

Nigel Bryce – Variation 1 Arrowtown Design Guidelines 2016 – 4 November 2016

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide planning evidence to Variation 1 to the Proposed District Plan (**PDP**) and as this relates to amendments to the provisions of the PDP to incorporate reference to the Arrowtown Design Guidelines 2016 (**2016 Guidelines** or **Guidelines**).
2. Through Variation 1 the PDP applies the 2016 Guidelines to the newer residential parts of Arrowtown, in addition to the Arrowtown Town Centre and Arrowtown Residential Historic Management (**ARHM**) zones. The 2016 Guidelines are considered to be more effective at ensuring that development responds positively to Arrowtown's character, than the previous 2006 version. This is particularly the case for the Medium Density Residential Zone (**MDRZ**) in Arrowtown, which is located within close proximity to the ARHM zone, also referred to as the Old Town Residential area.
3. I have recommended a number of specific amendments to the 2016 Guidelines
4. I recommend amendments to the Guidelines to reflect additional changes in new buildings over the last 10 years that were not included in the notified version, and to include amended Neighbourhood plans for Neighbourhoods 1, 2, 4 and 5.
5. Further, Mr Knott and I recommend changes to the introductory paragraph in Section 4.8 and to Guideline 4.8.2.3 to provide greater guidance around ensuring that the shape and form of new buildings within the MDRZ and Low Density Residential Zone (**LDRZ**) are broken up, and so that individual built elements/cells sizes are limited in scale to better reflect the shape and form of the cottage form found within the ARHM zone.
6. Consequently, the Guidelines will better direct design outcomes that seek to reduce the overall mass of built element into smaller individual components, while maintaining the overall footprint for development within the MDRZ and LDRZ. To this end, changes are recommended to Section 4 – Old Town and

New Town Residential Area of the 2016 Guidelines to provide for the following key amendments:

- (a) amend the introduction to Section 4 – Old Town and New Town Residential Area to reflect recommended changes to the LDRZ, MDRZ and ARHMZ chapters;
 - (b) amend explanation to Guideline 4.8.1 to remove repetition and provide clearer guidance as to the shape and form of built elements within the MDRZ and LDRZ;
 - (c) amend Guideline 4.3.1.2, to reflect recommended changes to the Subdivision Activity status for subdivision within Arrowtown;
 - (d) amend Guideline 4.5.1.2 to reflect recommended changes to the MDRZ to include the Arrowtown Historic Management Transition Overlay (**Transition Overlay**);
 - (e) amend Plan 3 to include reference to the Transition Overlay;
 - (f) amend MDRZ and LDRZ – Figure 4, to remove reference to ‘Primary elements’ and to refer to ‘element/cells’ for houses in the New Residential Area;
 - (g) amend MDRZ Figures 1, 2 and 3 to better reflect the individual elements/cell sizes anticipated within the MDRZ;
 - (h) amend Guideline 4.8.2.1 to reflect better cross referencing to supporting MDRZ Figures; and
 - (i) amend Guideline 4.8.2.3 to provide clearer guidance as to the maximum size requirements for individual elements/cells for development within the MDRZ and LDRZ and to delete reference to adoption of cell size of cottages within the ARHMZ.
7. Collectively, these amendments to Section 4 – Old Town and New Town Residential Area of the 2016 Guidelines are considered to provide clearer guidance to users of the Guidelines, and consequently the 2016 Guidelines are more effective.
8. Following the filing of the s42A report, further work has been completed to update the Town Centre Figure 1 – Part 1 and Part 2 in the 2016 Guidelines. The Updated Figures attached to the Memorandum of Counsel dated 27 October 2016 replace those located on pages 68 to 71 of the 2016 Guidelines

in Appendix 2 of the s42A report. I can confirm that I accept these amendments and support their inclusion into the 2016 Guidelines.

9. Further, the memorandum also highlights that two submitters (Mark Kramer (268) and Reddy Group Limited (699)) both submitted on Chapter 8 MDRZ and given that their submissions relate to the 2006 Guidelines those parts of their submissions are deemed to be a submission against Variation 1. I understand, however that only submission point 268.4 by Mr Kramer is relevant to Variation 1, which supported the inclusion of the 2006 Guidelines into notified Rule 8.2.6.1. I accept this submission in part, on the basis that Variation 1 now replaces the 2006 Guidelines with the 2016 Guidelines.
10. I do not make any specific changes to the provisions that provide reference to the 2016 Guidelines and that was sought to be amended as part of Variation 1 to the PDP.
11. In relation to the changes that Ms McLeod (on behalf of the New Zealand Fire Service) proposes to the 2016 Guidelines, I consider that these have merit with the exception of the following amendment:

Departure from these design guidelines ~~are~~ may be appropriate to accommodate any redevelopment of the fire station in Hertford Street, where such departures are demonstrated to be necessary in order to accommodate the operational and functional requirements of a fire station.