
The commissioners

For those in the room that don't know me, by way of introduction, the Hanan's largely instigated by my late Mother Dame Elizabeth Hanan, and more latterly myself, have been active in planning the shape of Arrowtown as far back as the Adamson's Subdivision in the 1980s. We have also been involved with plan changes PC 29, 39 and 35, Arrowtown South Boundary, The current DP and associated appeals to the Environment Court by QLDC, Feeleys, Newman Guthrie and Banco Trust and Boxer Hill Trust. Some of which we had victories over, some we lost and one I regard as a draw. So you could say the Hanan family, whom I represent, are not just regular lay people.

Firstly, I strongly support the opinions of our independent experts. I also recognise that voices you have heard from our community are not as weighted as much as those that have such expertise. However, when there are a number opposing such a change, the tone should not be ignored.

Preserving Scenic Beauty

Arrowtown is renowned for its picturesque landscapes, rich history, and tight-knit community, and any changes must be approached with the utmost care.

Let's discuss the stunning natural beauty that surrounds Arrowtown. Nestled among towering mountains and lush greenery, our town offers breathtaking views that draw both residents and visitors alike. The charming streets, framed by the majestic backdrop of the natural environment, create a picturesque setting that defines our identity, and many residents seek to protect this invaluable asset.

However, the proposal to increase building heights beyond the protected heritage zone poses a significant risk to these iconic views. Taller structures could obstruct sightlines to the mountains and limit the visibility of the incredible scenery we hold dear. Just imagine standing in our town square, gazing at the breathtaking peaks that define our landscape — now picture a tall building blocking that view.

For many, these sights are core reasons behind their love for Arrowtown, contributing to the emotional and aesthetic aspects of living here. The landscape is intertwined with our sense of identity, reinforcing community bonds and creating a lasting connection to this place, our home. Thus, we must think critically before making decisions that could permanently alter our visual landscape for generations.

Heritage Protection and Architectural Integrity

Arrowtown is famous for its rich history, beautifully represented in its well-preserved 19th-century buildings in the central activity area, which is safeguarded due to its historical significance. This area encapsulates the spirit of Arrowtown and is a vital part

of our identity. The existing Medium Density Residential Zone (MDRZ) provisions should be retained to maintain the character and heritage of Arrowtown while accommodating some degree of urban growth, but only where it aligns with our identity.

The Council's evidence highlights the need to strike an appropriate balance between enabling additional development opportunities and preserving Arrowtown's established character. This is essential not just for those who live here now, but also for future generations who will call this place home. The question is, If we allow for unchecked growth, can we truly say we are safeguarding Arrowtown's uniqueness?

Community Identity and Sense of Place

Arrowtown's charm is found not just in its physical features but also in its intimate community atmosphere. The small-town scale promotes a sense of connectedness, where residents recognize their neighbors, engage with local businesses, and actively participate in community events. This intimacy contributes significantly to the warmth and welcome that Arrowtown is known for.

The shift to higher-density living will influence other socio-economic factors. Increased anonymity, loss of community identity, and reduced neighborly connections often accompany larger developments. These considerations are vital, as they speak to the heart of why many of us have chosen to build our lives here.

Strain on Sewage Systems and Infrastructure

Moreover, we must address the critical concern of our sewage system. It is widely recognized that OLDC is currently grappling with inadequate sewage capacity. The evidence presented in the 42A report underscores the limitations of our existing infrastructure. This proposal to increase density, especially in areas not protected by heritage status, raises serious questions about our ability to manage additional demand.

Higher-density living generates increased wastewater, and our already struggling sewage system may not cope with a sudden influx of residents. This could lead to environmental hazards, health risks, and a diminished quality of life for all residents. It's essential to recognize that our health and wellbeing are tied to the proper functioning of our communal services.

Therefore, we must advocate for infrastructure improvements before contemplating residential expansions. To accommodate increased population density effectively, we should prioritize bolstering our sewage and waste management systems.

Impact on Property Values

Let's touch on the potential economic impact. Introducing high-density living to areas outside the heritage protection zone could alter property values throughout Arrowtown.

If taller buildings overshadow cherished historic homes, we may witness a shift in the housing market, resulting in disparities between older properties and new constructions.

Homeowners who have invested in their properties could find their investments jeopardized by unsuitable developments nearby. A loss in property values could further lead to a shift in demographics, potentially replacing long-term locals with transient residents who may not have the same commitment to Arrowtown's community and character.

Conversely, while some individuals might appreciate the availability of new housing options, we must balance these desires with the need to protect existing property values and the integrity of our community overall.

Tourism and Economic Vitality

Additionally, we must consider the significant role tourism plays in Arrowtown's, Queenstown's and New Zealand's economy. Visitors are drawn to our town for its unique charm, history, and heritage, particularly within the central activity area. If the character of Arrowtown significantly shifts due to increased density and the height of buildings outside this protected zone, we risk losing that appeal.

Tourists seek the quaint atmosphere of our streets and the stories embedded within our heritage. Transforming areas into high-density zones that feel more urban can dissuade tourists, weakening the economic contributions they make to our local businesses. We must ensure that any new development serves to enhance rather than detract from our tourism appeal.

Community Engagement and Input

One of the most important aspects of any development conversation is community engagement. As members of Arrowtown, we have a profound understanding of what makes our town unique. It is vital for us to come together as a community — to voice our concerns, share our ideas, and collaborate on a vision for Arrowtown that respects our heritage and addresses growth.

We can propose solutions that invite growth but do so sustainably and thoughtfully, ensuring that new densities do not come at the expense of the community's values. Let's foster a collaborative atmosphere where everyone feels their voice counts, encouraging participation from all demographic segments to create a plan that aligns with our shared aspirations for Arrowtown.

Conclusion: A Call for Thoughtful Development

In conclusion, Arrowtown thrives on its unique character, rich history, and breathtaking landscapes. As we evaluate potential increases in density and allowable building

heights, particularly in areas beyond the protected heritage zone, I urge you all to reflect deeply on the implications for our community.

We must strive to uphold any future developments in harmony with our shared values of preservation, aesthetics, and community spirit. Together, let's advocate for development that enhances Arrowtown as a place to live, work, and visit, protecting its distinct charm for current residents and future generations to enjoy.

Thank you for your attention, and I look forward to our continued discussions on how we can thoughtfully navigate growth and development in our cherished town.