HERITAGE AND CHARACTER

2.1 HISTORIC OVERVIEW

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

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



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



Arrowtown 1910, Lakes District Museum.

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

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

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

The town's growth from its early beginnings is portrayed by a series of schematic sketches, (referred to as growth rings). These growth rings show in a very broad and abstract way the type and comparative rate of development post the mining boom.

Arrowtown today is valued as a tourist destination, a place to live and as a holiday destination. Its livelihood comes primarily from tourism, which is based around the town's heritage values.



Arrowtown c.1880, Lakes District Museum.



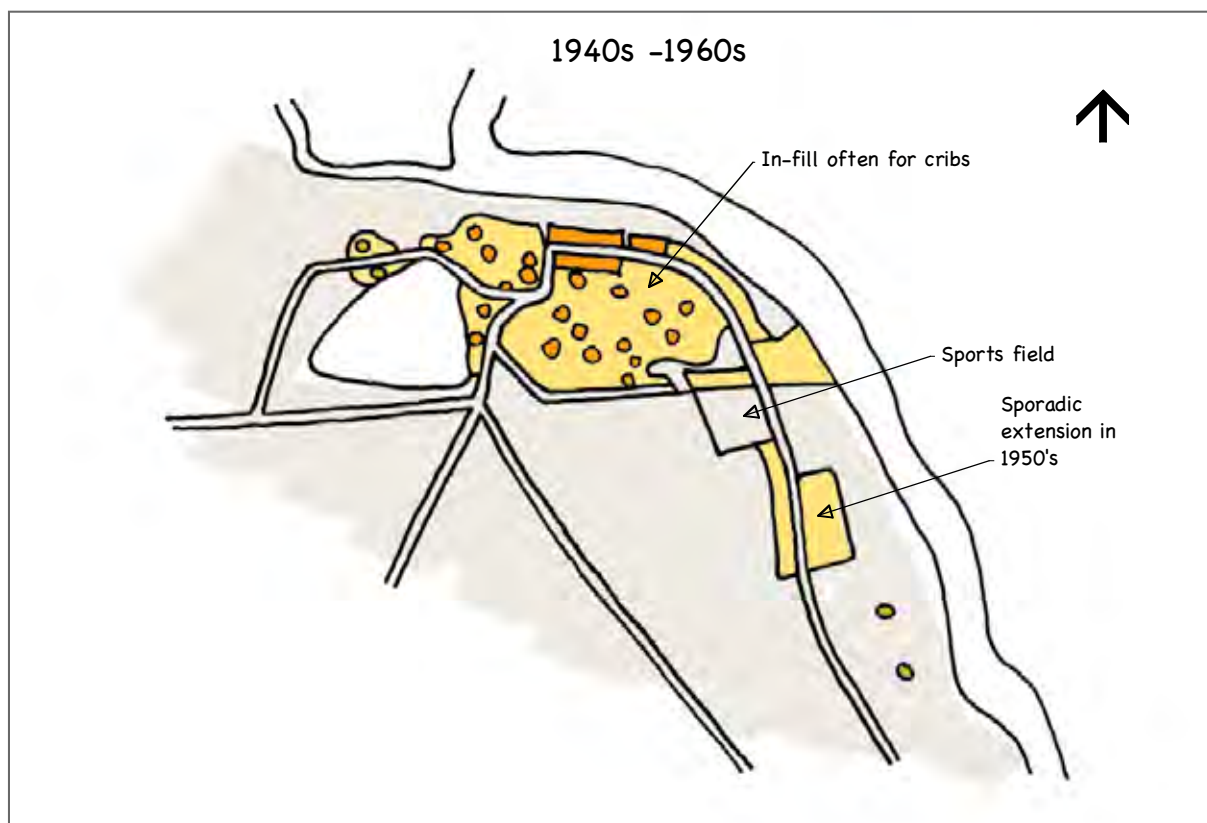
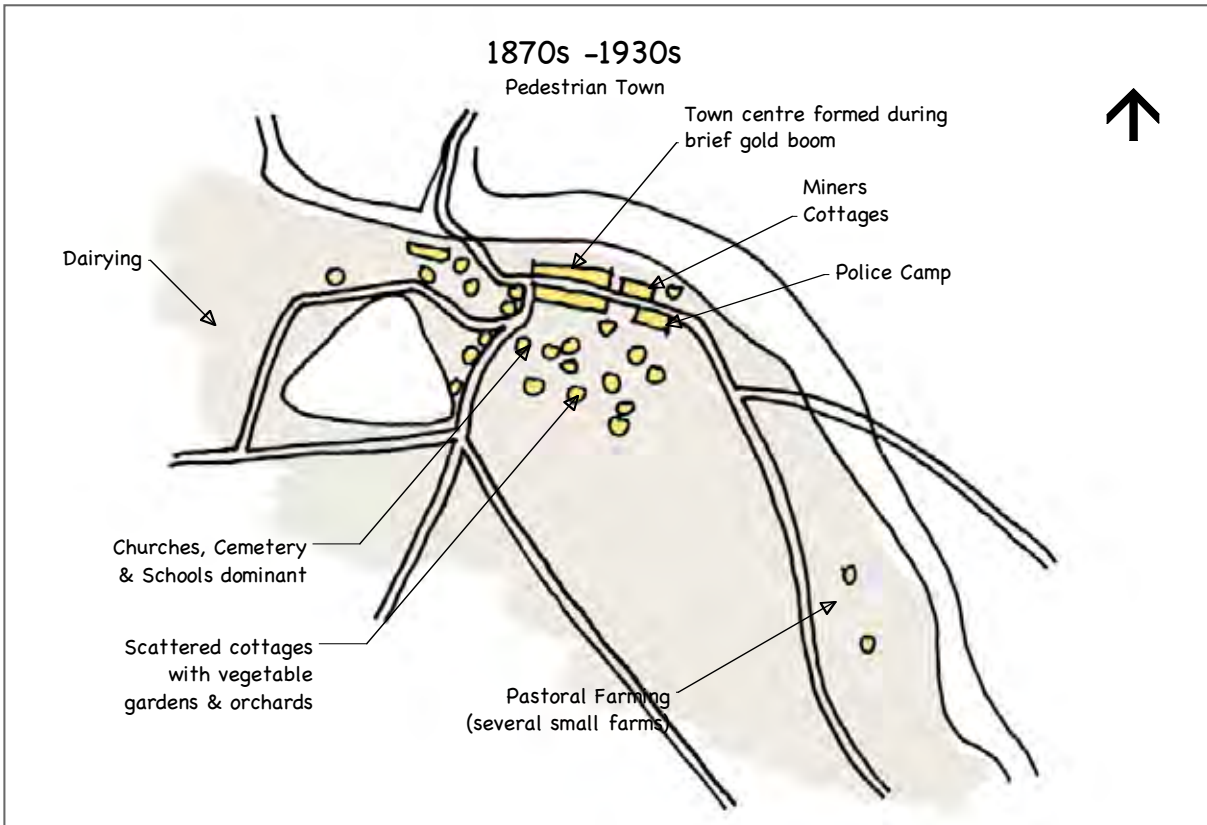
Buckingham Street, Lakes District Museum.

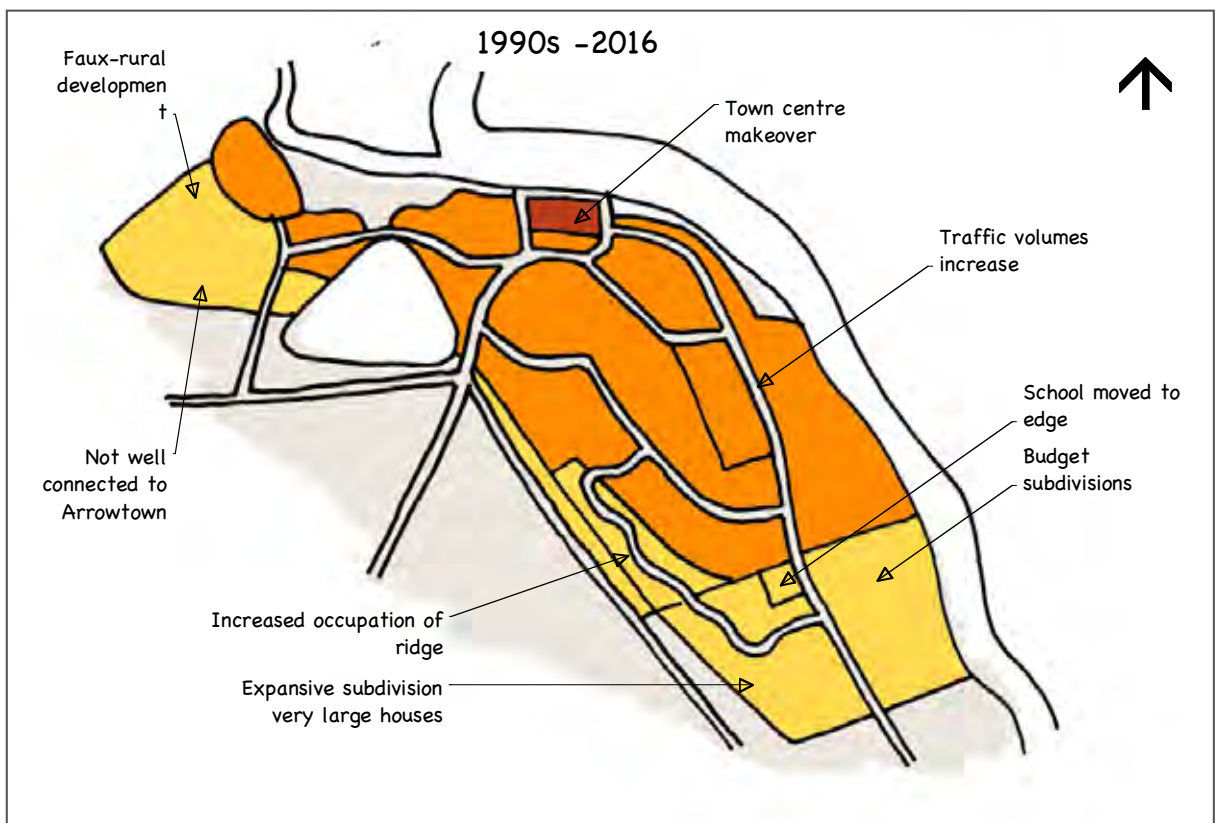
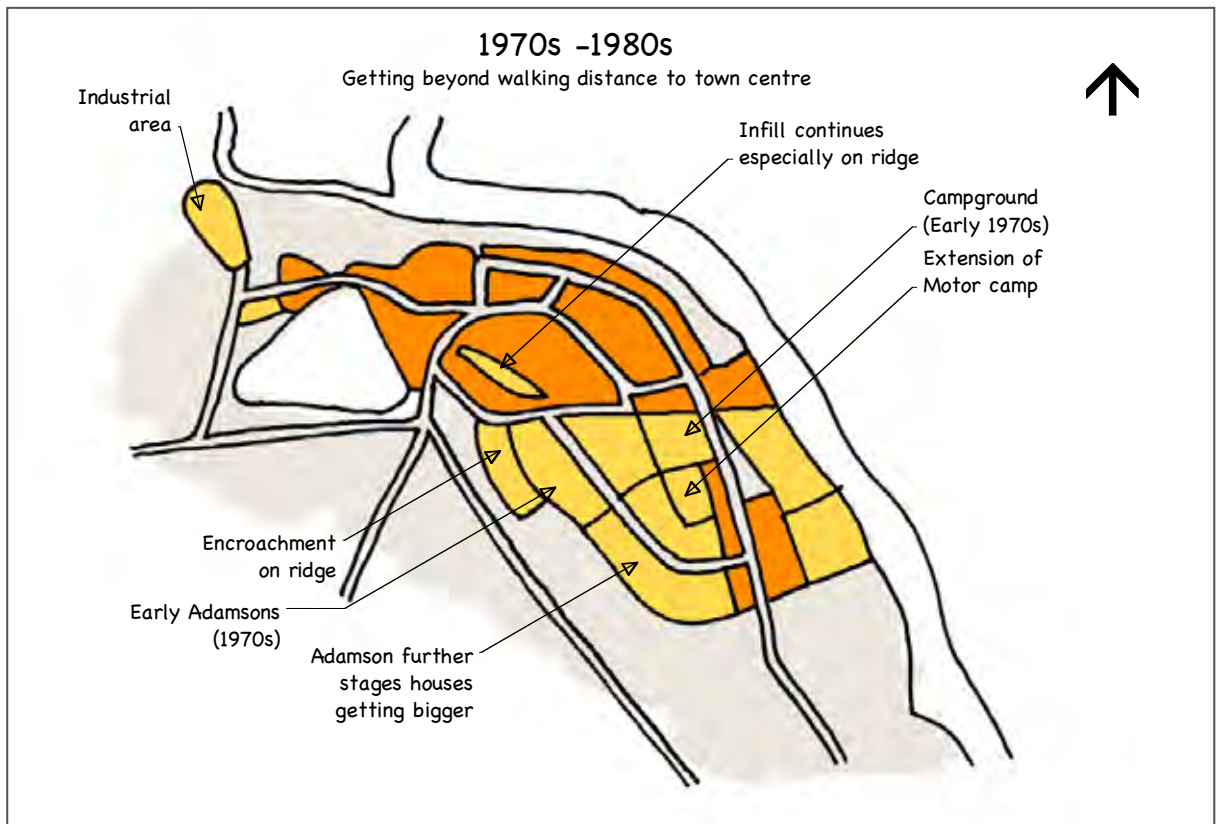


