

**SUMMARY OF STATEMENT OF EVIDENCE OF ROBIN ALEXANDER KEITH MILLER  
ON BEHALF OF 560 – Spruce Grove Trust**

The scope of my evidence relates to:

1. Heritage matters in connection with parts of the Section 42A Report of Luke Place, in particular, item 13.44. which states that the subject area of land, “while accessible from Buckingham Street, is not closely associated with this core part of Arrowtown’s Town Centre....”
2. My opinion on the controls under the Arrowtown Residential Historic Management Zone Chapter of the Proposed District Plan and how they will continue to protect the heritage values of the site if it were to become part of the Transitional Overlay.

I have reviewed the historical development of the site by archival research and by reference to old photographs and aerial images and looked for evidence of historical land use connections between the subject area and the core of the town centre. I have also provided my assessment of the heritage values of the subject site and given my opinion of whether the current controls under the Arrowtown Residential Historic Management Zone Chapter are sufficient to protect those heritage values if the site were to become part of the Transitional Overlay.

I have considered the site as far back in time as 1867 when the sections are shown in the Arrowtown Crown Grant Index Map. I have identified the owners of the sections and, in the case of 3 of the 4 owners, been able to connect them with Town Centre businesses. This includes the eastern portion of the site being connected with the Royal Oak Hotel in Buckingham Street as its fruit-producing gardens and orchard and the western portion with Pritchard’s Store and warehouse, also in Buckingham Street, as stables and ancillary space.

Through the use of historical photographs reproduced in my evidence, I have shown that since the mid-1870s (at latest), the site has had some low-level residential use, but with the greater area providing agricultural and ancillary services use in connection with the town centre. In the latter part of the 20th century, residential use became much more prominent, but with some commercial and community uses mixed-in.

From my assessment of the heritage values of the site, I have concluded its following attributes should be retained and protected:

- The historical pattern and form of the roads that border the site;
- The existing historic features that are protected by the ODP & PDP;
- The landscape form of the site;
- The key views shown in the Arrowtown Design Guidelines 2016;
- The historic relationship of the site with the town centre rather than with the surrounding residential neighbourhoods; and
- Development should be small-scale and vernacular.

I have reviewed the controls under the ARHMZ and Arrowtown Design Guidelines 2016 and concluded that:

- there are adequate controls to protect the heritage values of the site if it were to become part of the Transitional Overlay and to assist in the successful management of non-residential change; and that
- non-residential uses can be integrated into the subject site in the ARHMZ without comprising the significant levels of protection already given to the character of the Town centre and ARHMZ.

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Robin Miller

17 July 2018