

Hilary Finnie, Submitter 882

My name is Hilary Janet Finnie, I am retired.

I don't have qualifications or expertise, or any previous experience in town planning matters. But I do have passion, and I love this district. And I particularly love Arrowtown. I also think that I have common sense and a spattering of logic, but others may disagree.

My family history with the Queenstown area dates back to the early 1900s, and I have lived in the Wakatipu Basin since 1972.

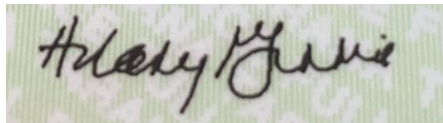
During my 53 years as a resident of the district I have been employed in various positions, primarily within the tourism industry; and have been active as a volunteer in many community groups.

I retired from the tourism industry in 2004, and moved to Arrowtown. From 2004 until 2015 my husband and I owned the historic Pittaway's Cottage at 69 Buckingham Street, which we operated as a guest house - this has since been renamed Buckingham Cottage. During this period I was an elected member of the Arrowtown Promotion and Business Association.

1. I wish I wasn't here today. If QLDC had excluded Arrowtown from the Urban Intensification Variation, which in my opinion is the most logical thing it could have done, none of us would be here, and I wouldn't have to speak.
2. But as what could be deemed common sense and logic didn't prevail, I'll use the time allocated to me to hopefully enlighten the panel on why I shouldn't be here:
3. Our Council neglected to engage with the community or allow for any consultation prior to the Variation being notified – had it done so, the outcome would very likely be very different, and I probably wouldn't be here.

4. Our Council did not use its prerogative to exclude Arrowtown from the Variation, when quite simply, Arrowtown does not meet the thresholds of the NPS-UD. The document is very clear that Arrowtown is not included in Tier 2, and that the policy applies **only** to - 'urban environments that are, or intended to be part of a housing and labour market of at least **10,000** people'. The population of Arrowtown is approximately **3,000** people. Other Councils looked at their towns and villages and excluded those with special character from the NPS-UD; Christchurch City Council excluded Akaroa, and Southern Wairarapa District Council excluded Greytown to name two. If our Council had used their prerogative to exclude Arrowtown, I definitely wouldn't be here.
5. Our Council's Proposed District Plan makes many references to the special character of Arrowtown, and endorses the Arrowtown Design Guidelines (2016) as a statutory reference, requiring that urban form is guided by the ADG. If the people employed by QLDC to prepare the UIV actually understood this, they couldn't have included Arrowtown, and I wouldn't be here.
6. But I am here, so I'll touch on a few other points that I feel strongly about:
7. Our Council representatives were invited to, but declined to attend a public information session on the UIV. The session was called after the QLDC led workshop was held to 'explain' the UIV, however that workshop failed to explain anything of relevance.
8. It is becoming more and more apparent that 'discretionary activity' is being used to allow buildings that are non-compliant to be erected. I understand the panel will be undertaking a site visit to 4 Pritchard Place. While you're there, I ask you to consider that if this totally insensitive building could be erected under the current rules, why is there any need to go higher and wider? Imagine this building next to your house, blocking your sunlight and views? I'm sure the neighbours of this building are aghast that such a blot on the landscape has been permitted.
9. I am concerned that Council planners consider that too much emphasis is placed on the Arrowtown Design Guidelines by some submitters. The ADG are the result of thousands of hours of consultations, hard work and expert advice, and should be first and foremost in planning for this townscape. I support Justin Wright's submission that the ADG should go further, and be the framework for all activities, permitted or otherwise.

10. I wish to thank Mark Hosie and the Friends of Arrowtown Village for their time and efforts in raising public awareness and the money required to oppose this variation. It shouldn't have been necessary but regrettably it is.
11. I also wish to thank the other submitters, particularly those with the skills, expertise and qualifications to argue their points so lucidly.
12. In conclusion, I would like to thank the panel for their time and diligence, and sincerely hope that this time, common sense will prevail and QLDC will be professionally advised to remove Arrowtown from the UIV.

A handwritten signature in black ink on a light green background. The signature is written in a cursive style and appears to read "Hilary Finnie".

Hilary Finnie
29 July 2025