

## **I do not support the Arrowtown Urban Intensification Variation in part or full.**

My reason for my objection are as follows;

Height: The proposed increase in height will be totally out of character with the entire town of Arrowtown, including the historic zone and the newer parts of Arrowtown. Our town is very unique as our residential dwellings within the town are relatively proportional in height to our neighbours, no buildings are higher than 2 storeys. The increased height will see three or maybe four storeys. Increased height will have a number of significantly negative effects on those who live and visit here. Significant shade will be emitted on neighbouring properties. Sunshine in our town is incredibly valuable as our winter season is longer due to our southern alpine environment. Shade will detrimentally affect people's abilities to socialise in their gardens, affecting mental health. The growing season for fruit or vegetables to promote sustainability will also be negatively affected. Our roads also rely on the winter sun to aid with frost and ice thaw and remain safer. Increased height will increase the shade and block winter sun. Our roads and footpaths will remain dangerous at these times. We have young, elderly, disabled and tourists who rely on safe footpaths all year round to travel around our village. Winter sun is also a significant factor in heating our houses, and supporting to keep our winter heating costs more affordable. Another significant quality of town is that no matter where you are, you are afforded a wonderful view of the hills and mountains due to the relatively low height of our dwellings. As you walk through the streets or visit houses, everyone can share the vista because houses are all relatively low height. This benefits locals and is a significant drawcard of visitors to our town.

It is not logical to increase the height, especially as the maximum density remains at 1 residential dwelling per site. Buildings like these will not be consistent with the Arrowtown Design Guidelines, in fact they are contrary to these Guidelines. It is clear the overarching theme of the Arrowtown Design Guidelines is to preserve the historic fabric of our town with new developments having a clear link and design consideration for the existing historic heritage. This is evident in the manner in which the 'new town' merges sensitively into the 'old town', design cohesion between the zones is complementary. It is very clear that one of the main ways that this has been achieved is by having relatively low maximum roof height.

Section sizes: We already have small section sizes, decreasing the minimum dimensions required for a site will have houses will be built closer together, houses will be squeezed with little garden or green spaces, this is not in keeping with the current cottage feel of our town. Our town has a very safe social feeling, this is built and promoted by people outside tending to gardens and socialising in their gardens. People know their neighbours and care for one another over the garden fence. Limiting green spaces with smaller sections and taller houses forces people inside, promoting inside living and away from being neighbourly.

Infrastructure: The current infrastructure for essential services is currently under stress. During rainy weather our town drainage struggles to cope, resulting in flooded streets. We regularly experience power cuts at peak flow times. The sewer pipes servicing existing housing for many dwellings are old and damaged. As new services like fibre optics has been installed, these pipes have caused significant sewer issues for many residents, including myself and our neighbours. Our water pressure to fight fires will also struggle with intensification. Intensification of housing and increased population will place further strain on these inadequate services.

Rural Town; Arrowtown is a town in it's own right. We are not a suburb of Queenstown. Our resident population is less than 5000, meaning the Urban Intensification Variation should not be considered in Arrowtown as our town does not fit the criterion set out in the government guidelines to councils.

Health Services; Our town is loosing our medical centre due to increased costs of running a business in the village. More housing and intensification will not help to bring our medical services back, it will add to the stress on services.

I consider that the proposed rule changes would have a detrimental effect on the historic heritage of Arrowtown. One that is valued, treasured and enjoyed by locals and visitors to our town. Arrowtown has developed significantly over the past 50 years and along with successive councils, the Arrowtown Planning Advisory Group have worked very hard to preserve Arrowtown's unique heritage characteristics, especially as the town has grown. The proposed changes will enable large scale, apartment type development, entirely foreign and not in keeping with our town's building geometry. This will result in loss of amenities for the residents of neighbouring properties and the significant loss of heritage values for Arrowtown residents and visitors, from NZ and throughout the world.

I understand that QLDC has reported that within the area there is sufficient land stock available for future, short, medium and long term planning beyond 2050. We should be looking to develop land that QLDC has already identified as appropriate for development, with housing designs that are in keeping with neighbours expectations and pre-determined design themes, where it will not have a considerable detrimental effect on the historic heritage of national significance.

I request that QLDC remove Arrowtown from the Urban Intensification Variation District Plan change.