

## **Annexure K- Extracts from Arrowtown Design Guidelines**

### **4.8 NEW CONSTRUCTION IN THE LDR & PROPOSED MDR ZONES**

#### **4.8.1 BUILDINGS - NEW CONSTRUCTION**

Within the LDR and proposed MDR zones, applying the bulk and location rules alone could lead to large and two storey buildings, which are more dominant than is characteristic of Arrowtown and which do not in any way resemble the small cottages of the ARHMZ. Combined with this there could be considerable variety in style resulting in little recognisable Arrowtown character.

The analysis of existing traditional buildings has identified the key traditional building types and the characteristics of these. Whilst it is not expected that buildings within the LDR and proposed MDR zones slavishly adhere to these building forms, to the detail set out below, it remains very important that new buildings within these zones are highly influenced by the traditional building types. The sheer size, however, of some houses sometimes becomes an unmanageable problem. The apparent bulk of buildings within these zones can be reduced by designing the building as a number of individual elements. In an additive approach, the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.

It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street. However it is recognised that this may not be possible within the proposed MDR zone where smaller sites are allowable.

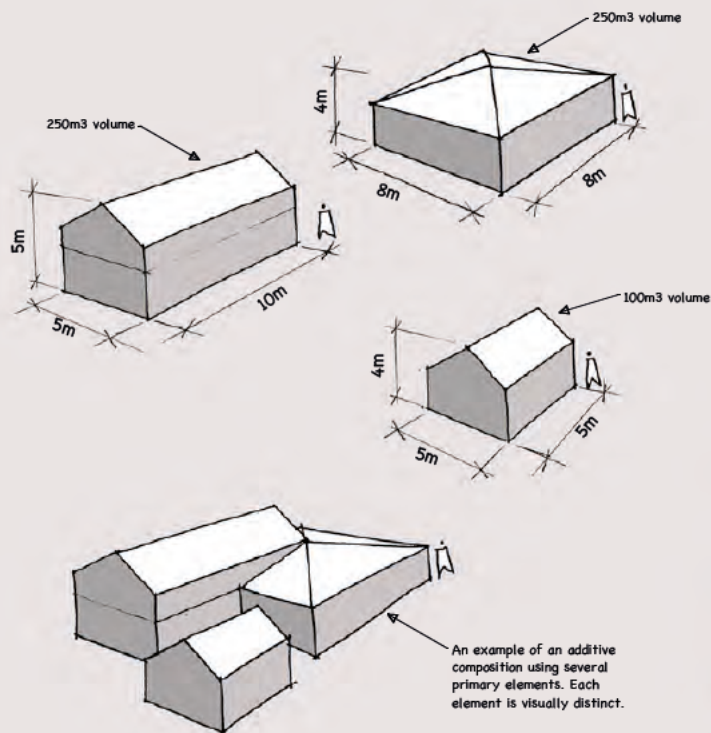
The typical Old Town cottage is an arrangement of small, simple elements. This additive approach to a buildings composition fits better with the Arrowtown character than a single roof covering a large floor plan (as identified in MDRZ & LDRZ-Figures 5 and 6).

The apparent bulk of a building can be reduced by designing the building as a number of individual elements. The sheer size, however, of some houses sometimes becomes an unmanageable problem.

In an additive approach (identified in MDRZ & LDRZ-Figure 6), the size of the individual elements needs to be small enough to be at human scale, however the size does not necessarily have to duplicate the diminutive scale of an Arrowtown cottage.

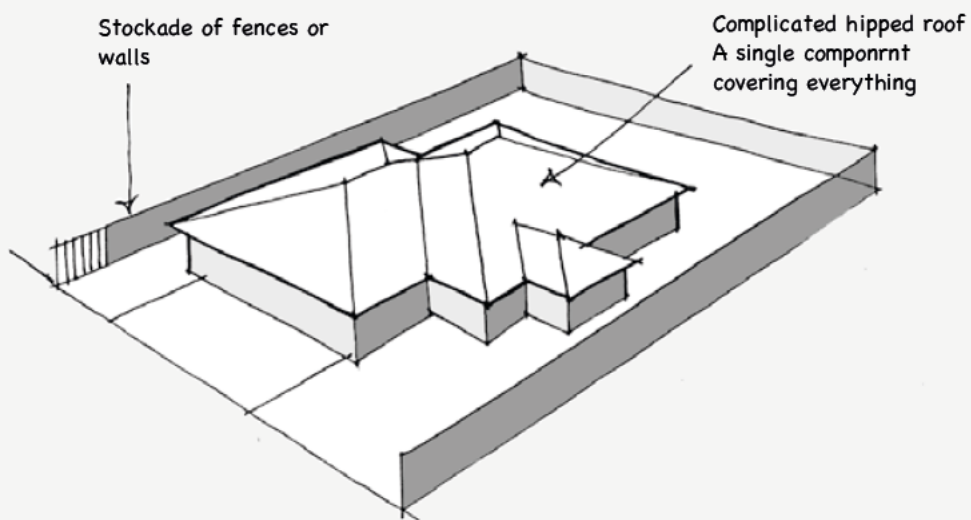
It is important that the form of each element is simple and that the form is clearly evident in the final building composition. Single storeyed forms are far more compatible with the old Arrowtown identity and their use is encouraged, particularly abutting neighbours and the street.