Arrowtown from Feehly's Hill c.1875.
Lakes District Museum.



Buckingham Street c.1905,
Lakes District Museum.





2.2 ARROWTOWN'S HERITAGE CHARACTER

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

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

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

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

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

2.3 ARROWTOWN'S CHARACTER AREAS

2.3.1 ARROWTOWN THREE 'CHARACTER' AREAS

The following section provides an overview of Arrowtown's three 'character' areas, including:

- Old Town Residential;
- New Town; and
- Town Centre.

2.3.2 OLD TOWN RESIDENTIAL

The Old Town Residential was the first residential area developed to support the establishment of Arrowtown as an early mining town. The historic layout and a large number of heritage buildings, features and plantings remain within this area. Change has occurred, however the historic fabric is sufficiently intact that the essence of early Arrowtown heritage remains. Old Town provides context for Arrowtown's Town Centre and comprises six identified neighbourhoods that are expanded upon at section 2.5 of the guidelines).



Buckingham Street c.1880,
Lakes District Museum.

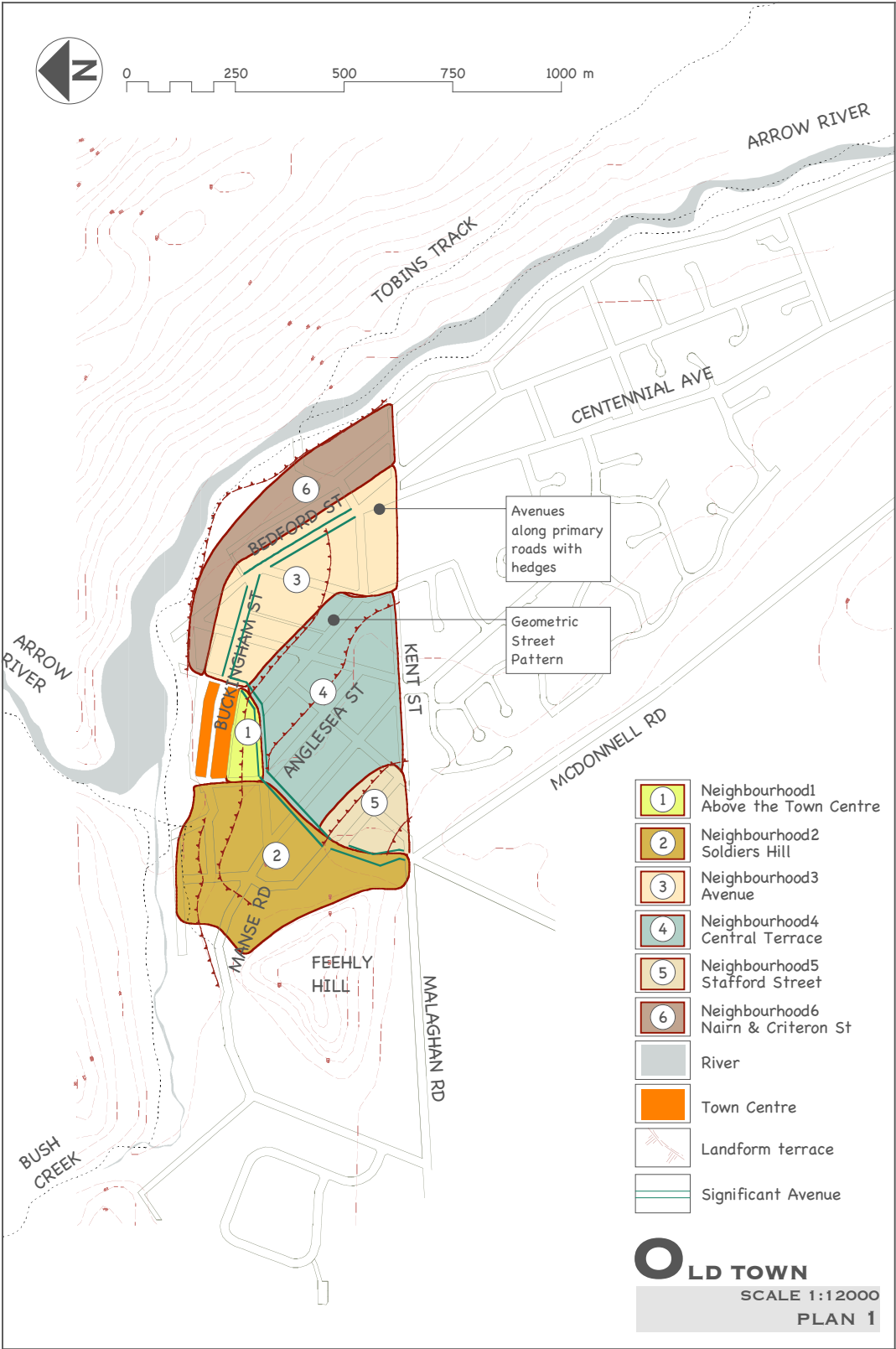


Buckingham Street 1905,
Lakes District Museum.



Residential Arrowtown, 1903,
Lakes District Museum.

Collectively the Town Centre and Old Town Residential give rise to the special identity of Arrowtown, which is widely recognized by the Community and also nationally and internationally.



The Old Town Residential includes the area zoned ARHMZ in the 2015 Proposed District Plan and also two areas of Low Density Residential zoning, (Stafford Street) and (part of Nairn and Criterion Streets).

The Proposed District Plan gives recognition to and seeks to manage and protect the character of the ARHMZ - describing it as follows:

This Zone covers the older part of the residential settlement of Arrowtown. The area has a distinctive character and atmosphere which has evolved from the development pattern set at the time of early gold mining in the District.

The purpose of this zone is to allow for the continued sensitive development of the historic area of residential Arrowtown in a way that will protect and enhance those characteristics that make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations and unique character.

In particular the zone seeks to retain the early subdivision pattern and streetscape, and ensure future development is of a scale and design sympathetic to the present character.

Unlike other residential zones, infill housing is not anticipated. However, Residential Flats are provided for to increase the diversity of residential accommodation in the zone.

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in an area identified as the 'Avenue' Neighbourhood 3 in the Guidance.

While the two LDR areas are not covered in the Proposed District Plan by this description, they were identified during the analysis as being closely associated with or sharing similar characteristics to the Old Town Residential and requiring similar guidelines to protect the heritage character of Arrowtown. They have, therefore, been included in this section, to show and encourage appropriate design solutions even though many aspects are not a formal requirement of the Plan.

The Proposed District Plan defines key issues, objectives and policies for the protection and enhancement of the character of historic residential Arrowtown. These guidelines support the broader range of aspects addressed in the issues, objectives and policies.



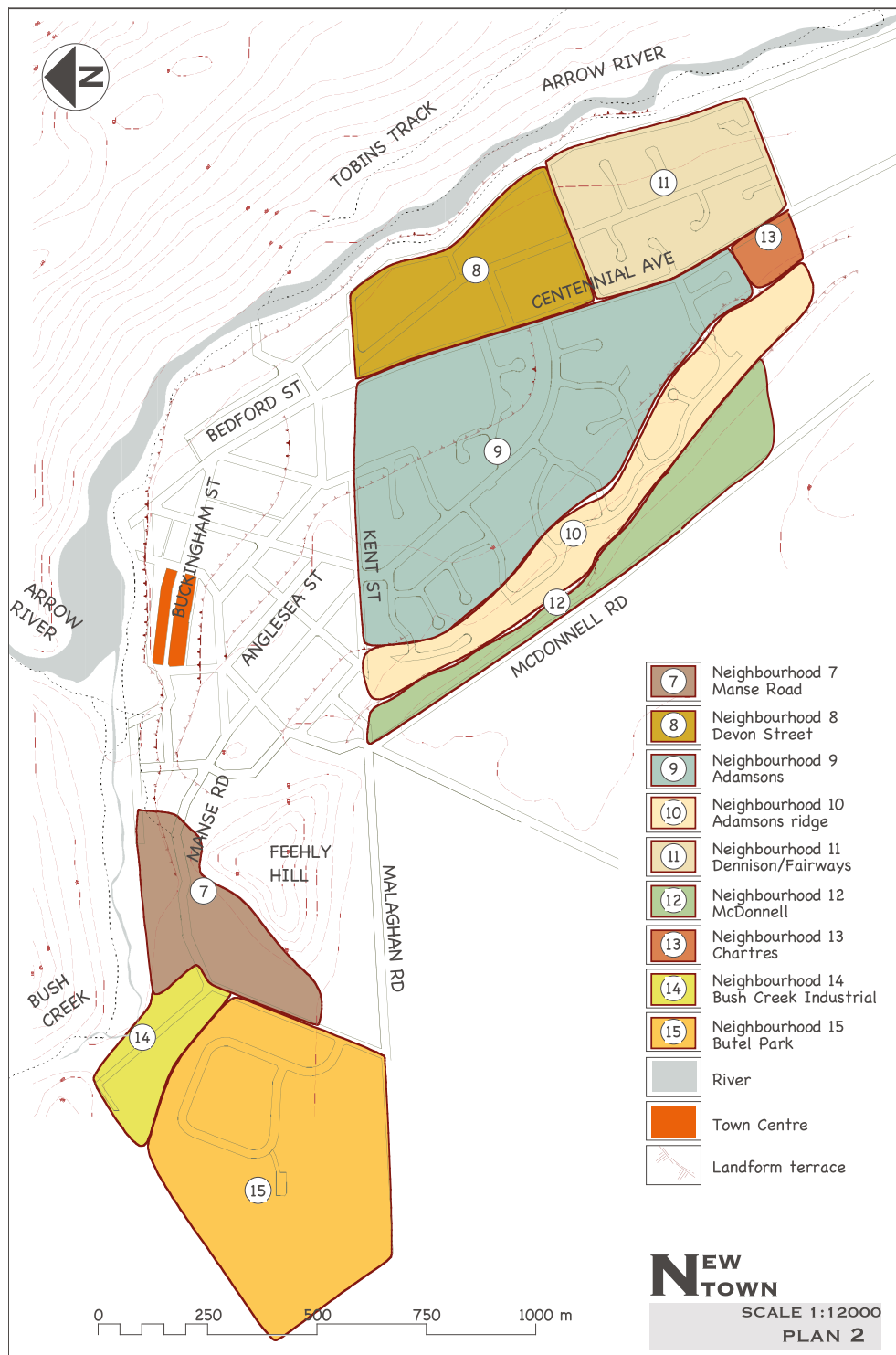
Overlooking Old Town from Soldiers Hill.

