



# BLAKELY WALLACE ASSOCIATES

PO Box 121, Arrowtown, New Zealand  
Telephone 03-442 0303 or 03-442 1188, Fax 03-4420307, E-mail philip@blakelywallace.co.nz

## **ARROWTOWN RETIREMENT AND LIFESTYLE VILLAGE**

### **Brief site description**

The site is situated at the southern end of Mc Donnell Road, approximately 1 km SW of Arrowtown. The land is glacial derived outwash surface with free draining soils typical in the Arrowtown and wider Wakatipu Basin valley floor.

The topography is gently undulating with two or three internal low terrace landforms back dropped by a higher alluvial terrace. It is currently grazed farmland with a pine plantation on the terrace face above and at rear of the site. It is north facing, open and sunny. An existing air strip is used by the owner of the property.

### **Landscape Context**

The 15 ha site is located midway between Arrowtown, Millbrook, Arrow Junction and the north end of Lake Hayes in the north east corner of the Wakatipu Basin. Hogan Gully Road is south of the site separated by low ice sculptured hills. The Hills Golfcourse property boundaries the site to the north and the Arrowtown Golfcourse is east of the site. The immediate surrounds are predominantly rural with scattered rural residential development, grazed land and Golfcourses.

### **Rationale for Retirement and Lifestyle Village**

Arrowtown is visually absorbed within the basin landscape because it is tucked into terrace landform in the north east corner of the Wakatipu Basin beneath the high enclosing mountain ranges that surround the wider basin. The town fits snugly, hugging the natural landform and is surrounded by green areas including three Golfcourses and rural land, (though this has been fragmented to some extent in recent years).

Millbrook Resort forms a separate more recent cluster of development approximately 1 km to the west centred around the historic early Millbrook farming property. Millbrook also integrates well into basin landscape because of its predominantly valley floor location and clusters of residential development with a strong architectural theme separated by generous golfing greenways and open space.

On the basis of landscape and visual there are several strong reasons in favour for a Retirement and Lifestyle Village at the proposed Mc Donnell Road site. These include:

- 1 Preservation of the Arrowtown Urban boundary.
- 2 Landform and topographic factors
- 3 Historic settlement pattern.
- 4 Visual

## **1. Urban Boundary**

Preserving Arrowtowns urban boundary has been a major issue for the town for many years and a sticking point for other proposals on the edge of the town.

This proposal allows for another village which is physically separate, and a discrete cluster of development away from the urban boundary of Arrowtown. As with Millbrook It will be separated from Arrowtown by rural land and/or open space. At the same time it is sufficiently close to Arrowtown to still feel part of the Arrowtown community (in the same way as Millbrook). It is easily within walking and biking distance.

## **2. Topographic and landform**

The site is situated at the base of the terrace landform and the development will be nestled into the landform at the base of the terrace on the valley floor. As such the development fits into the natural landform in the same way that Arrowtown and Millbrook do.

## **3. Historic settlement patterns**

Historically early settlement was located on the valley floor for pragmatic reasons such as shelter, access to water and ease of building. Respecting early settlement patterns is considered an important basis for successfully absorbing new development in the basin. The proposed site is on the valley floor and avoids spreading development over more visually sensitive ice sculptured hills.

## **4. Visual**

Visual considerations and visibility are discussed in more detail under Visual Effects and visibility below. The site is reasonably well screened from public views. On McDonnell Road the road is at a lower level, below the site along most of the road frontage and is predominately screened by the existing hawthorne hedgerow. Viewed from McDonnell Road in a vehicle the viewer will be aware that there is a development within the hedge but it will not be a dominant feature.

## **Other Considerations**

Building design and landscape are recognised as important in terms of fitting the local context. Buildings will be designed to reflect the Arrowtown and Millbrook style with emphasis on appropriate scale and design and to reinforce the Arrowtown and surrounds aesthetic and not a transplanted standard retirement village typology from somewhere else.

With the exception of larger buildings such as Community Centre, the Aged Care facility and the apartments, the villa units are smaller scale single level villas clustered in residential pods and separated by greenways. A large landscaped open space is planned as a feature of the Village.

Villas will be small in scale with green spaces and trees between. This will assist with visual absorption and fitting into the landscape.

## **Visual Effects and Visibility**

In visual terms the site is fairly well hidden from public viewing areas. There are very limited areas where the village will be visible from.

Public areas where it will be visible from include:

1. McDonnell Road
2. Tobins Track
3. Crown Range lookout and Zig zag
4. Advance Terrace and Cotter Ave, Arrowtown
5. Feehly Hill, Arrowtown

### **McDonnell Road**

Visibility from McDonnell Road has already been discussed. An existing hawthorn hedgerow on the west side of McDonnell Road will substantially screen and mitigate the development from McDonnell Road. The gaps in the hedge along the road frontage will be infilled with additional hedge planting to achieve a full screen on this boundary

### **Tobins Track and Lookout**

From the upper part of Tobins Track (above the trees) and from the lookout at the top of the track the Village will be highly visible at just over 1km away looking directly down onto it.

