

8 November 2009

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Dear Karen

***Re: Arrowtown South – Plan Change 39 - Reply to Further Information Letter of 14 October 2009***

Thank you for forwarding through the acknowledgement letter (29 September) and the further information request (14 October). This letter provides a reply to those matters, in the same order that they are raised in your letter.

**Landscape Assessment (points #1 – 3)**

1. The recommendations of the Ecological report, and identification of the creek within the structure plan.

The creek that runs through the site has limited ecological significance. The upper reaches of this creek, where it runs through the Adamson land is very narrow and has an intermittent flow. As the stream passes the old stables it is fed by two springs, so that the creek achieves a more regular flow and increased width – and therefore becomes more of an amenity feature within the zone.

The alignment of the creek, or sections of it, may change as the land is developed to ensure a better fit with roadways, allotment boundaries and open space areas. This will allow the creek to be widened in places and possibly for in-stream structures to be constructed that will maintain a regular water level and flow-rate. The creek is included with that part of the Structure Plan that is referred to as the Open Space neighbourhood.

2. The analysis of the site and surrounding landscape.

Baxter Design Group Ltd has provided additional information (copy attached) that assesses the landscape effect from a wider perspective.

### 3. Long Term Management of the Escarpment

The method of management and ownership of the Escarpment is not confirmed at this stage.

The proposed zone requires that prior to any works occurring on the land – that a Management Plan for the entire Open Space neighbourhood (which includes the Escarpment) be approved by the Council through a resource consent application.

That approved plan will identify the detail of how the land will be developed or in some cases protected and enhanced from any development. The Management Plan will need to be prepared in consultation with the Council's Park Manager.

The actual future ownership of this space is not a matter that needs to be considered at this time, as there are a number of ownership options that need to be separately discussed with the Council and community after the zoning issue is settled.

The intention is that the management plan for the open space area will ensure that this large area of open space will be properly managed regardless of who eventually owns this land.

### **Urban Design (points #4 – 8)**

#### 4. The appropriate rule structure for considering Neighbourhood Development Plans, Design Guidelines, and the Open Space Management Plan

The applicant has intentionally created a site and zone standard structure for these three rules to provide certainty. These three rules relate to foundation approvals that need to be in place before any individual activity (housing or subdivision) occurs in the zone.

As there is multiple land ownership in the zone, it is important that the rules clearly establish a way of a coordinating layout, design and open space management.

A zone standard requires a non-complying activity consent - something that is strongly discouraged from occurring. The applicant considers that this site and zone standard distinction sends a clear message that these three foundation approvals need to be obtained first.

The officer suggests that these three rules should be included as listed discretionary and non-complying activities, rather than as site and zone standards. However, those listed discretionary and non-complying activities tend to be reserved for a specific land use activities, such as visitor accommodation - where the council is clearly managing a particular activity in a particular zone.

This format is consistent with other zones that have the same foundation consent requirements (eg. Jacks Point, Meadow Park, Quail Rise and Remarkables Park)

#### 5. The use of the Restricted Discretionary status for building design

The officer suggestion is that using the Restricted Discretionary activity status is an inadequate method of addressing poor design. With respect, it is considered that applying this level of consenting is robust and provides a higher degree of certainty for the Council than exists elsewhere in the Plan.

The standard consent requirement in this District for building design is the 'Controlled Activity' status. By definition, the Council cannot refuse a Controlled Activity consent. This means that Council must eventually approve every application, and can only impose conditions.

The higher category is the Restricted Discretionary activity, which allows Council to refuse consent if a building design is inappropriate in a particular location.

#### 6. Assessment Criteria

The officer suggests some additional assessment criteria for inclusion. All of these suggestions are accepted and adopted.

#### 7. Clarification of Design Terminology

The correct reference in the plan change request should refer to gable roof forms

The criteria in assessment matter 12.X.6.2 (ii)(a) could read:

- Simple gable roof forms, that respect the traditional building pattern in Arrowtown, are encouraged as the primary roof element. These can be effectively complemented by secondary elements such as lean-to's.
- Finishes of slate, shingles or coloursteel are encouraged.

There are also other places in the Plan change where 'peaked' roofs are referred to. These references should also be amended to 'gable roof forms'.

#### 8. The Continuous Building Length rule

The officer identifies that the current rule for managing the effect of the continuous length of buildings along internal boundaries is relatively blunt. This is acknowledged.

