

Speaking Notes: Submitter 713

Nick Winstone, 41 Kent St, Arrowtown.

3.15pm, 30 July 2025

Thank you for the opportunity to speak today. For a few minutes I would like to tell you my Arrowtown story. To tell you why what is **not** here is just as important as what **is** here when thinking about character, heritage and amenity value and most importantly why we need help to protect our globally recognised village by rejecting the UIV in its entirety as it relates to Arrowtown.

It was, and is, my submission that there is no way that Arrowtown should have ever been included in the UIV proposals. It was never the intent of the legislation to include a village such as ours. There has been a clear dereliction of council duty owed to the people of Arrowtown. And yet here we are.

I am not satisfied with the revised s42A proposal and neither do I feel the independent expert reports reflect the reality of the situation we live in and see every day.

I'm Nick Winstone. I live in Arrowtown with my wife and daughter aged 9.

My extended family has lived and holidayed in Arrowtown for **four generations**. Arrowtown is part of us. It is our place to stand. There are currently five extended family houses in and around land originally purchased in the 1950's on what became Kent St and Shaw St.

Why are we here? Because there is a feeling of connection with the unique village that has been created over the last 160 years. The pull is so strong that I bought the house built by my grandparents in the 1950's **back** into the family in 2016 and moved permanently to live in 2019. As you will see from photos there has been a lot of change and yet Arrowtown has still held onto its soul. I fear the UIV will take that soul away.

So what is my Arrowtown?

My Arrowtown is walking my daughter Claudia to school being able to see the surrounding mountains from all angles. It is beyond sad that that will go under the UIV proposal by creating blocking structures where there are currently none of any note or scale.

My Arrowtown's character is wide streets with large set backs - an abundance of trampolines, climbing frames, blossom trees, fruit trees and vege patches that are the result of small houses and reasonably sized sections. This is the fabric and character of Arrowtown that will be destroyed by the UIV.

My Arrowtown has limited street lighting. These are part of what makes Arrowtown unique in the basin and contributes to our "dark sky" star viewing in the evenings. We and many others watch the aurora from our deck. It is a special experience hearing the thrill of neighbours as the next big aurora hits the skies. We will lose both views from higher buildings and the opportunity to see the aurora with more intensive lighting from local houses and streets under the UIV.

My Arrowtown is the incredible Autumn colours and the raking of the leaves from the roadways and gardens. This is because we have the trees and gardens through careful design of the community. These will be extensively diminished under intensification proposed impacting both residents and visitors.

My Arrowtown is knowing that the shadow kicks out from structures by more than twice their height in winter. It's a **9 metre** permafrost on my lawn from a four metre hedge. It's exactly why increasing heights under the UIV will simply cause too much impact in Arrowtown relative to other areas in Queenstown Lakes. The benefit of most trees and hedges is they can be trimmed. A building cannot.

My Arrowtown is ongoing worry about the existing smog and pollution from local and regional fireplaces and concern at the result of smoke from many more chimneys from intensification.

My Arrowtown is where kids walk barefoot to school and bike through frozen parks in winter.

My Arrowtown is a walk down the middle of the road to a world class concert at The Blue Door and to Irish Night at the Fork & Tap. Because it is safe, and the town is right-sized for its infrastructure. Locals know.

My Arrowtown is rows of empty houses that could have renters in them if the AirBnB rules were tightened rather than applying an intensification sledgehammer. This is but one easily implementable solution rather than the UIV.

My Arrowtown is the school garden and cross country on a local farmers paddock. It's a sense of space and light and well-being. Its kids with open smiling faces. It's ice cream Friday at the Four Square and events put on by locals for locals and for the world like the Autumn Festival.

My Arrowtown is already worrying about the limited stormwater drainage. Currently on heavy rain event days stormwater and pollution flow into the river. This is barely acceptable now even with tiny houses on reasonable sections but with more houses and less permeable land we put at risk another community playground that is the Arrow River with more pollution and more runoff.

My Arrowtown is an awareness of shade and shadows, the chill at the river and the knowledge that the UIV will actively encourage more shade and less views and pit neighbours against each other.

My Arrowtown is one where cars on the roadside are the exception, not the rule. We have room for off street parking. This is a village feel. I invite you to walk and drive around Shotover Country or Hanley's Farm to see the impact of cars. It is stressful and will come to Arrowtown under the UIV proposal.