While the view will be different from the open rural land at present and there will be a significant change over time to a built up residential area it is considered that it is an acceptable change. This is due to the factors discussed above with respect to the sites suitability for this kind of development ie the sites ability to absorb development due to topographic considerations; it's consistency with historic settlement patterns; use of the Arrowtown style in building and landscape, and importantly maintaining the urban boundary or green belt around Arrowtown.

In addition the design of the village with clusters of buildings of medium density interspersed with large green areas, trees and open space extensively covering the site will assist with softening and visual absorption.

In summary it is considered the site and wider landscape can absorb this development from this viewpoint.

### **Crown Terrace lookout and Zig Zag**

The site is approximately 2.5km from the Crown Range Look Out. The site is visible from the look out and from the upper sections of the zigzag. Due to the distance viewed the proposed village will not be a dominant feature from this viewpoint. In addition from the actual viewing area and memorial, trees partly obscure views in the direction of the site.

The village development can be absorbed within the basin landscape from this location.

**Advance Terrace and Cotter Ave, Arrowtown**

From these new areas of Arrowtown on the ridge or edge of the terrace the site is less than a kilometre in distance. This will also be a significant change viewed from these locations from open farmland but will not be an adverse landscape or visual effect. With the extensive planting proposed, open space and village layout, placement of buildings, the development can be absorbed within the context of the local landscape.

**Feehly Hill, Arrowtown**

From Feehly Hill scenic reserve the site is approximately 2.5km and will not be visually dominant and can be absorbed within the existing settlement pattern.

## DESIGN CONCEPT

### Village design

The rationale for the village design came from the sites unique characteristics and features as well as visual considerations. At the outset it was recognised that a central open space would be a key feature forming a centrepiece and focus for the village. Also a prime determinant at an early stage was recognition that large buildings such as the Community Centre, Aged Care Facility and Apartments needed to be at the rear of the site set against the terrace landform as this would be the best location to absorb larger buildings nestled in against the hill face.

Topography was also a key determinant of village layout in other ways particularly with road layout and building placement working with the contour and utilising natural form and terrace and to minimise large earthworks.

Key urban design and landscape principles were identified at the start to be incorporated into the design (attached as Appendix 1). The design that evolved has a hub of larger double story buildings centred at the rear of the site with cells of single story residential villas clustered around the site, broken up and linked by greenways and open space.

### Entrance off Mc Donnell Road

A single entrance is proposed off McDonnell Road at the location where the topography allows for easy access to the site as well as good visibility in both directions on McDonnell Road. The main entrance will also provide service access around a laneway that follows along the north boundary and provide for an access easement to consented allotments at the rear of the site towards Hogan Gully.

The frontage on McDonnell Road will maintain a rural aesthetic and retain grass verges, a simple rural gate using a traditional stone wall and wooden gates. The existing Hawthorne hedge will remain and gaps in the hedge infilled to consolidate screening.

Inside the hedge is a 10m building setback next to McDonnell Road.

### Building Design

**Villas** – the style is typical of Central Otago / Arrowtown / Queenstown typology, with an emphasis on gable forms, good roof pitches, and the overall form being a series of roofs coming together, in a manner with reduced scale and materials that “humanise” the Villas. Verandahs encourage and define outdoor links. All the Villas are single storey, and are typically arranged into 3 to 4 clusters giving definition to the location and elevation of the different platforms on site.

The Villa plans will be strongly oriented towards sun and the north aspect, and have been designed so Villas will each face north irrespective which side of the laneways they are on.

**Apartments** - Apartments (or Assisted Living Aged Care Units) are 2 storey, and are located on the rear platform closest to the escarpment. The style here is again Arrowtown /

Millbrook, with each Apartment duo (ground and first floor) given architectural treatment that expresses these units externally (as opposed to a multitude of units in a long form with the only distinction being the balconies). The Apartments will be focussed predominantly towards north, and with the anticipated footprint there is a very strong visual outcome of “Village cluster” when viewing the Apartment building. With the resultant individual and communal landscaping treatment, this individualisation of each Apartment is further strengthened.

**Care Facility** – this building is also 2 storey, and arranged into 3 wings of Care beds, 2 wings being Hospital level care, and 1 wing being single storey Dementia level care. This building is focussed along the rear of the site abutting the escarpment. The scale of the building is divided into wing “components”, having expressed roof forms and links that give the building a “village cluster” feel also.