Rather than including the continuous building length rule, additional assessment criteria for buildings could be included and these could be expanded in the Design Guidelines. Criteria along the following lines could be included for buildings:

- Long and unrelieved building facades should be avoided. Building mass should be visually broken into smaller elements, so that larger buildings appear as a collection of building forms, with secondary elements (such as lean-to's) subservient to the primary building.
- Consideration should be given to how the primary and secondary elements frame outdoor living spaces.

### **Roading and Transport (points # 9 – 12)**

#### 9. Transport Connectivity

The Plan change encourages the use of different transportation modes, particularly through the use of trails to connect through to the school and other amenities of Arrowtown. The standard of construction will need to be adequate for all pedestrians, including the young and the aged.

This is matter of design detail, although it may well be that certain secondary trails or pedestrian links are less suitable for certain people.

The link road between Centennial Avenue and McDonnell Road will provide enhanced linkage and convenience. It is intended that the link road will enable a public transport provider to circuit through all of Arrowtown, so that passengers can be conveniently collected from the School, from the Village part of the zone, and also from McDonnell Road.

Discussions will occur with the local transport providers.

#### 10. Key Intersection Analysis

The traffic report has been provided to the Council engineers. There are three key intersections that are affected; being the new link road intersections on Centennial Avenue and McDonnell Road, and also the Malaghan Road – Arrowtown/ Lake Hayes Road - McDonnell Road intersection. The TDG report recognises the effect of the zone upon these intersections and the impact upon 'level of service' and any delays that might be experienced.

#### 11. The Transport Network Pattern

The key aspect of the way in which this land will knit seamlessly into the Arrowtown pattern is through the inclusion of a link road. Apart from the main entry to Arrowtown, this will be the only other link between McDonnell Road and the rest of Arrowtown on the terrace above.

The zone does not extend the existing street network that runs along the top of the terrace (Cotter Avenue/ Advance Terrace). This is consistent with that aspect of the street pattern of Arrowtown, as there is no direct connection between Stafford Street, Shaw Street and Cotter Avenue.

By maintaining a compact urban form as part of Arrowtown, and through establishing sufficient density, the proposed change justifies the expansion of the trail network into this land, which in turn ensures that there is no particular bias towards vehicular transport. If the land was developed to a lower density then there would be no incentives to provide a range of pedestrian connections.

#### 12. Road and Pathway Formation

The officer prefers that all pedestrian pathways are formed to a consistent engineering standard, and that 'informal pathways' are "completely unacceptable".

The character and streetscape of Arrowtown is in part the result of a relatively informal public realm, that has does not have a traditional engineered 'kerb and channel' look to it.

The Arrowtown South Private Plan Change proposes to continue those critical design elements, so that alternative acceptable engineering solutions are used, such as swale edges and though encouraging a slower speed environment through road formation widths.

As noted earlier, there will be a need to ensure that the primary pedestrian routes are formed to a standard that allows all for passage by all ages and abilities. However some of those secondary routes will be formed to a more informal standard, as comply occurs throughout the pedestrian network.

### **Infrastructure -Three Waters (points # 13 – 14)**

The report by MWH has been provided to the Council engineers. It appears that there is no fundamental information missing from the Plan Change request.

Further consultation with officers is occurring through the intervening period between the Strategy and Council meetings to see if there is any further information required.

### **Other Subsequent Amendments**

Since the plan change was submitted it is acknowledged that several minor amendments will be required, additional to the above amendments. Some of these will be remedied by discussion with Council officers to correct anomalies

The land owned by the Reads and the Harrington's comprises approximately 1.3 hectares, and currently contains two houses. The zone rules were intended to allow up to 3 additional houses within each of those properties.



### **Summary Document**

A copy of the draft Summary Document is attached for your reference and comment. It is intended that this document will be made available through a public mail-drop, with additional copies publicly available through display in Arrowtown, and via the web-site.

I note that the web-site has been updated to include all reports, plans and correspondence with the Council. The invitation for feedback remains live.

I trust this letter provides you with a sufficient response. I have enclosed 10 colour copies of this reply for convenient circulation to Councillors.

Please contact me if I can be of any assistance.

Yours sincerely

John Edmonds

**John Edmonds & Associates Ltd**