

My name is Judith Mahon, I have been a resident of the Whakatipu since 1976 and resident of Arrowtown since 1979.

I am opposed to the Proposed Urban Intensification Variation Plan Arrowtown. I oppose all changes of this Plan.

As per my Submission on Form 5 of the 14th September 2023.

Specific Provisions

Proposed Urban Intensification variation, Arrowtown, I oppose all changes to provision in Lower Density Suburban Residential Zone and Medium Density Residential Zone relating to Arrowtown.

I agree with the Qldc.Govt.NZ 1.1 Purpose of the Arrowtown Design Guidelines 2016(ADG)

Paragraph 1.1.... The guidelines cover the whole of Arrowtown with a focus on the well recognised historic Town Centre and early residential area. They include recommendations for 'new' Arrowtown showing ways to achieve cohesiveness throughout the town.

1.5.1 The Arrowtown Story: Arrowtown has its own specific identity, which differs from all other towns. What goes or is right for other towns is not necessarily right for Arrowtown. Solutions for Arrowtown come from understanding Arrowtown. Arrowtown is a jewel we have but it can very quickly tarnish for both residents and tourists alike. Arrowtown is a community, with many sports and activity clubs, Fire Brigade, Autumn Festival, Matariki, Pest Control and Beech Party (native planting) etc rely on volunteers and attest to how vibrant our village is.

Arrowtown has boundaries as it is now, with Mountains to the North, Brow Peak etc and Crown Terrace. Golf Courses to the South and West: Michael Hill's and Millbrook. Plus Arrowtown Golf Course, The Doctors House cluster of houses and some vacant land to the East.

Arrowtown is not an area for intensification. The lack of sunshine in the winter months the proposed height extension would definitely spoil the ambience for Arrowtowners and tourists as they wander, live and enjoy this community.

In 1989 Arrowtown along with Wanaka etc ., was merged into Queenstown Lakes District Council, during local government reforms. This was not the wish of the Arrowtown Borough nor the Arrowtown population. Since then there have been many hours by organisations and people to keep the character of Arrowtown unique and not loose its identity.

This has been achieved to a great extent and is now more fully understood today. Especially as Arrowtown, is that extra jewel to add to the crown of the Whakatipu, as it is promoted.

Voted Most beautiful Small Town in 2023 Keep New Zealand Beautiful Awards: It's well preserved historic buildings, picturesque setting and vibrant community atmosphere contribute to its appeal.

It is a reality that if lost by these proposed changes. Arrowtown will not be seen as a destination within the Whakatipu basin.

Other areas in the Whakatipu have and are built and house the population. These provide lovely walkways and childrens play areas. Hanley Farm a school, Doctors rooms etc., They are not a stand alone tourist attraction. Nor promoted as such.

Arrowtown Village as a whole is a village of individual dwellings with trees and gardens. Folk from the village and tourists alike enjoy, wandering the village enjoying the scenery and town with cameras (even the locals) ready to photograph the surrounds, the bird life etc. Along the way passing greetings and/or conversation with each other.

There will be a detrimental effect to households of the lack of surrounding views within the MDRZ and beyond from the proposed higher 10m. plus additional height or any increase in height or density. As per the notified amendments relevant to Arrowtown.

Arrowtown residence lifestyle is enjoying the surrounds of where they live. Have green spaces as part of their sections for outdoor seating to enjoy, even on the winter sunshine days. The proposed changes would impact totally on this amenity. Instead of the much enjoyed sunshine this would mean partial or complete lack of sunshine. This being little enough during winter hours. All that would remain would be the neighbouring house wall.

An example of extension of the housing provided to infill/or add to the extra housing of Arrowtown, is the Affordable Housing at Tewa Banks in Jopp Street. This very tastefully

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designed and executed development has and is being built with the Arrowtown Design of the single story cottage in mind. There are a row of two story dwellings that in no way overshadow the surrounding houses. Sunshine is at a minimum in the Jopp Street area, this design of 'Arrowtown like' dwellings takes this into effect.

Surely a development like Tewa Banks shows Arrowtown has contributed to the housing of the population and the rest of Arrowtown does not have to loose its character or amenity values by implementing any of the proposed changes.

My husband and I totally support the Friends of Arrowtowns endeavour to stop these changes.

I seek the following decision:

No height increase at all. No increase in build density at all. For the Arrowtown Urban areas be it Historic, Residential, Town Centre or Lower or Medium Urban areas.

Thank you