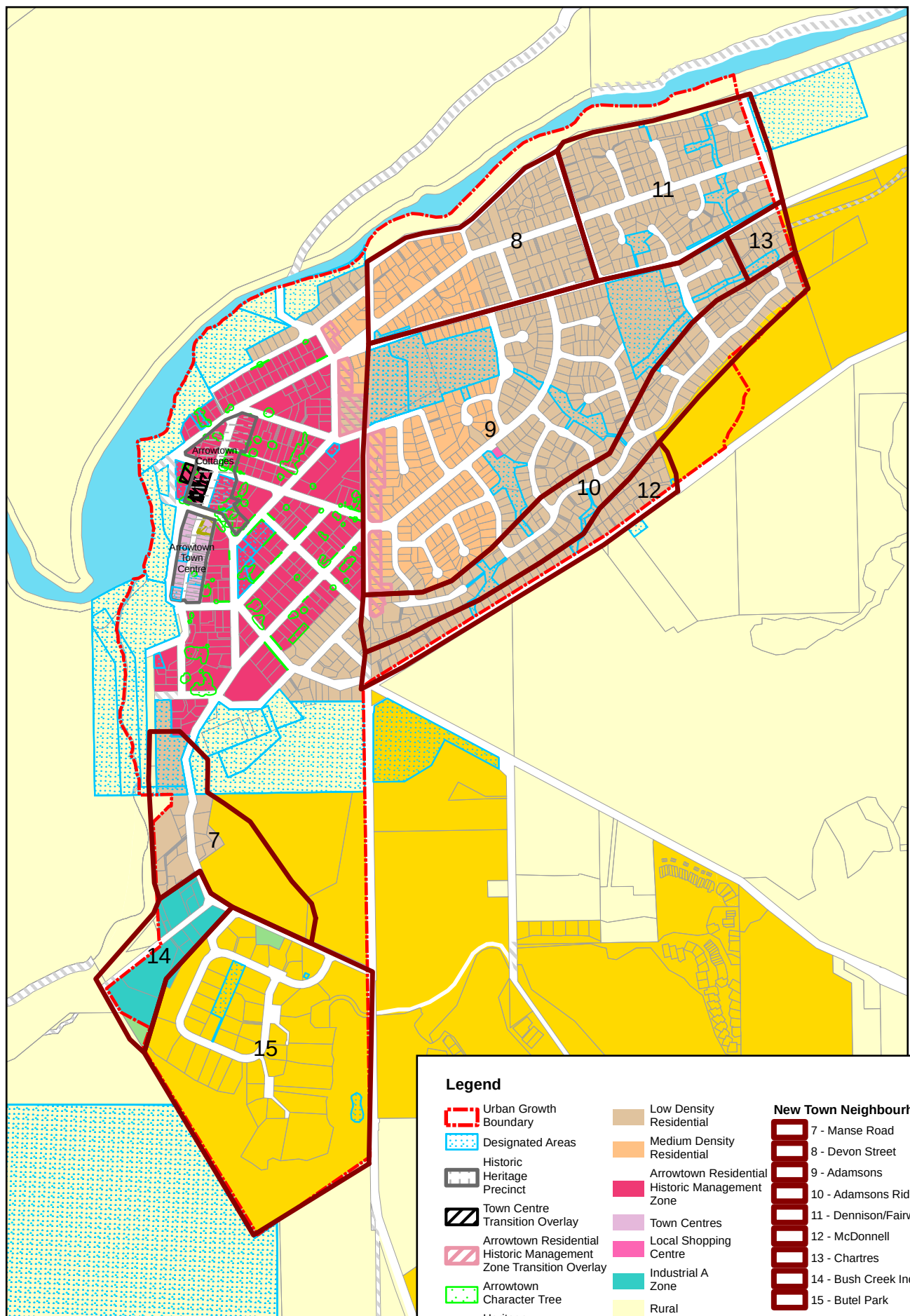


Fitzpatrick Cottage – 27 Merioneth St.

2.3.3 NEW TOWN

The Arrowtown Community have identified that there is 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.





Plan 3 - New Town Neighbourhoods over Proposed District Plan Zones

The New Town includes all residential areas beyond the Old Town (now covered within the area referenced ARHMZ).

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. Initially subdivision was primarily for the purpose of holiday homes. The late 1980s saw a swing towards more permanent homes and from 2006 almost all new houses were for permanent residents. In addition permanent residences have replaced 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 Proposed District Plan deals with this newer part of Arrowtown under the same proposed Medium and 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.

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.

2.3.4 TOWN CENTRE

The Town Centre represents the commercial centre of Arrowtown, which evolved as vital infrastructure to an early gold mining industry, later to become a basic rural service town. There has been considerable change to the Town Centre however sufficient fabric has survived from these early days to give rise to the town's revered heritage values.

The Town Centre corresponds with the area designated in the District Plan as the Arrowtown Town Centre Heritage Precinct and includes Buckingham Street (the main street) and the Lanes, Ramshaw and Arrow Lane.

Statement of Significance (from the Proposed District Plan)

The precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated Town Centre. Buildings such as the former BNZ bank premises (associated with the renowned architect, R.A. Lawson) and Pritchard's Store date from the mid -1870s are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings / structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representation of a goldfields' town dating from the 1860s and 1870s. It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid - 1860s.



Shaw Street.



Footpath – Adamson Drive.



Buckingham Street - the west end is narrow and predominantly 'walled' by buildings.



View to main street and river environs across Buckingham Green from Arrow Lane. Arrowtown.

As this statement identifies, all aspects of the town generate the Town Centre's historic character.

There is a degree of 'overlap' between the Town Centre and adjacent areas. The historic characteristics of adjacent areas contribute in a major way to the Town Centre's heritage values.

2.4 NEIGHBOURHOODS

In addition to the character areas a number of discrete neighbourhoods have been identified. A neighbourhood is an area, which has an identity of its own within the greater character areas. These neighbourhoods share many of the same characteristics. Nevertheless they have their own identity, which is primarily a result of landform variation, outlook and enclosure and in some cases there are special additional characteristics. These points of difference/additional neighbourhood characteristics need to be recognized in the planning of development and retained and enhanced through time.

Guidelines have been developed, which apply to all Neighbourhoods. The relevant neighbourhood description places emphasis on neighbourhood-specific characteristics and these should be respected in new development.

A brief description of each neighbourhood as this relates to the 'Character' areas listed above is provided below together with individual neighbourhood plans. These plans show more specific and detailed information including historic items listed in the District Plan (and others may have subsequently been added), and key characteristics/features within each neighbourhood.

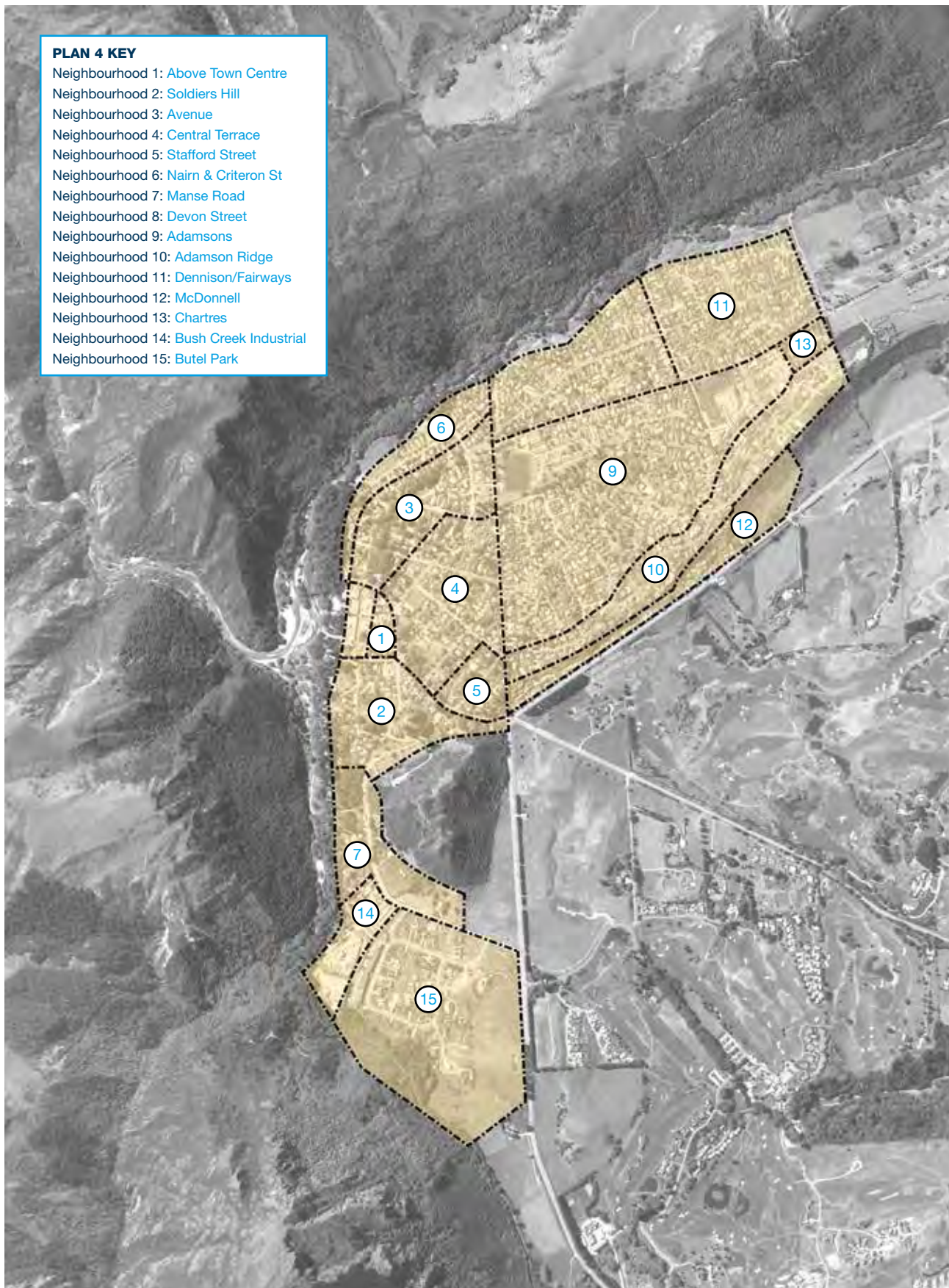
2.5 OLD TOWN RESIDENTIAL NEIGHBOURHOODS

2.5.1 SIX NEIGHBOURHOOD AREAS IDENTIFIED WITHIN THE OLD TOWN RESIDENTIAL 'CHARACTER' AREA

Within the Old Town Residential Character Area six neighbourhoods have been identified and include:

- **Neighbourhood 1 – Above Arrow Lane;**
- **Neighbourhood 2 – Soldiers Hill;**
- **Neighbourhood 3 – Avenue;**
- **Neighbourhood 4 – Central Terrace
(Hertford Street to Stafford Street Ridge);**
- **Neighbourhood 5 – Stafford Street;**
- **Neighbourhood 6 – Nairn – Criterion Street.**

An overview of these Neighbourhoods is identified in Plan 4.