# EXAMPLES OF POSSIBLE PRIMARY ELEMENTS



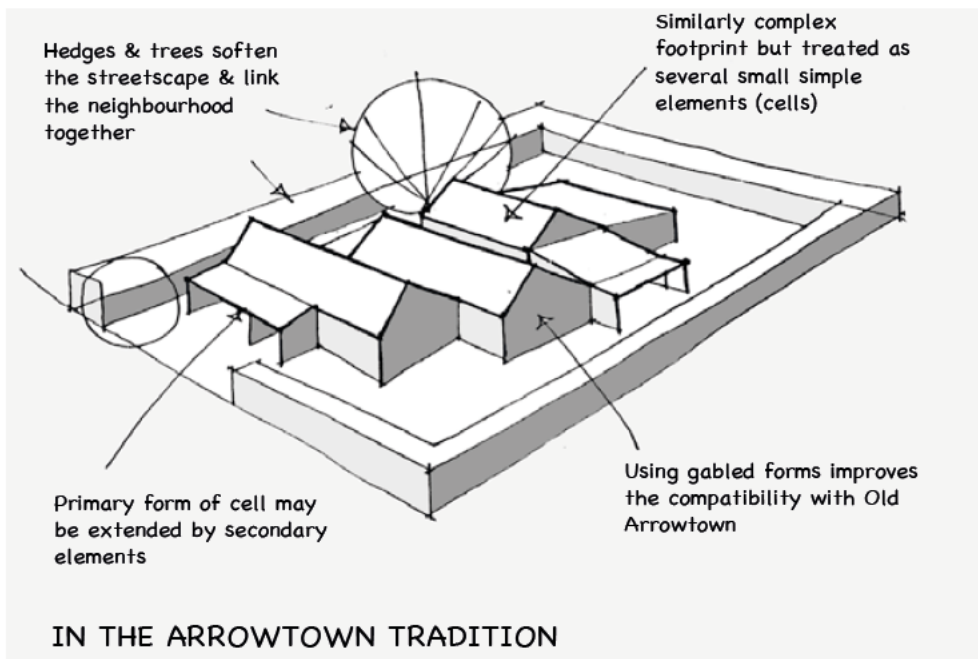
## PRIMARY ELEMENTS FOR HOUSES IN THE NEW RESIDENTIAL AREAS

MDRZ & LDRZ-Figure 4

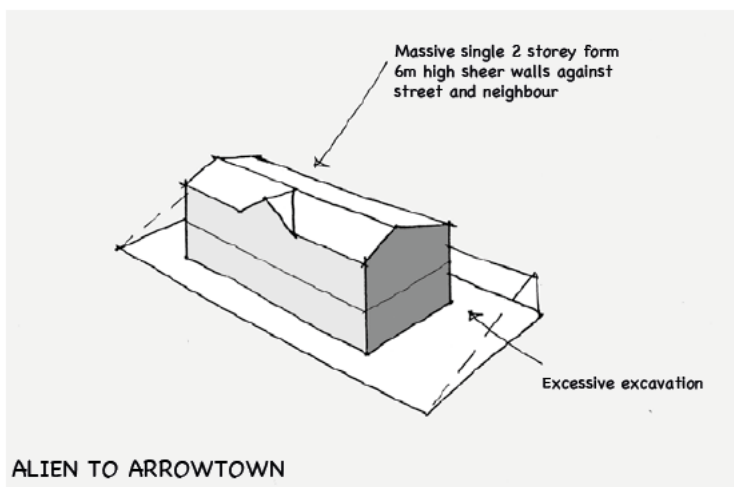


## ALIEN TO ARROWTOWN

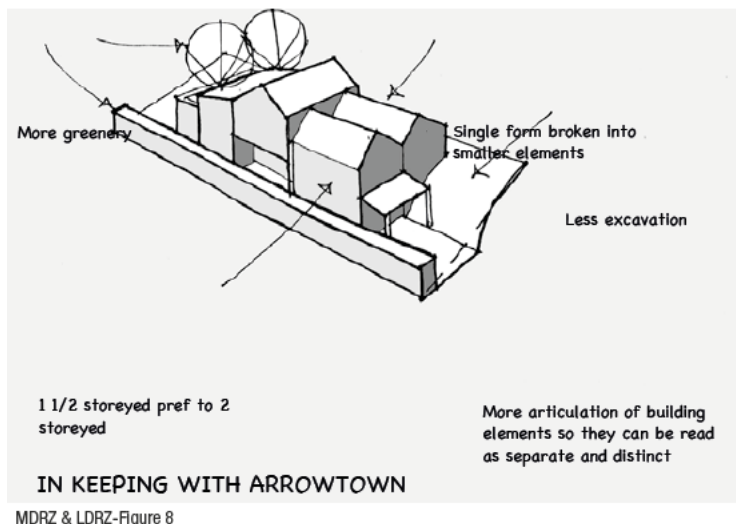
MDRZ & LDRZ-Figure 5



MDRZ & LDRZ-Figure 6



MDRZ & LDRZ-Figure 7



#### **4.8.2 GUIDELINES: PROPOSED MDR AND LDR ZONES, NEW CONSTRUCTION TO INTEGRATE WITH OLD ARROWTOWN'S IDENTITY**

**4.8.2.1 Design new construction so that it shares key features with the characteristic dwellings of Arrowtown's old residential area (for the MDRZ refer MDRZ & LDRZ-Figures 1, 2 and 3 as well as MDRZ & LDRZ-Figure 6).**

**4.8.2.2 Preferably build single storey houses as they are more appropriate to Arrowtown.**

**4.8.2.3 Design a building as an arrangement of several structurally independent elements, each with a clear, simple form.**

- a) Within the LDRZ limit the size (scale) of each element. A maximum volume of 250m<sup>3</sup> is suggested although a lesser volume is preferable.
- b) Within the proposed MDRZ the maximum building coverage shall be no more than 45 percent.
- c) Keep each individual element visually distinct. This can be achieved by each element being roofed separately, and elements being offset from one another (articulated). Consider using a limited number or different claddings and colours for different elements.
- d) Consider adopting the element cell size of the traditional Arrowtown cottage, which equates to a maximum volume of about 100m<sup>3</sup>.
- e) Within the LDRZ avoid building houses of floor areas in excess of 300m<sup>2</sup>.
- f) Design an interior where not all ceilings are flat and at a uniform height and exploit the opportunities this provides to have windows at a variety of heights. This will also avoid unusable roof space, i.e. the 'dead lid' syndrome, which tends to accompany the single roof method and leads to unnecessary monotony in external appearance.
- g) Avoid mechanical repetition (e.g. two identical units/elements on a site).