My Arrowtown is the contradiction of being overrun with tourists and somehow feeling on show, while knowing it's because our village is globally renowned and it's a privilege to be here. I recognise the need to keep local businesses thriving.

My Arrowtown is confusion at the council wanting to treat the village as a suburb under the UIV while marketing any Arrowtown events and its location as much as it can to the world with its distinct identity. It's the contradiction of acknowledging we are surrounded by rural roads for supposed campervan parking under recent consultation yet treating us as an integrated city under the UIV.

My Arrowtown has annual water restrictions impacting on me with a dead lawn and parched garden. As a layperson, it is hard to see how this gets better with more people, more water use and more intensification.

My Arrowtown is not bogged down in its history but doing its part. It has over many years as has been covered by other submitters. The UIV is simply a giant step in the wrong direction.

My Arrowtown is sending my 9 year old to the community pool with her friends that my grandfather built. It's the swim squad run by parent volunteers.

My Arrowtown is a naturally frozen ice rink re-built and operated by volunteers. Perhaps this hearing should have been last week when it was -7 in the valley to experience what a sunless day would be like for many future Arrowtown dwellers if the UIV proceeds. That is Arrowtown. It's biting cold.

My Arrowtown is quiet. There is a slowness and peacefulness of space. Not a claustrophobic hustle and bustle and cheek by jowl terraced housing and cars that will be caused by greater density and increased heights proposed.

My Arrowtown is the volunteer fire brigade sirens and call outs and wondering how long that is viable with UIV implemented building higher buildings and with more difficult access and even more call outs.

My Arrowtown is unlocked bikes at the pub. It's leaving a scooter outside a shop and coming back a week later after remembering where it was left. It's a community looking after itself because it is small enough. We will look back at this with a rear view mirror if the UIV is implemented.

My Arrowtown is a rare snow day closing the school and pulling a sled down the grass road berms because we don't have foot paths.

My Arrowtown has seen and unseen character, heritage and memories from the museum, library and the main street to the 1950's cribs.

It's easy to think of Arrowtown's character by what is visible and tangible. It's much harder to realise that core to Arrowtown's essence is what is **not** here. Character and heritage and community comes from built form but also from the **experiences** that **the lack of built forms** allow. No high rises, no footpaths, no storm water, limited street lights. These are not drawbacks. These are features integral to Arrowtown. We don't **want** the infrastructure. Or at least don't want to be forced to have it due to short and long term impacts of the UIV.

Arrowtown is not just its main street. It is the feeling of old New Zealand. My grandparents built my house in the early 1950's. It is largely the same. Small, low impact, drinking in the sun and views. For the most part Arrowtown houses are like this - light on the landscape and very small footprints. There was wisdom and necessity to size back then. They recognised low sun angles. Houses were oriented to winter sun while protecting views wherever possible. Multi story buildings on tiny sections were not considered appropriate and should not be considered appropriate 75 years later.

Arrowtown has offered me the opportunity for intergenerational heritage founded on the spirit of community and adventure. I love that we are able to picnic, boat, swim and ski in the same places thanks to largely sensitive and protected development over the last 160 years. I still delight in being able to ski down our tiny garden hill for novelty value in winter and a water slip and slide in summer. It's having ten girls camping in our garden for a birthday party that is allowed from a reasonable sized section.