Plan 4 - Setting out Old Town and New Town Neighbourhood Areas

2.5.2 NEIGHBOURHOOD 1 - ABOVE THE TOWN CENTRE

This neighbourhood occupies the terrace face to the south of the Town Centre and relates more to the Town Centre than Old Town Residential. It overlooks and contrasts with the town forming the important backdrop. Arrow Lane runs along the base of the terrace.

Residential in character, with a mix of small-scale cottages and buildings, this neighbourhood is distinctly non- commercial.

The established tall trees and vegetation have heritage value and provide containment and a sense of enclosure to the town. They have amenity value and soften and relieve the predominantly built environs of the Town Centre. This vegetation is important to the neighbourhood and of even greater significance to the Town Centre. The 'lost in time', untended nature of the vegetation contributes significantly to the character and experience and along with stonewalls and rock outcrops relates well to the character of Arrow Lane.

2.5.2.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN (PLAN 5)

27 Buckingham Green from Arrow Lane

29 View from top of Berkshire Street overlooking Town Centre

30 Wiltshire Street west to mountains

31 View east along Wiltshire Street

2.5.2.2 THREATS

- a) Pressure for commercial expansion into residential area.
- b) Tree removal/vegetation removal.
- c) Loss of stonewalls, rock outcrops or their context.
- d) Loss of key views.
- e) Introduction of built form that does not reflect the small scale of the existing cottages and buildings.
- f) Loss of heritage buildings or lack of maintenance.



Looking east towards Arrow Lane from the Buckingham Green, showing existing residential dwelling located within Neighbourhood 1 – Above Town Centre.



Arrow Lane at Right.



Western end of Arrow Lane with existing dwelling to rear.



Appropriately Scaled Building.

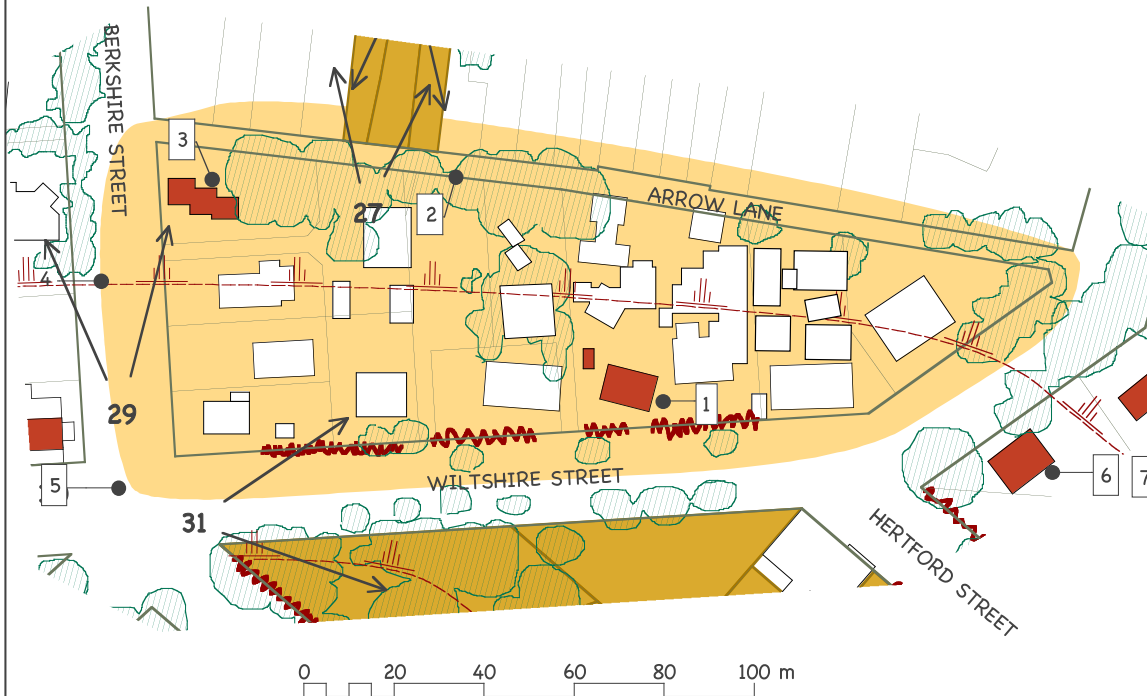


On Arrow Lane looking south towards the 'Above Town Centre Neighbourhood'.

Historic Buildings & features

(As listed in the District plan, March 2006)

1. 360 Summers Cottage 16
Wiltshire St Arrowtown
2. 310 Stone Wall, Arrow Lane
Arrowtown Fronting Lots 1 and 2,
DP9213 and Lot 1 DP17116 Block
VI, Town of Arrowtown
3. 321 Cottage 3 Berkshire St
4. 305 Cobbled Gutters, Berkshire
St, Arrowtown 2086 Road
Reserve II 2
5. 301 King Edward VII Memorial
Lamp, Cnr Wiltshire Street and
Berkshire St, Arrowtown Road
reserve
6. 331 Cottage 11 Wiltshire St
7. 330 Masonic Lodge Building 9
Wiltshire St



Legend

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

NEIGHBOURHOOD 1
ABOVE THE TOWN CENTRE
SCALE 1:1500
PLAN 5

Based on March 2015 QLDC GIS Aerials

2.5.3 NEIGHBOURHOOD 2 - SOLDIER'S HILL

This neighbourhood is bounded by Feehly's Hill, Bush Creek and Berkshire Street and includes part of the flat river terrace and descends to Bush Creek. Durham Street and the western ends of Wiltshire and Caernarvon Streets are on the terrace top. Villiers Street is secretive and hidden, located on the terrace edge and face overlooking Bush Creek and Arrow Gorge. The extent and nature of the open space, paddocks i.e. Reidhaven's and the relationship to Soldiers Hill, the river and mountains gives a rural feel to the neighbourhood. A sense of enclosure and seclusion is also created by the surrounding context.

This neighbourhood's relationship to other neighbourhoods is important. It abuts the river, the Town Centre, other Old Town Residential neighbourhoods and the New Town. It also includes the western end of Buckingham Street down to Buckingham Green and bounds the Chinese Settlement. This route with Butler's Wall and Dudley's cottages is very important historically as it was the main track from the historic mining sites to the town. The abundant vegetation managed wildness - some overgrown and untended, is an integral part of the character and charm of this area.

2.5.3.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 11 View up Berkshire Street to St Johns Church
- 12 View west up Durham Street
- 13 Berkshire Street from opposite St Johns Church
- 28 Views across Marshall Park to Arrow River
- 29 View from top of Berkshire Street overlooking the Town Centre
- 30 Wiltshire Street west to mountains
- 31 View east along Wiltshire Street
- 32 View from ridge looking southeast over the town

2.5.3.2 THREATS

- a) The relative seclusion and sense of 'discovery' experienced is very vulnerable.
- b) Greater traffic flow.
- c) Loss of 'wild' vegetation.
- d) Owners not looking after heritage buildings.
- e) Loss of heritage buildings.
- f) Proposed Surrey Street road closure.



View Towards Arrow Gorge from Soldiers Hill.



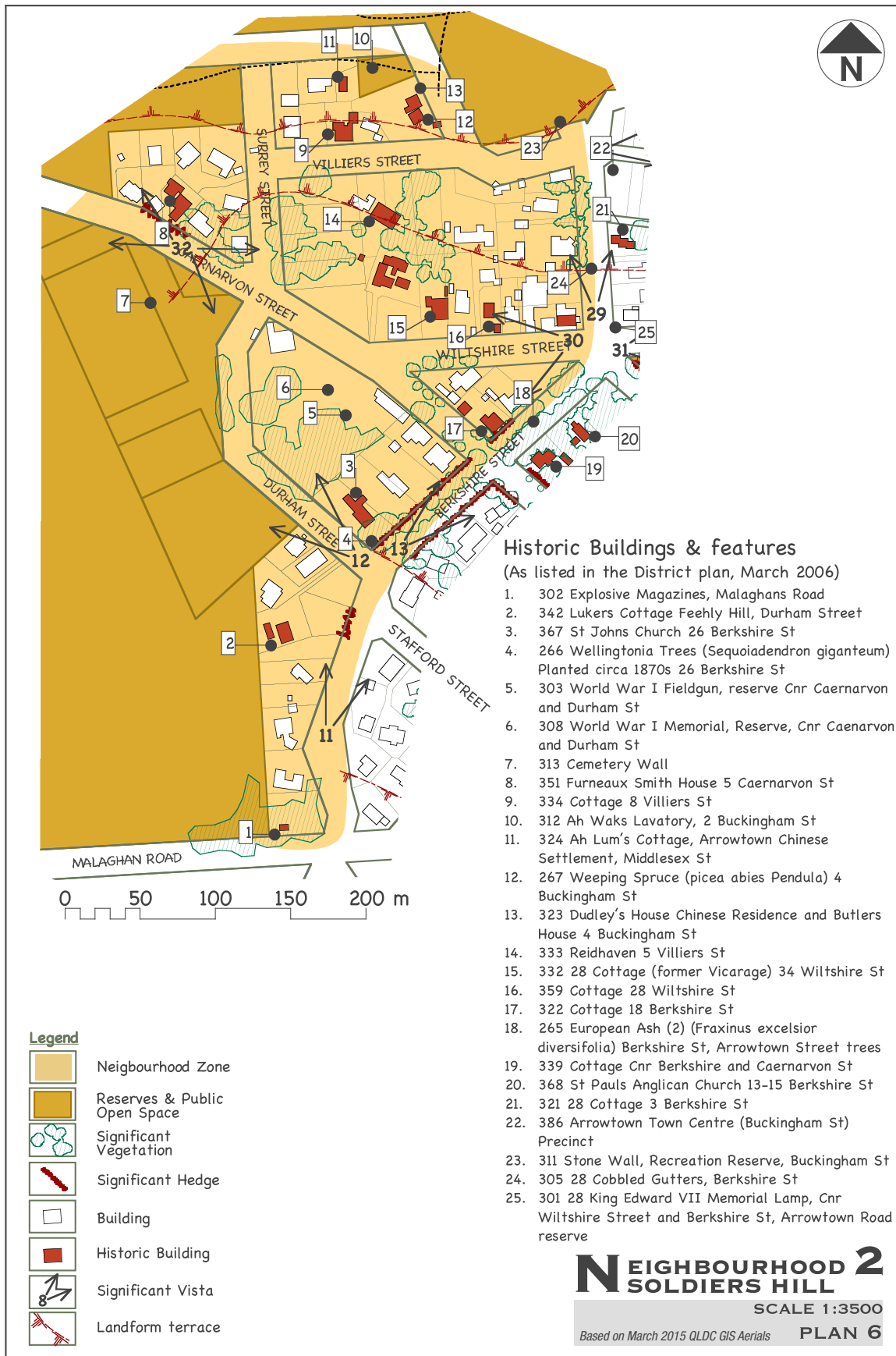
Butlers wall, Villiers Street behind.



