

Arrowtown South

Negatives

(re Arrowtown Promotion & Bus. Ass. *unique historical & village status*, Arrowtown Residents Group, *damage to Arrowtown's unique status as an iconic heritage village*)

Unique Historical Village Status Arrowtown has a particularly distinct identity, sense of place and character within well articulated 'natural' town boundary. The containment of the town has however been compromised by some more recent growth spilling out (east side of McDonnell & Meadow Park).

The current size and configuration of Arrowtown places a significant catchment of housing within walking distance of Buckingham street and other community facilities such as the primary school, adding considerably to the sense of a vibrant village community. This is augmented by the Arrow riverside walkway providing for an attractive off street track for cycling and walking from the furthest existing extremity of Arrowtown eastwards from Buckingham Street.

The concept of a walkable village is most applicable to the Old Town (the area with the Residential Arrowtown Historic Protection Zone, based on a 400m radius equating to a five minute maximum walk from anywhere within the precinct to the Town Centre. The larger part of the total area of Arrowtown falls outside the historic zone and lies to the south / south east between the Arrow River and McDonnell Road. Only a small portion of this area falls even within an 800m radius (10 min walk) of the town centre. However the towns second most significant pedestrian destination, the primary school is located here some 1200m south-east of the town centre on Centennial Ave.

The residential area to the south east relies largely on its contiguity with the historic precinct to retain its identity with that special sense of character. It is less clearly distinguished from typical NZ suburbia than the Historic Management Zone, other than a prevalence of small lots and holiday homes/cribs, but remains largely within the distinct natural boundaries. Extending the boundaries further south has several adverse effects.

1/ It enlarges the part of Arrowtown that isn't the historic centre and in doing so threatens to overwhelm the mass of the old character part with the aggregate mass of the extended new part.

2/ It extends the distance from the outer edge to town centre well beyond a comfortable or convenient walk (Arrowtown South would commence approx 1.6km from the town centre)

3/ It runs (arguably) beyond the two current / established / natural entrances to Arrowtown.

Town Entrances The two established entrances are at the junction of Malaghans Road/McDonnell Road/Arrowtown Lake Hayes Road/ Berkshire St, and along Centennial Ave from the South.

The first retains significance to the proposed plan change as the entry to the town involves driving up the first segment of Berkshire from countryside to the town/village above. The 'natural' boundary to the southwest is then the escarpment that falls down to and along McDonnell. The village edge is (or was) the top of the escarpment. The extension of the boundary down the escarpment and along the east side of McDonnell has meant that those houses accessed from McDonnell have no street link to the street network of Arrowtown other than to pass through the Lake Hayes Berkshire entrance. To do so by foot or cycle requires going up Berkshire, a natural disincentive.

The best justification to extend the town boundary further south along McDonnell as proposed, is that the mistake has already been made and that part of the proposal is a continuation of the infill between the existing development along Cotter Ave and Advance Terrace, and McDonnell Road to the west. However this continues to place housing at the bottom of the escarpment at an ever increasing distance from the town centre, and for houses closest to the escarpment, this would be an area of distinctly limited solar access. Also the extent of development proposed along McDonnell is not bounded to the south by a golf course, which the proponents of the scheme have submitted should be the natural boundary to the south of Arrowtown.

Extending the town boundary south along Centennial Ave up to the '*natural boundary of the golf course*' weakens the southern entrance experience that currently consists of a clear rural to suburban juncture on both sides of the road commencing at the Centennial Ave Jopp St intersection.

Neighbourhood Clusters A feature of the layout strategy in the masterplan is a series of neighbourhood precincts or clusters around a shared open space area. This could evoke the Millbrook imagery of housing clusters in a landscape setting, but here the wider context is conventional suburbia that would in the long term coalesce to surround all the precinct clusters. It is not yet clear if the communal ownership structure of common land that enables a sculptural approach to the housing in the landscape at Millbrook would prevail over the common features of individually differentiated sections (domestic planting, boundary fencing/hedging, cloth lines, trampolines etc). The overall impact would not be 17 distinct neighbourhood areas, but rather a series of housing clusters around common open space set in an undifferentiated suburban landscape.

Positives

Connectivity The Concept Masterplan indicates a street layout that provides connection between Centennial Ave and McDonnell Rd at the southern end of Arrowtown.

Proximity to school Arrowtown Primary School is within 400m of the closest sections proposed along Centennial Ave and (via proposed ped connections to Cotter Ave) the northern segment of development proposed along McDonnell Road.

Landscaping opportunities along Centennial Ave Few direct access driveways are proposed along Centennial Ave enabling (although not ensuring) a landscaped approach to Centennial Ave road frontage opposite the golf course. This however could be a negative if high walls and hedges to protect each sections privacy prevailed.

Solar Aspect Sections along the eastern side of the proposal, ie rising up the east north-east facing slope up to the edge of the escarpment would have good solar aspect.

Walkway Network A pedestrian walkway network is proposed featuring a pedestrian spine along the escarpment. This would run along the rear of sections, both within the plan change area and sections on Cotter and Advance Terrace. The steepness of the escarpment, and the width of the reserve created, would likely ensure that the negative consequences of sections backing onto reserve/walkways (ie a wall of high back fences to ensure privacy, creating a visual surveillance void) would be unlikely to eventuate.

Design Sympathetic to Arrowsmith guidelines The stated intention of the plan change is to impose design guidelines to produce architectural form sympathetic to Old Arrowsmith. However the guidelines are not yet formulated and can therefore not be evaluated.

Village Core A village core area is proposed around existing heritage structures towards the south western corner of the plan change area. This has potential to form a commercial, community hub to the development. This may enable re-use and ongoing maintenance of the heritage structures and could support one or at most several destination establishments (eg café/restaurant/boutique brewery) or visitor accommodation. It is unlikely the location would support retailing reliant on the immediate local catchment.