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ARROWTOWN RETIREMENT AND LIFESTYLE VILLAGE

Village design (Overall)

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 (refer 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.

RESPONSE TO SHA CRITERIA FOR ASSESSMENT

The proposed Arrowtown Retirement and Lifestyle Village aligns with and promotes the criteria the Council has produced for SHA applications. This is addressed below.

1. Integrating into the Neighbourhood

a. Connections

The proposal reinforces existing vehicular, pedestrian and cycling connections.

McDonnell Road forms the main access to the Village development and provides easy and safe access to the site. The Queenstown trail is located alongside the site on McDonnell Road providing easy access to the trail network and walking and biking connectivity to Arrowtown and Millbrook and beyond.

There is the opportunity to provide walking access to the Arrowtown Golfcourse from McDonnell Road through an existing access easement. The Hills boundary forms the northern boundary which at present is used as a driving range. Consultation with The Hills has resulted in setback agreements for buildings and tree plantings. A hedge is proposed on the Hills boundary for visual separation and screening. The remaining boundaries are either owned by the applicant or are rural land with no immediate existing buildings.

b. Facilities and services

The village development is close (approximately 1.5km from Arrowtown) with access to shops, and community facilities Clubs etc. The Village is planned to have its own facilities such as community centre, parks, café, bowling green. 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.

c. Public Transport

The nearest public transport is Arrowtown. Given the size of the proposed village its possible public transport maybe able to service the development. Shuttles will be run by the Village to Arrowtown and Frankton.

d. Meeting Local Housing Requirements

The proposal includes a range of housing types including apartments and villas. A range of villas are planned to cater from more affordable units to higher end product.

2. Creating a Sense of Place

a. Articulation and Design

The development has been designed to create a very high degree of visual interest and variation.

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 topographical 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 an orchard towards the entrance.

The buildings while respecting the local aesthetic in terms of the Arrowtown and Millbrook styles which will provide a coherent theme but at the same time provide variation to avoid monotony and blandness.

Villas

All the Villas are single storey, and are typically arranged into 3 to 4 clusters giving definition to the location and emphasising topography.

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 focused 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.

b. Working with the site and its context

The existing topography and the landscape features and context were key generators of the design. Large buildings have been sited against the rear terrace escarpment to help ‘bed’ them into the landscape and all buildings face north for maximum sun orientation and views. The topography was also a key determinant for roading layout working with the contour to lessen earthworks and fit the lie of the land.

The rear terrace escarpment will be planted in native shrubland to enhance local biodiversity.

c. Creating well defined streets and places

The central open space is a focus of the development connected to greenways within villas residential pods. Streets are planned to be narrow and without kerb and channel with grass swales in the Arrowtown tradition, with extensive hedging and trees to provide privacy and amenity.

d. Easy to find your way around.

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. Clear signage will also assist with wayfinding.

3. Street and home

a. Carparking and Access

Carparking for the Aged Care and Apartments is provided at the rear of the buildings with covered parking for the Apartments. Garaging and off street parking is provided for individual villas. Small visitor parking bays is provided in residential cul de sacs.

Carparking is integrated into the overall design and will not dominate the environment.

b. Public and private spaces

Public and private spaces are clearly defined. Private spaces around individual villas will be defined by hedging and other planting and connected to public open space.

The overall effect will be attractive, functional, well managed and safe.

c. Good quality homes

Both apartments and villas will be comprehensively designed by an architect for the developer to ensure they are well designed, comfortable, well insulated and practical, optimise solar gain and provide good storage.

4. Environmental Responsibility

The proposal as a whole minimises its environmental footprint. The village development is compact and nestled into a site that can absorb development within the context of the Arrow basin and separate from the Arrowtown urban boundary.

Stormwater will go to ground and be disposed of within the site with the use of drainage swales and retention area.

Maximising solar gain has been central to building layout and design.

Buildings will be designed using sustainable building materials and to low energy consumption principles.

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 to encourage growing vegetables and fruit and nuts.

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. Rooding 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