View from Soldiers Hill over Wiltshire Street.



Caernarvon Street.



2.5.4 NEIGHBOURHOOD 3 - AVENUE

The Avenue Neighbourhood has its own overlay of distinctive features, which includes the Buckingham Street Avenue of trees, the miner's cottages, the Arrowtown Village Green, cribs and houses with hedges, grass verges and swales. (The Arrowtown Village Green is discussed with the public open spaces of the Town Centre). The terrace face south of the Town Centre swings southwest providing containment to this neighbourhood. To the northeast the 'backyard' of the neighbourhood relates to the Arrow River and environs.

The simplicity and strength of the Avenue with the combination of grass and woodland of sycamore trees surrounding the library give presence to this neighbourhood and 'lends' trees of stature to the building dominated Town Centre. The miners' cottages on the north side of the street, between Merioneth Street and Wiltshire Street, are distinctive and highly significant. They come to the street edge, or close to, and are set close together. These cottages are smaller in scale than the traditional Arrowtown cottage.

This neighbourhood has an important relationship with the Town Centre but is distinctly different and must remain so.

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in the 'Avenue' Neighbourhood 3.

2.5.4.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

5 View from Centennial Ave to Bedford Street Avenue

17 West along Hertford Street

18 View north along Cardigan Street

19 Suffolk Street to Mt Beetham

20 West along Buckingham Street from intersection with Cardigan Street

21 View south from lower Merioneth St

2.5.4.2 THREATS

- a) Commercial development.
- b) Pressure for redevelopment or larger buildings.
- c) Development that does not reflect the scale of traditional cottages.
- d) Increased parking and loss of grass verges and swales.
- e) Inappropriate landscape details and signage.
- f) Loss of trees in particular the avenue. The replacement tree nursery which was established in 1997/98 near Wilcox Green needs to be revitalized.
- g) Owners not looking after heritage buildings.
- h) Loss of heritage buildings.



Miners Cottages - Buckingham Street.



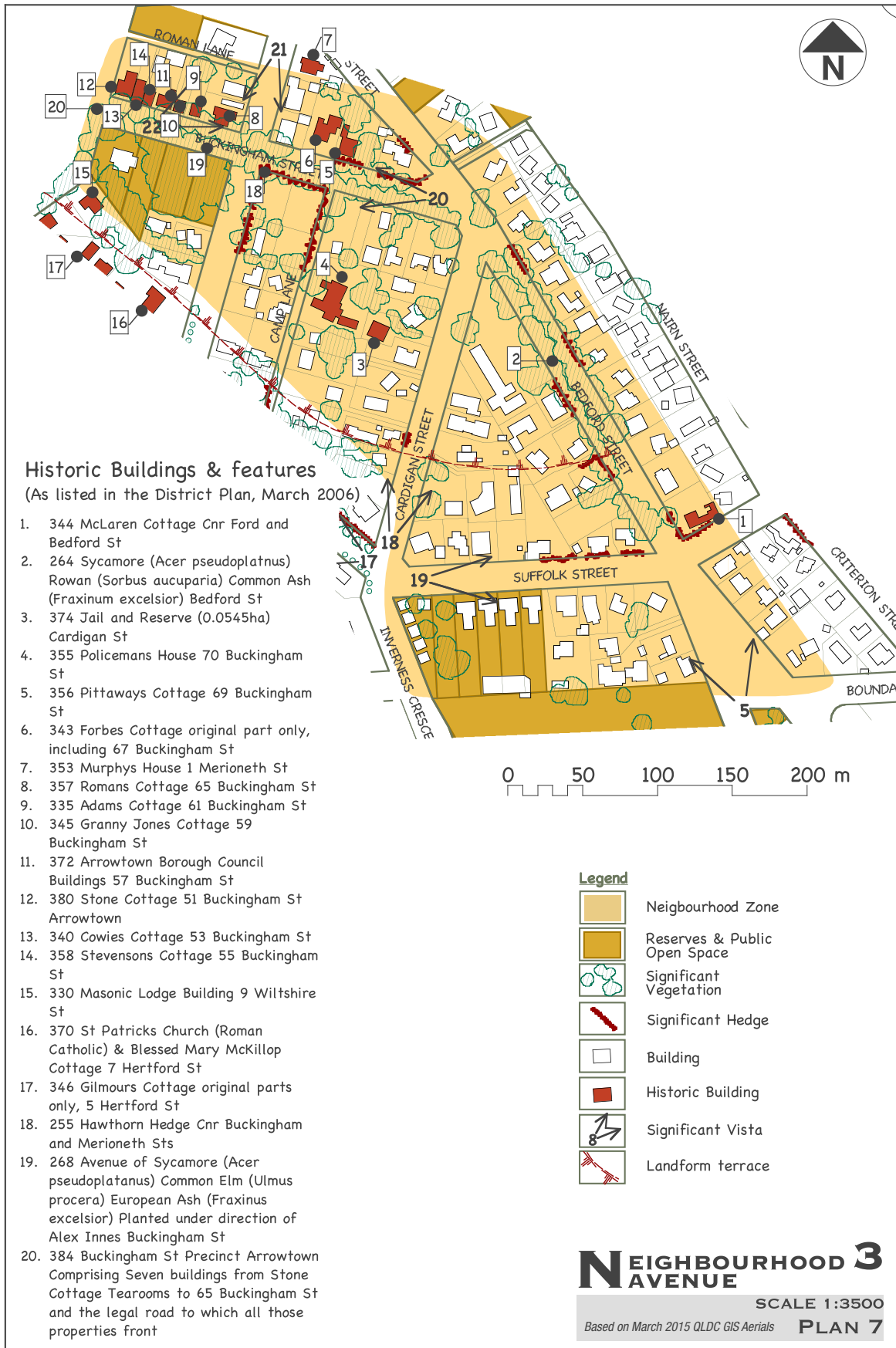
Miners Cottages - Buckingham Street.



Buckingham Street Avenue.



Simplicity of the Avenue and pathway.



2.5.5 NEIGHBOURHOOD 4 - TOP TERRACE (WILTSHIRE STREET TO STAFFORD RIDGE)

This neighbourhood is sited on an essentially flat terrace, with some gentle landform variation, appears more open than the other neighbourhoods.

The historic grid pattern is more obvious on the flatter terrain. This neighbourhood is particularly notable for its streets with narrow roads, grass verges, street trees and hedges. The neighbourhood has abundant vegetation including tall deciduous trees and orchard trees. Spaciousness and relatively low density development predominates. The Churches and their grounds are prominent, as are the historic old cottages and small scale cribs, with the sense of space re-enforced by the simplicity of lawns and vegetation.

2.5.5.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

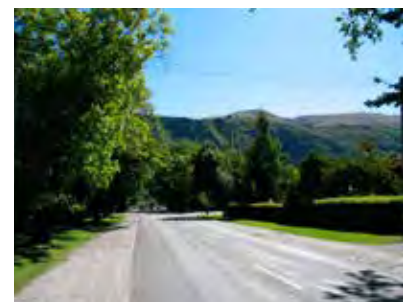
- 10 View east along Kent Street
- 13 Berkshire Street from opposite St Johns Church
- 14 Caernarvon St. across old school site
- 15 North along Merioneth Street
- 16 From intersection of Hertford and Merioneth Street
- 17 West along Hertford Street
- 18 View north along Cardigan Street

2.5.5.2 THREATS

- a) Old school site redevelopment, which has the potential to enhance or detract from this neighbourhood.
- b) Loss of character and spaciousness through vegetation removal and increased building size.
- c) Loss of simplicity of the narrow roads, grass verges, gravel shoulders, street trees and hedges.
- d) Loss of visual supremacy of the Churches.
- e) Loss of early cottages and small-scale appearance of the cribs
- f) Owners not looking after heritage buildings.
- g) Loss of heritage buildings.



Bed and Breakfast on corner of Angelsea Street and Denbigh Street.



Berkshire Street.



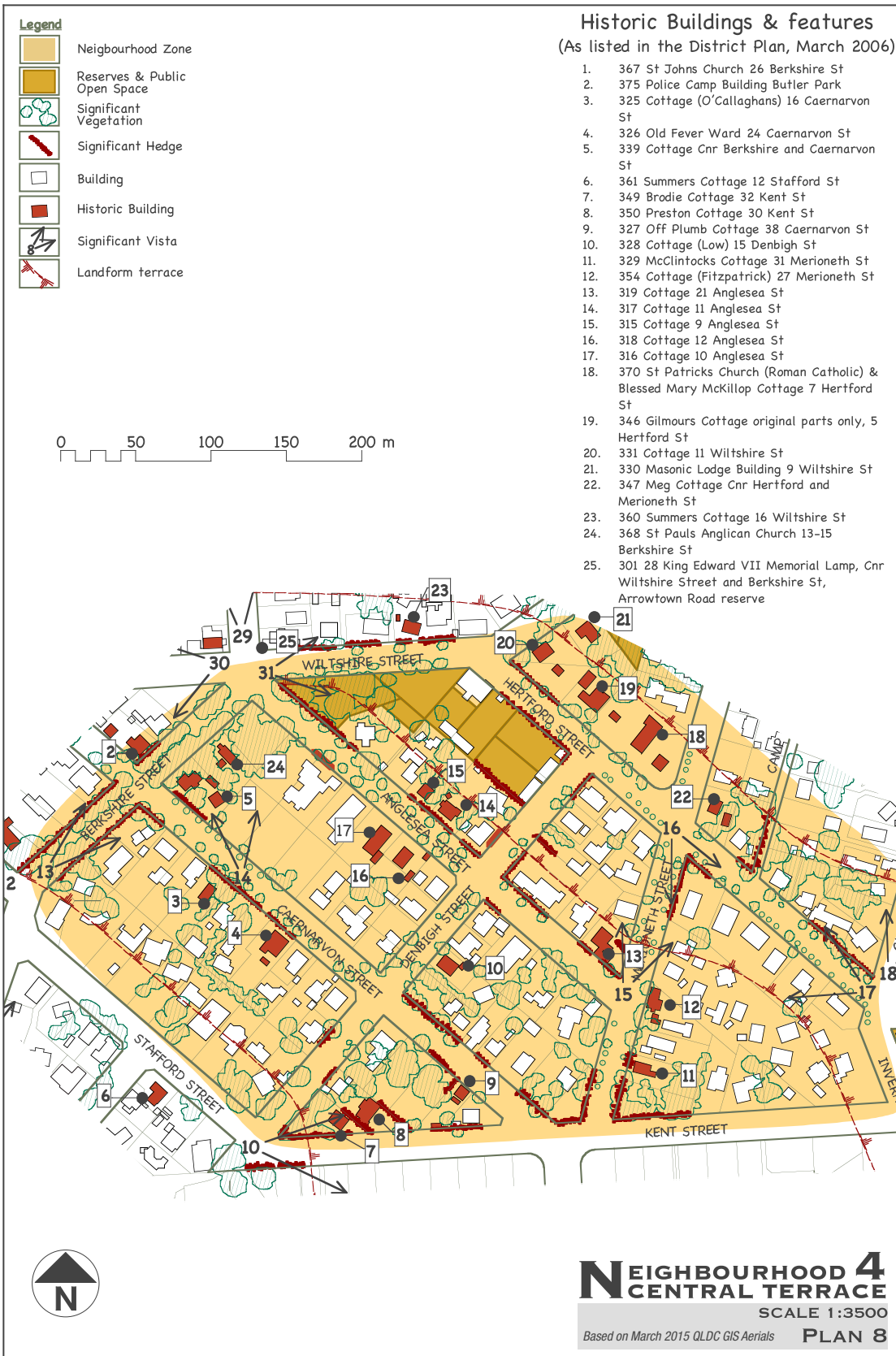
Corner of Wiltshire and Hertford Street.