**Community Centre** – this building is the central hub of the Village, housing all the communal functions and activities for the Village, and providing a social hub for the residents of the Villas and Apartments. It will have 3 main roof forms that again diminish the scale, using typologies familiar in the local area. Its internal space is functional and flexible, catering for large and small groups alike, so the architectural treatment has responded accordingly by creating a series of gabled forms linked together. Pergolas and shade devices soften the edges of the building, linking internal and outdoor spaces seamlessly.

### **Central Amenity and Open space**

The central open space is a key feature of the village. From the entrance it will lead up to the focal point of the village, the Community Centre on the upper terrace landform. Feature stone retaining walls will emphasise grade changes in the approach to the main facilities and contribute to the Arrowtown aesthetic with the use of local schist rock. A water feature in the form of a mining or farm water race with pools and gentle waterfalls will descend from the Aged Care facility down through the orchard towards the entrance.

A bowling green and petangue court are located close to the Community Centre with outdoor seating and trees located in green spaces alongside pedestrian paths.

### **‘The Hills’ boundary**

A setback agreement with the Hills requires no trees greater than 4m for a set back of 25m and no buildings greater than 4m for a set back of 20m.

A hedgerow is located on the the Hills boundary to assist with visual separation and screening from the Hills side and provide shelter as well as sunlight and high views out to the mountains from within the village.

The character of the road following the boundary will be that of a country lane with a narrow road, rural hedgerow and trees.

### **Road network and design**

The road network provides local and clear circulation within the village with a clear road hierarchy and way finding to the central facilities. The roading layout attempts to reflect some of the characteristics and layout of old Arrowtown with a rural small town feel in preference to more urban layouts. Other features that tie it to the Arrowtown style will be narrow roads to slow traffic without concrete kerbs and channels and with grass drainage

swales in the Arrowtown tradition. Roads within Villa pods will be narrow with 'hammerhead' cul de sacs and provision for off street parking bays for visitors.

Parking and service access for the Aged Care facility are at the rear of the building against the base of the high terrace. Parking for apartments will be housed within the building.

### **Pedestrian Cycle Network**

Internal pedestrian paths will connect all areas of the village via greenways. In addition narrow roads will encourage safe, dual use of roads for pedestrians and vehicles as happens in Arrowtown.

Pedestrian walkways will connect to the Queenstown Trail network that runs alongside the site on McDonnell Road. There is also an existing pedestrian access easement to the Arrowtown Golfcourse from McDonnell Road which the Village will link into.

### **Stormwater**

Stormwater will be designed around green engineering principles. Stormwater will go to ground and overflow to attenuation basins as required within the site.

### **Communal Gardens and Orchards**

Community gardens, including glasshouses and orchard trees will be located in pocket parks within Villa areas and community orchards will be within the main open space and in the south east corner of the site.

### **Native planting on rear terrace escarpment**

The existing pine plantation is to be removed on the terrace escarpment and will be planted in local native shrubland species for biodiversity and to create a soft indigenous backdrop to the Village. It will also assist with screening the scar created by the road up the terrace face (outside the applicants property).

## **Appendix 1**

### Landscape/urban design principles/objectives for Village Masterplan

- McDonnell Road to maintain a rural aesthetic ie grass verge, hawthorn hedgerow and simple rural unpretentious entrance
- Topography to be a key determinate of village layout. Appears to be 2 main terraces within the site (excluding high rear terrace). Perhaps terrace risers are free of buildings and form part of the matrix of open space within the village. Topography may also influence roading layout.
- Possible buffer (no build zone) next to McDonnell Rd.
- Village to consist of clusters of development separated by open space.

- Placement of large buildings needs to be carefully considered (probably at the rear of the site against the high terrace).
- Roads and streets to be narrow to reduce urban/suburbanness but also slow traffic. Roading in the Arrowtown style eg no kerb and channel, gravel shoulders, grass swales and verges.
- Create easy walking environment. Roads - dual purpose for vehicles and pedestrian maybe.
- Avoid white road markings
- Villas to have small private gardens with communal gardens common per residential clusters. Communal gardens include : orchards/vege gardens/glasshouses as well as amenity gardens
- Landscape elements and materials to also be in Arrowtown style eg hedges, stonewalls, avoidance of overly urban paving types.
- Possible link to mining/farming history of Arrow Basin
- Villas possibly facing street in the Arrowtown style with rear lanes for garaging (maybe?)
- Stormwater to ground. Possible retention basins if needed. Grey water treated and disposed on site.
- Avoidance of urban style lights
- Predominantly deciduous trees for maximum sunlight in winter, summer shade and autumn colour. Incorporate/restore an element of indigenous biodiversity.
- Removal of pine woodlot (Rogers intention anyway)