- h) Do not replicate examples of another place's history. If done well it undermines the genuinely historic and if done badly it just looks out of context.

**4.8.2.4 Design buildings so that they relate to the site, street and meet the guidelines for site planning and design.**

## **4.9 SPACIOUSNESS AND SIMPLICITY**

The typical residential pattern for early Arrowtown was low density, with space for orchards, large vegetable gardens, the keeping of hens and the grazing of a cow or horses over a number of lots.

The early survey pattern of 1/4-acre lots was underlying and over-time these lots have been developed or subdivided. Even with the considerable increase in density, a sense of spaciousness remains. The streets are a major contributor. This feeling of space or low density is extremely important to the character of the ARHMZ and is highly vulnerable.

It is important that development within the proposed MDR and LDR zones create a similar sense of spaciousness and apparent low density.

### **4.9.1 GUIDELINES: SPACIOUSNESS AND SIMPLICITY**

#### **4.9.1.1 The sense of spaciousness and simplicity within the ARHMZ must be preserved.**

a) Retain the uncluttered simplicity of trees, hedges and grassed areas in the street, private sections and church grounds. This simplicity and sense of spaciousness comes primarily from:

- The careful siting of buildings and other elements to create a sense of space
- Retaining the existing small scale of buildings
- Use of hedges as opposed to high solid fences
- Grass verges and swales (no kerb and channel)
- Only trees planted on the verge

#### **4.9.1.2 New developments within the proposed MDR and LDR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.**

a) Utilise simple, uncluttered arrangements of trees, hedges and grassed areas in the street and private sections. This simplicity and sense of spaciousness comes primarily from:

- Carefully siting buildings and manipulating their shape and form so that they appear small scale and unobtrusive when viewed from the street.
- Use of hedges as opposed to high solid fences
- Utilising grass verges and swales (no kerb and channel)
- Planting only trees on the verge