Corner of Wiltshire and Hertford Street.



St Patricks Church and Blessed Mary McKillop Cottage, corner Hertford Street and Merioneth Street.



2.5.6 NEIGHBOURHOOD 5 - STAFFORD STREET

The Stafford Street neighbourhood includes the low ridge east of Stafford Street and part of the main western terrace adjacent to Berkshire Street. Parts of this neighbourhood have been more recently developed but relate very closely to the Old Town and were included in the original Town survey.

The neighbourhood relates closely to Feehly's Hill, the entrance to Arrowtown and to the Old Town Residential area. The streetscape shares the same characteristics such as grass verges, open space and mature trees. The low ridge to the east overlooks and provides a backdrop to the Old Town. It is part of the setting and context to the core historic area.

2.5.6.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

- 10 View east along Kent Street
- 11 View up Berkshire Street to St Johns Church
- 12 View west up Durham Street
- 13 Berkshire Street from opposite St Johns Church

2.5.6.2 THREATS

- a) This neighbourhood is already over-built. Further development of large houses, alien in style to old Arrowtown will further degrade the historic character of Neighbourhood 4.
- b) Established vegetation under threat from development.



Derby Street.



Summers Cottage (12 Stafford Street).



Cottage on Stafford Street.



More modern dwelling on Stafford Street.



Historic Buildings & features

(As listed in the District Plan, March 2006)

1. 302 Explosive Magazines, Malaghans Road
2. 342 Lukers Cottage Feehly Hill, Durham Street
3. 367 St Johns Church 26 Berkshire St
4. 361 Summers Cottage 12 Stafford St
5. 349 Brodie Cottage 32 Kent St
6. 350 Preston Cottage 30 Kent St
7. 266 Wellingtonia Trees (Sequoiadendron giganteum) Planted circa 1870s 26 Berkshire St
8. 265 European Ash (2) (Fraxinus excelsior diversifolia) Berkshire St, Arrowtown Street trees



Legend

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

0 20 40 60 80 100 m

NEIGHBOURHOOD 5
STAFFORD ST

SCALE 1:2000

Based on March 2015 QLDC GIS Aerials

PLAN 9

2.5.7 NEIGHBOURHOOD 6 - NAIRN - CRITERION

Located on the lower terrace next to the Arrow River this neighbourhood is more open in character than the Avenue neighbourhood with a greater number of cribs. The river and close proximity of the mountains create a powerful feeling of enclosure. It has a simpler, basic rural character than some of the other neighbourhoods. Narrow roads and grass verges are significant features.

The Proposed District Plan also introduces the Town Centre Transition Overlay which provides for limited expansion of commercial activities in Nairn - Criterion, Neighbourhood 6.

2.5.7.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN

21 View south from lower Merioneth Street

22 From Miners' Cottages to terrace escarpment

2.5.7.2 THREATS

- a) The likely redevelopment of cribs and loss of their appropriate scale.
- b) Change to the narrow roads, and grass verges and loss of vegetation.
- c) Loss of the simple, basic rural character.
- d) The Proposed District Plan Low Density Residential Zoning where development involves two more dwellings per site, requires consideration of these guidelines as a matter of discretion. This requirement does not apply to single dwellings on a site, however.



Criterion Street.



Nairn Street.



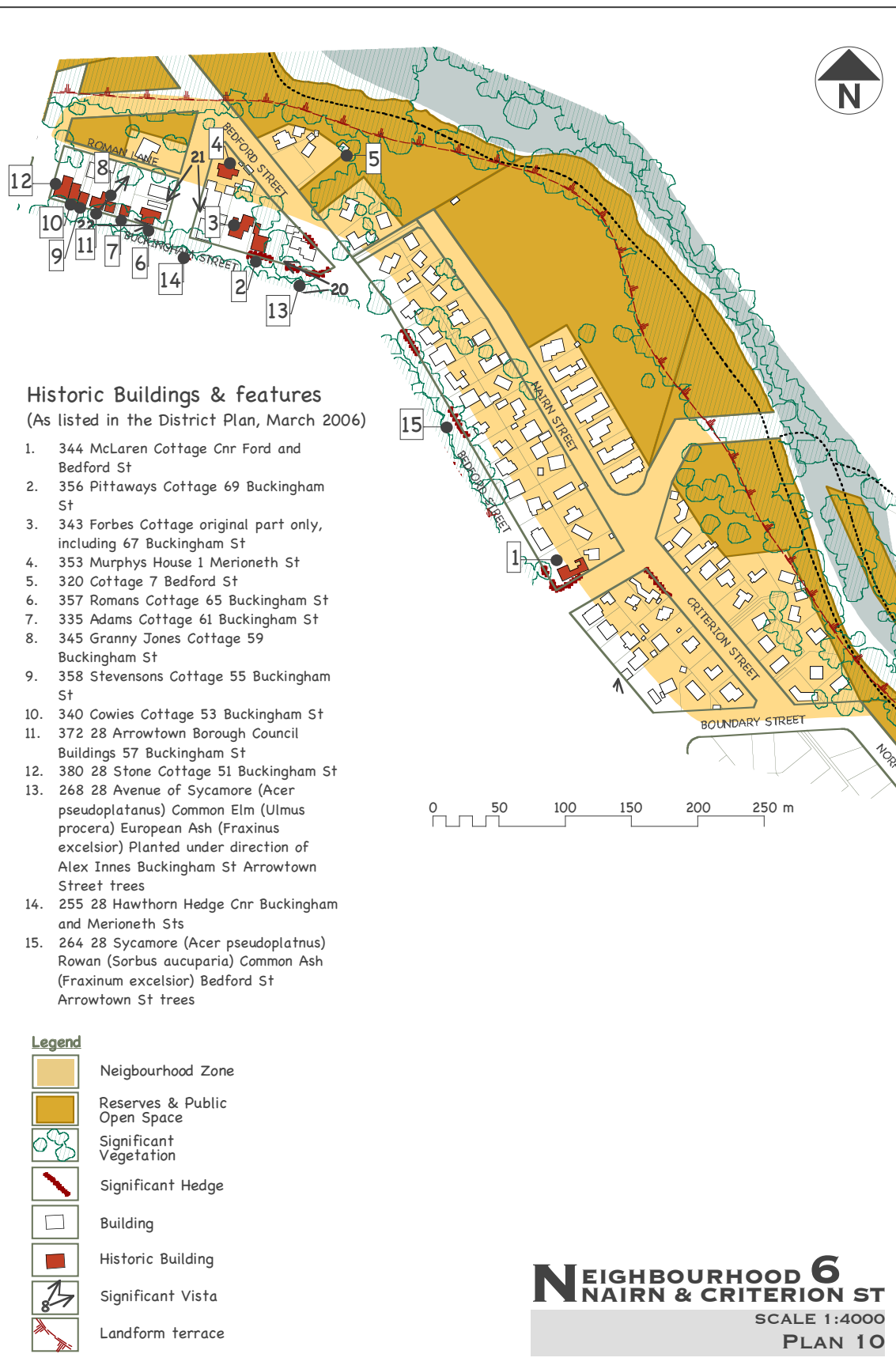
Dwelling located on and Criterion Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



Dwelling located on Nairn Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



Dwelling located on Nairn Street, reflecting smaller scale Arrowtown properties found throughout the ARHMZ.



2.6 NEW TOWN NEIGHBOURHOODS

2.6.1 10 NEIGHBOURHOOD AREAS IDENTIFIED WITHIN THE NEW TOWN 'CHARACTER' AREA

The New Town consists of a number of neighbourhoods and where there are distinctive characteristics within individual Neighbourhoods these are discussed and include the following:

- 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 Road;
- Neighbourhood 15 – Butel Park;

2.6.2 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 the Old Town it includes some similar characteristics such as historic settlement (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.

2.6.2.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

32 View from ridge looking southeast over the town.

33 Views to Mountains.

2.6.2.2 THREATS

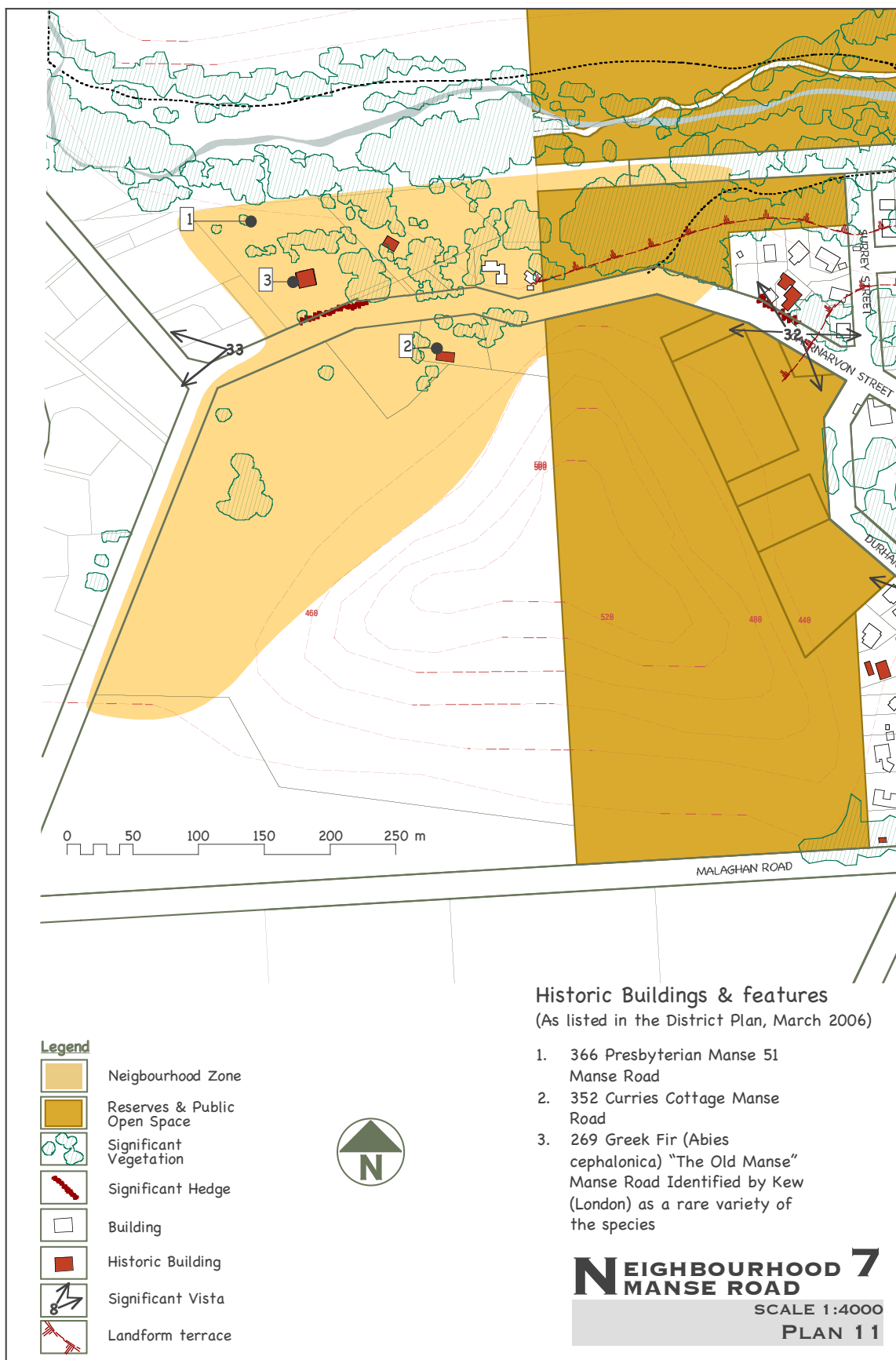
- a) Dense or out of scale buildings or developments.
- b) Loss of the treed character.
- c) Increased traffic flow.
- d) Development which threatens the feeling of separation between Manse Road and the Old Town.