41 Kent St 1950's



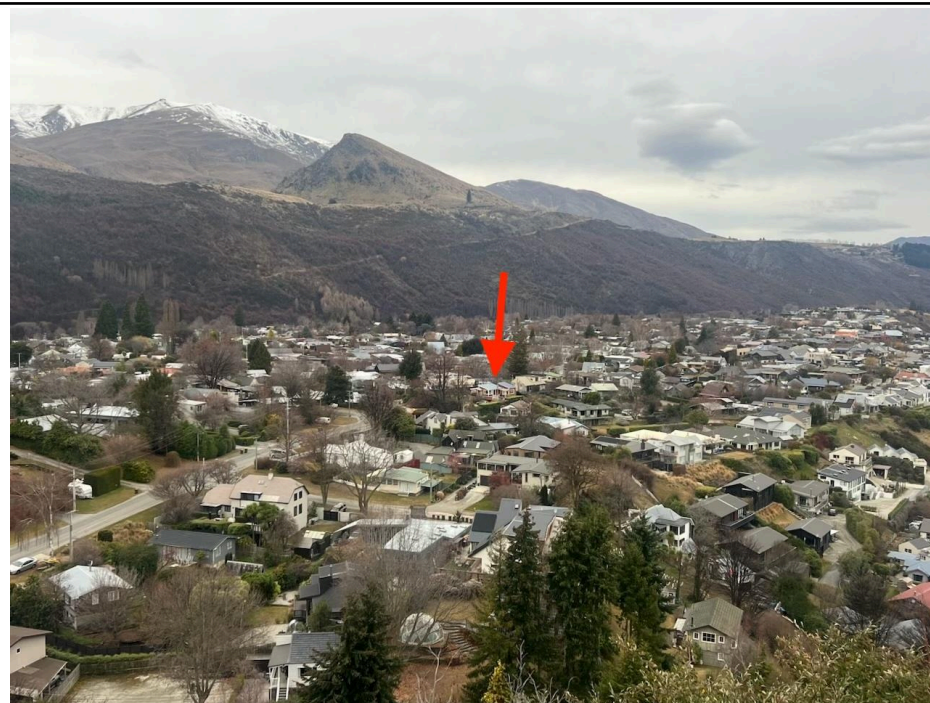
41 Kent St 2024



41 Kent St 1950's



41 Kent St 2025



Arrowtown Community Pool 1950's



Arrowtown Community Pool 2024



Under the current UIV proposals I can put three apartment blocks or terraces of two to three stories on my ~900m² section. We are zoned medium density. Apparently with no character or heritage. Such a development excludes touching family land of a further 2,300m²+. In my estimation this would be a blight on the landscape with such buildings dominant from the approach to Arrowtown on Malaghans Road.

Would it achieve any of the outcomes sought by the UIV of affordable housing? **No**. Will it result in intensification? **Maybe** but not the way intended. There is the possibility of one enormous house or perhaps upwards of five or six multi-million dollar terraces or apartments with views to match. Likely sold to Australians or out of towners – taking people out of Arrowtown not drawing them in.

The domino effect cannot be underestimated. If our **neighbour** builds as the UIV proposes, we lose almost all of our morning sun that warms the house and lifts the spirit. If **we** build as the UIV intends, we remove mature trees, one neighbour loses views and another northern sun. No one wants this. The UIV will force this when developers acquire land even many sections away. It happens the world over.

Arrowtown is its own appellation of origin that needs to be fiercely protected. NZ is not good at recognising anything special. The world does but we don't acknowledge it. Arrowtown is globally recognised.

We are proud to be different. If someone asks an Arrowtownner where they live, it's not Queenstown. It's Arrowtown. If you ask anyone else from around the basin where they live when they are away, it's Queenstown. Arrowtown is not a suburb, it's a village with its own unique identity. The tangible and intangible aspects of our village contribute to the well-being, community, and a sense of beauty.

The designation of "heritage" or "old town" or "new town" or "transition" or similar is technical jargon that most Arrowtownners would be hard pressed to pinpoint on a map. These zones and maps and lines on a page are not the reality of living in or visiting Arrowtown.

It is entirely appropriate that Arrowtown can and should have resource planning rules that are distinct from the rest of the Basin. The current rules enhance Arrowtown and maintain its unique identity as a destination to provide wider economic and social benefits to the region.

The UIV and s42A amendment seeks to treat Arrowtown as a suburb of Queenstown. If implemented, its unique character and history is undermined. The s42A report asks Arrowtown to swallow a variant of the UIV poison. Even diluted it is still poison and administered to the wrong recipient.

What objectives are being met by applying increased height limits or reducing lot size from the status quo? The negative impact of the proposed increase in height and density is a misguided theft of culture, heritage, community and identity from past, present and future generations.

Please listen to the weight of public opinion. I continue to believe that Arrowtown is outside the scope and intent of the legislation. We should never have gotten this far. Technicalities, definitions and loopholes should not overrule common sense and reality.

The UIV is a sledgehammer in the hands of the council, puts Arrowtown at unquestionable risk and will not achieve the outcomes it is supposed to achieve. The council needs to take a scalpel and cut Arrowtown entirely from the proposals.

This will save my Arrowtown and yours.