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Kia ora Katoa

Thank you for the opportunity to speak to you today about the variation to the plan 42a outlining Arrowtown's future development.

The permission and the ability to build essentially 3 story buildings within Arrowtown Village and within existing residential building and gardens of single story homes is of great concern to me. I acknowledge that the recent variation of 42a is an effort by the council to meet some of the concerns from the written submissions objecting to potential future changes to the lived environment of Arrowtown. However, these variations from a height of 12m to 8+1 metres does not address the substantive problems with infill housing in this special village.

I am a trained psychologist with a PhD in Social Psychology from University of Otago, and as such I am concerned with the interaction between people and within communities. I purposely shifted to Arrowtown almost 8 years ago from being a resident in Auckland city for 27 years. I was attracted to this village; the special culture and atmosphere of the place. I love the small scale and proximity to the natural environment, as many of us do in the Queenstown basin. Views of the mountains, the sound of the river, a clear night sky are all features of my life here. I walk or cycle around town to events and just across my road is access to approximately 200km of cycle and walking tracks. In choosing to become a resident here I evaluated the boundaries of the village and the advantage of being surrounded by golf courses (less likely to be carved up and developed) and the topography that is Tobins face. I love the small scale of being able to walk to the village centre for the library, post office, to get a coffee, and now to bump into people I know.

As well as the constraints on size and sprawl, another aspect of the special character of this village is certainly the historic origins and associated keen efforts to preserve and enhance its heritage features

and narrative for residents and visitors.

Altogether this low built environment would be drastically interrupted by high buildings pepper-potted through an integrated residential area that has many trees, open gardens and paths connecting parks. A key aspect of my life here is the wonderful ease of connection with neighbours, (incidentally improved by the 2020 Covid lockdown). Sections are open, separated largely by plantings, or occasional wooden fence posts making interaction easy and natural; enhancing an important sense of community. This connection is especially important as an older woman.

Another key concern from the proposed intensification is the loss of sunlight if a tall building should be erected next to me. My house was purposely constructed to be north facing with additional windows to not only enjoy views of Brow Peak but to maximise sunlight and warmth. If the current single story dwelling was replaced, the effects of shadow on both the north and west would be immense. It would not only increase the need for more heating and related expenses, but also would directly impact on my vegetable garden and tunnel house positioned on this side of the house to grow necessary food.

Intensification of building also has direct effects on rain runoff. Like many streets in Arrowtown, we do not have footpaths, curbing or gutters in Norfolk st. At the moment most rainfall is absorbed by the ground and the home dug channeling alongside the road. Heavy rainfall last year did however, overflow these make shift solutions, causing flooding into my garage and carpeting in the stairway that goes up to the living level of my home. The solution was with the neighbours down the street, who lent me a carpet cleaner which was able to suck up water, followed by the application of heaters and fans for the next week.

More building and intensification inevitably places extra demands on infrastructure, a hot button issue for the Queenstown basin with

associated costs as the small ratepayer base struggles to provide for the very large numbers of tourists and their basic needs for water and sewerage. Any thoughts of residential intensification must take the associated demands of infrastructure as a number one consideration. Such infrastructure costs need to be integrated into the development of land and buildings.

I consider myself a reasonable person and am not against development, and recognise the need for additional housing. 'Real' homes where people live in the community, not 'ghost' houses that lie empty for much of the year. The development at Joop St., provides much needed lower cost entry housing and is an excellent example of what can be achieved with green fields development. It includes green areas, plantings for water absorption although fails to address the increased traffic flow on the narrow access street to Centennial Avenue. Optimally, housing developments need to be near employment and community amenities, as seen in the apartment buildings going up near the airport in the middle of 5 mile, Frankton.

As a final note I wish to share the response of friends and visitors to Arrowtown, with whom I have shared the notion of intensification in the village. Their responses are unanimously one of shock and disbelief that any action would be taken to disturb and degrade the special character of the village. The old restored buildings in the heritage precinct, the mix of old bachs, plus the thoughtful interpretation and restoration of the Chinese Village by the river are major draw cards for local and international tourists. To disrupt and threaten this attraction to the village defies logic.

It is no accident that Arrowtown has twice won the most beautiful small town in New Zealand.

Let's keep it this way.