West along Manse Road.



East along Manse Road.



2.6.3 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 the Old Town, (1867), and the street and section pattern is more akin to that. 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 the Old Town. 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.

2.6.3.1 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.

2.6.3.2 THREATS

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



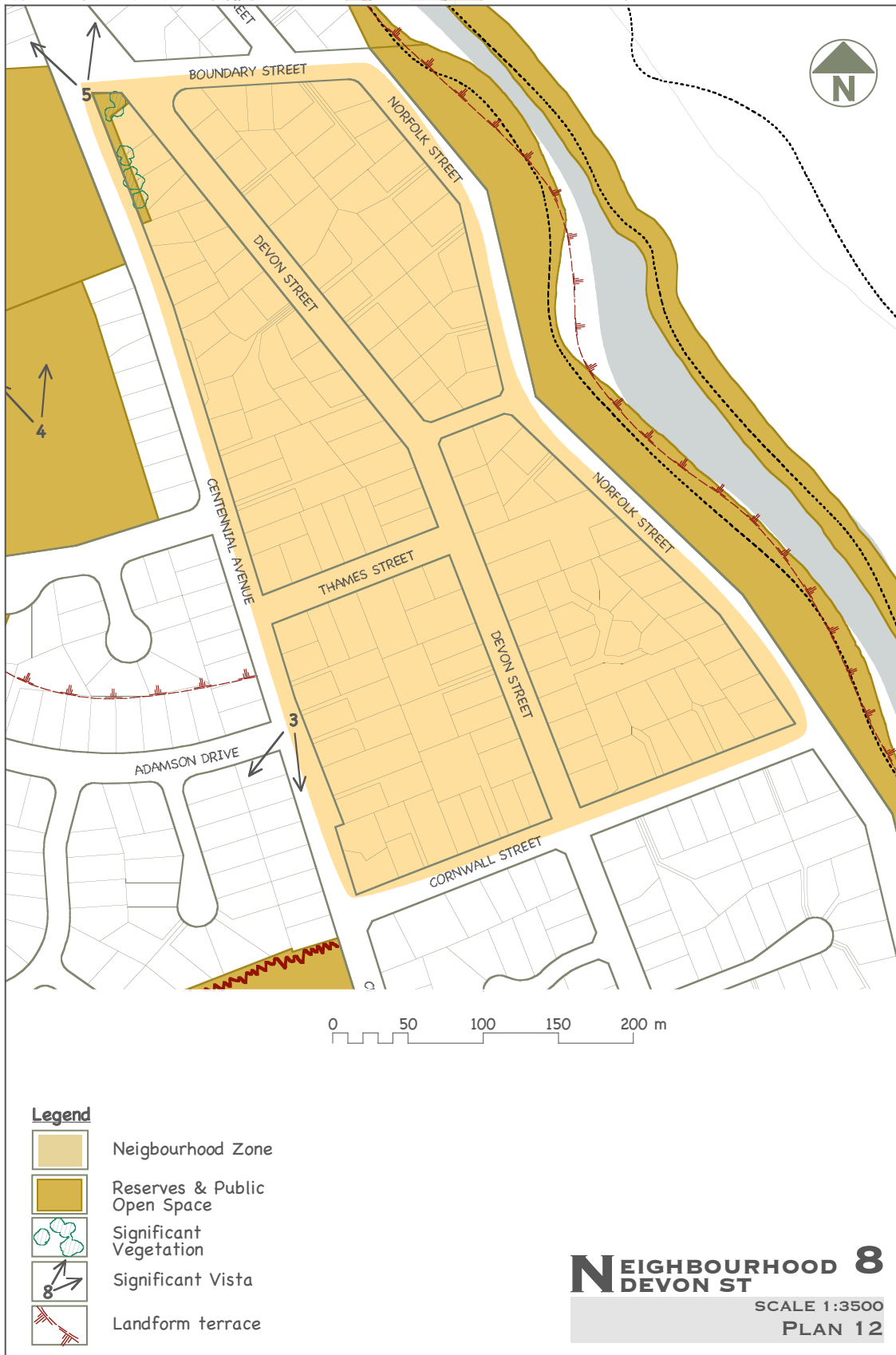
Devon Street.



Cornwall Street.



Macrocarpa hedge – Centennial Avenue.



2.6.4 NEIGHBOURHOOD 9 - ADAMSONS

Development of the Adamson subdivisions started in the 1960s and has continued in stages, for approximately 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.

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.



Reed Park.



Thompson Street.

2.6.4.1 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.

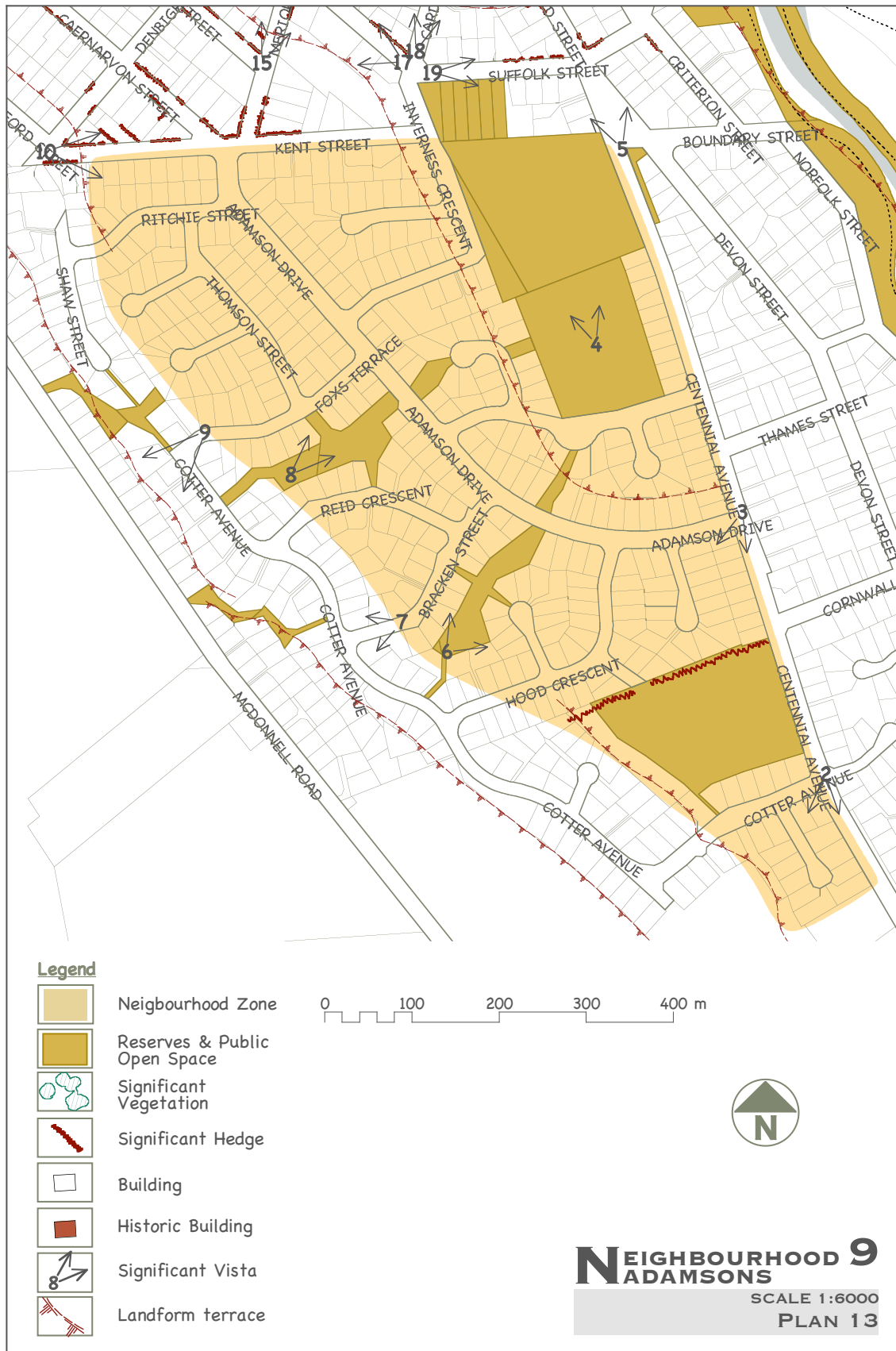
2.6.4.2 THREATS

a) Loss of trees and vegetation.

b) Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.

c) Replacement of the small-scale crib residences with buildings of designs that bear no relationship to the scale of the crib form.

d) Frontages dominated by paving, garages and/or tall walls.



2.6.5 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 maximize 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.

2.6.5.1 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.

2.6.5.2 THREATS

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



Shaw Street.



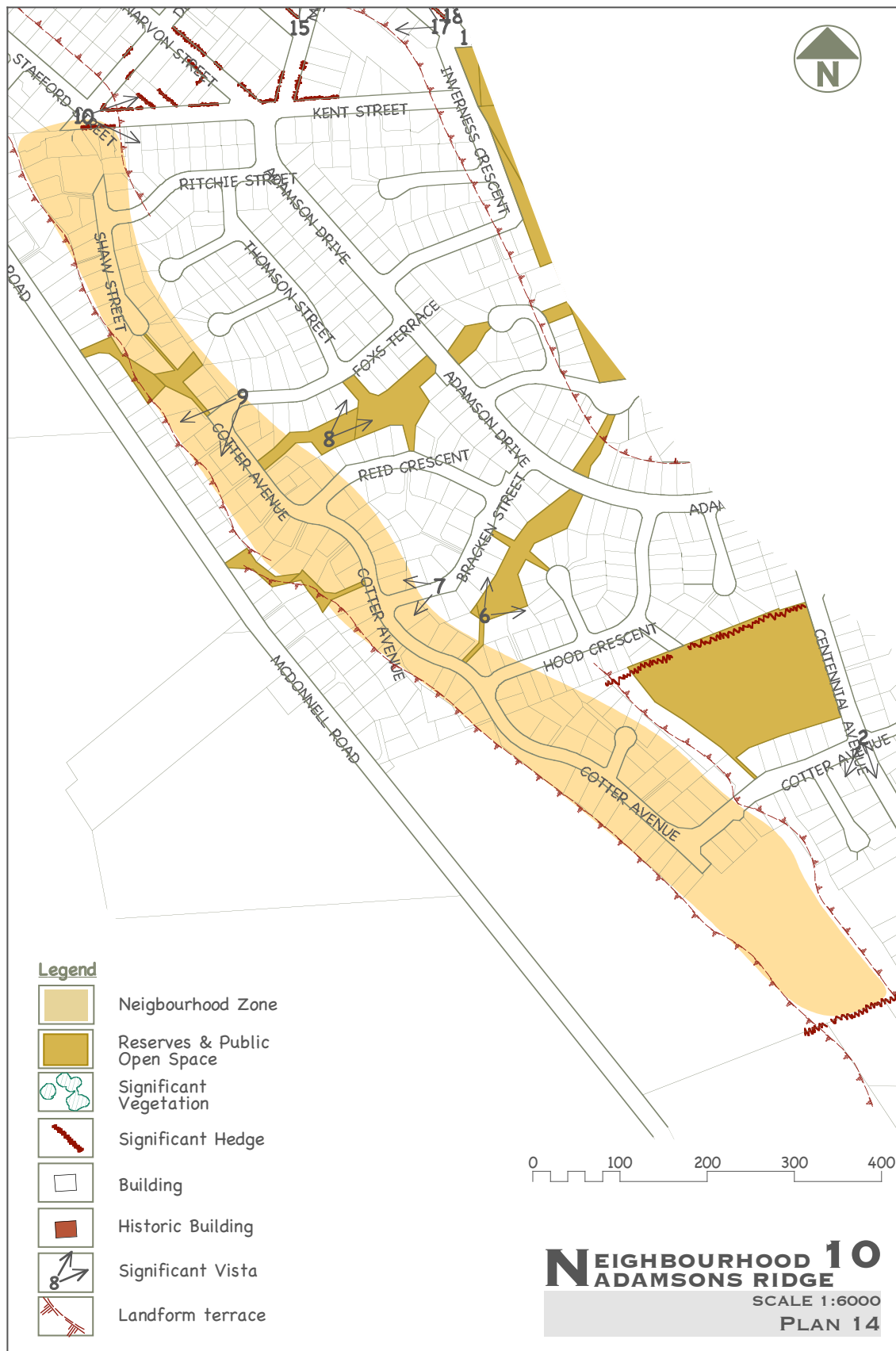
Leg in Cotter Avenue.



Corner Cotter Avenue and Bracken Street.



Cotter / Centennial Avenue junction.



2.6.6 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 surfaces 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 Arrowsmith. 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.

2.6.6.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

2.6.6.2 THREATS

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



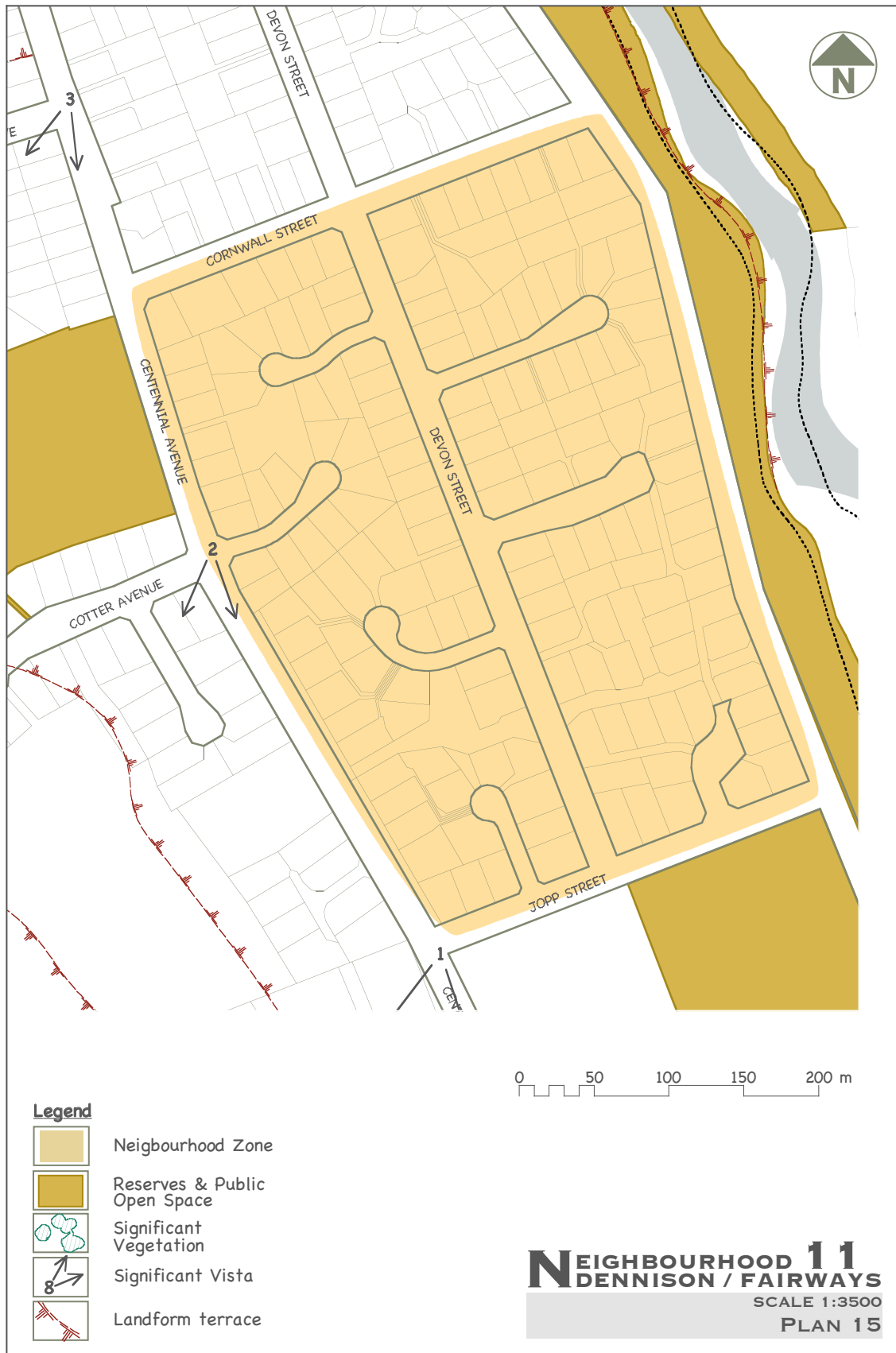
Devon Street.



Jopp Street.



Fairways Neighbourhood Park.



2.6.7 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.

2.6.7.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

2.6.7.2 THREATS

- a) Further extension of this neighbourhood.
- b) Increased dominance of buildings.
- c) Loss of defined urban edge



Looking east along McDonnell Road.



Looking west along McDonnell Road.



Looking north west along McDonnell Road showing existing dwellings on south facing terrace.



2.6.8 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 buildings, while not particularly large, are considered to 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



Chartres Green.

2.6.8.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

1 Views to Remarkables Range and Ben Cruachan.

2.6.8.2 THREATS

a) Seen as a model for development/redevelopment.



Chartres Green, showing setback of buildings and established vegetation.



Chartres Green, showing setback of buildings and established vegetation.



0 50 100 150 200 m

Legend

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

NEIGHBOURHOOD 13 CHARTRES

SCALE 1:2000
PLAN 17

2.6.9 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.

2.6.9.1 VIEWS SHOWN ON THE NEIGHBOURHOOD PLANS

33 Views to mountains.

2.6.9.2 THREATS

- a) Downstream effects to the character of Arrowtown as a result of commercial developments in the industrial area such as;
- b) 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.



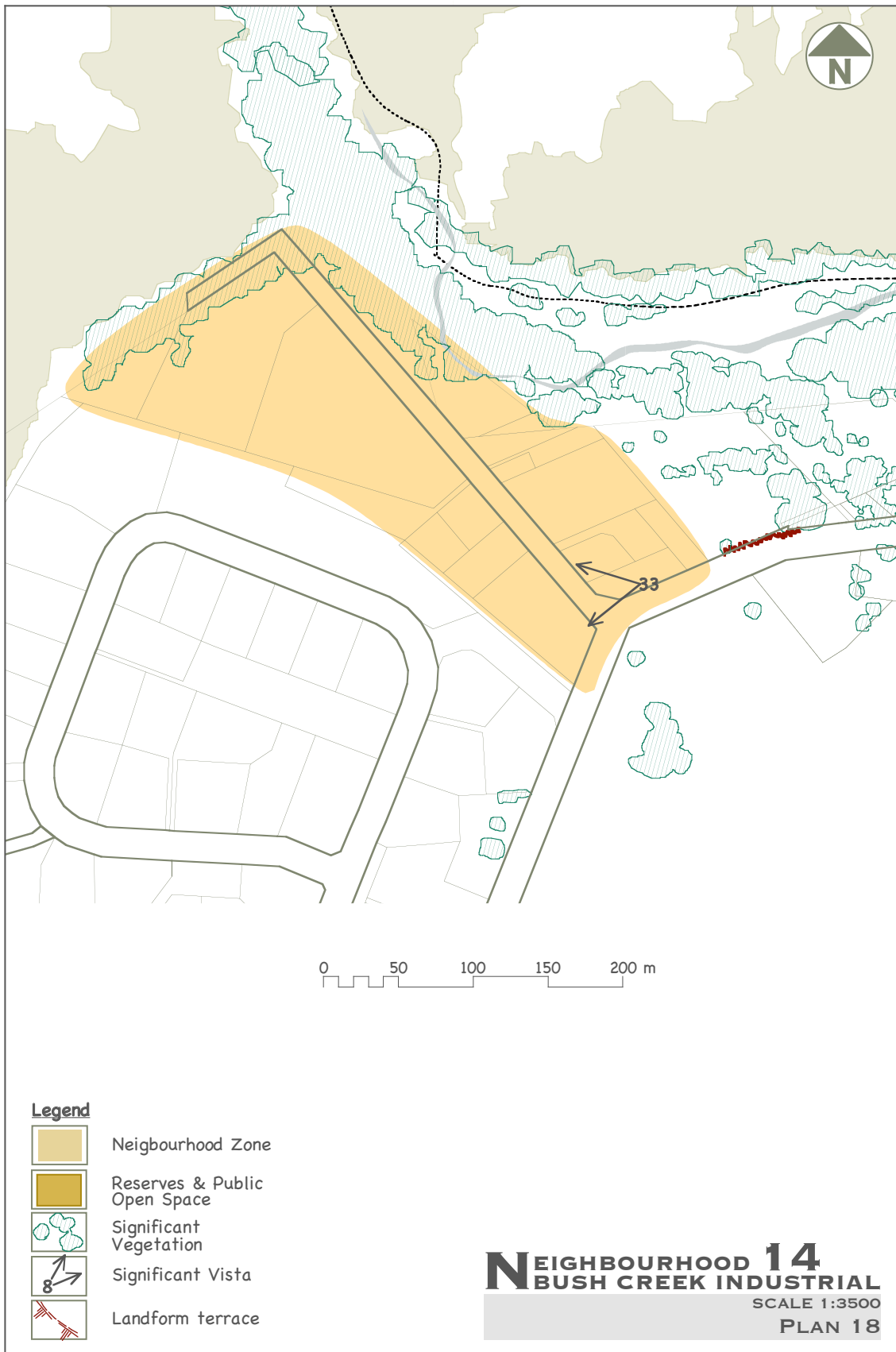
View of Industrial storage units viewed from Manse Road.



View of Industrial storage units looking north from Manse Road.



View of Industrial Zoned area along Bush Creek Road looking to the north west from Manse Road.



2.6.10 NEIGHBOURHOOD 15 - BUTEL PARK

Butel Park is a 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.

2.6.10.1 THREATS

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



Entrance to Butel Park.



Entrance to Butel Park, looking south west along Essex Avenue.



Looking to the north towards Arrowtown, with Terrace housing in the foreground, Butel Park.

