



**ARROWTOWN** 2022  
**COMMUNITY VISIONING**

# Foreword

Welcome to the 2022 Arrowtown Community Vision.

In 2017 the Arrowtown Community Visioning report was produced after a comprehensive process of community workshops and task force consideration of the big issues. The report and all supporting documents are [here](#).

Now, 5 years on, the vision has been reviewed by a group of local volunteers to see what has changed, what has been achieved, what could be added, and what the recommendations for action should look like to make them relevant to today.

The group reviewed the content relating to 5 key themes addressed by working groups involved in the 2017 exercise and updated the vision statements, success descriptors, added some new key performance indicators and recommendations for action.

By way of context, it is worth summarizing the key changes that the review team felt had occurred over the last 5 years.

## Positive changes

- Introduction of a bus service
- Covid providing a 'respite' from over tourism
- Use of the Miners' Cottages – small shops, offices etc.
- Design of Linksgate development
- Affordable housing Tewa Banks
- Suffolk Street Housing Trust development
- Retirement village
- Planned pensioner flats at Tewa Banks
- Disability Centre
- Community rooms
- Restoration of signature heritage buildings
- Economic benefit from Millbrook
- New riverside car park landscaping
- Growth of mountain biking
- Reopening of Police Station
- Introduction of CCTV
- Wilding control / trapping/ new planting native and deciduous

## Negative changes

- Consequences of growth of tourism
- Impacts of vehicles
- Empty houses
- Rise of short term lets
- Water chlorination
- Housing density at 3 Mayors
- ORC Air Quality Strategy put on hold
- Continued pressure on urban
- Boundary/ Insensitive development
- Aesthetic concerns around tree felling

The updated Arrowtown Community Vision and its recommendations were presented to the community at a public meeting on September 28<sup>th</sup> 2022, and this final report incorporates the feedback and comments made at that meeting.

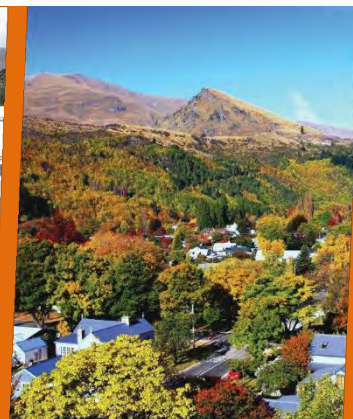
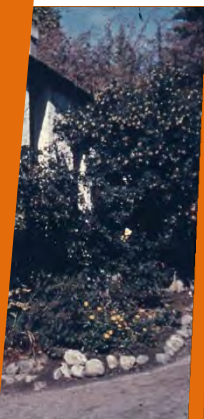
This updated vision report purposely mirrors the format of the 2017 document (and borrows its imagery) so that the structure of recommendations is consistent and comparable to the 2017 document the significant majority of which is still relevant to the Arrowtown of 2022 and alongside which this report should be considered.

This report is intended to provide 'decision makers' (from community groups to statutory bodies) with direction to guide their decision making and it is hoped, in particular, that QLDC staff will actively respect and utilise its content.

The Arrowtown Village Association and Shaping our Future would like to acknowledge and thank the many individuals who have given their time over the years to produce, update and strive towards the implementation of the community vision for Arrowtown.

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## 1 EXECUTIVE SUMMARY

This report is an update of the Arrowtown 2017 Community Vision following a review led by the Arrowtown Village Association and facilitated by Shaping Our Future. This report outlines a long-term vision (30+yrs), and objectives and recommendations towards achieving the vision. Numbering does not represent any priority – it is to aid referencing. More detail on each of the key areas is included in the body of the report and appendices.

Arrowtown is a unique village with a close-knit community. The key factors impacting Arrowtown in 2022 include:

- Growth within the village and wider Wakatipu Basin continues to put pressure on housing, health services, education, and economic and recreational infrastructure within the town.
- Arrowtown had a 2021 resident population of 2860 with an expected increase to 3120 by 2051. District Plan enabled dwelling capacity is a further 271 dwellings, but densification could increase this, subject to consents.
- The need to preserve the heritage, character, environment and meet the community needs of the village into the future.
- Increasing numbers of visitors from a covid 2021 peak day of 2910 to a projected 3790 in 2051 putting pressure on transport/parking/infrastructure.

### ARROWTOWN COMMUNITY VISION 2050 AND BEYOND

The review group propose the following long-term vision for the Arrowtown Community:

***“Arrowtown remains a living village where people from all walks of life interact to form a community that preserves and protects the heritage, character and environment of the area”***

The following statements expand on the overall vision:

***Arrowtown is a spirited community that is connected, inclusive, and engaged in making our collective home a desirable place to live and visit.***

***Arrowtown is a village that is safe, uncomplicated, and an accessible place to live, work and play where the past is reflected in the future we create.***

***Arrowtown’s community is inclusive of a range of socio-economic groups of varied ages and cultural backgrounds.***

***Residents and visitors will see and experience a unique yet complementary blend of old and new, open space and thoughtful build design, low key infrastructure that blends with the natural environment, and a community centric approach to changing land use.***

***The boundary that defines and constrains the village is key to preserving all of the things that the community and its visitors value.***

These statements are supported by four key pillars of heritage, character, community, and environment. Each of the pillars has a vision, objectives, and recommendations towards achieving the vision. The key pillars are interrelated which leads to some repetition of objectives and recommendations.

## 2 OVERVIEW

This report has reviewed the 2017 community vision document, produced following workshops in 2015, and subsequent consideration of the big issues by several working groups and a task force. The group has considered what has changed since 2017 and what the key recommendations should be for the future.

This review has kept with the same themes as the 2017 vision report: Growth, Heritage and Character, Environment, Economy/Infrastructure and Community and has updated the current situation, success statements, KPIs and recommendations.



## 3 SCOPE

This review encompasses the geography of the Arrowtown township as defined by *Queenstown Lakes District Council's* Arrowtown Urban Growth Boundary. It is recognised that the people who make up the Arrowtown community may live outside the town boundary

This includes permanent residents and regular holiday visitors that live in the surrounding rural area who work and/or use facilities in Arrowtown on a regular basis

Previous attempts to gain views from across the entire community identified that the views of young adults (20-35 yrs.) who have lived in the community for many years have been difficult to canvas

The time frame being considered is 30-50 years into the future. This extended time frame requires general observations and solutions to be offered, as the detail of what will be relevant this far in the future is difficult to state with any confidence

Medium Density zoning in the recent Proposed District Plan is a cause for concern, as identified in the key issues within this document in the way that the rules are being managed.

A sustainable community is one that is economically, environmentally, and socially healthy and resilient. It meets challenges through integrated solutions rather than through fragmented approaches that meet one of those goals at the expense of the others.



**4** VISION ARROWTOWN COMMUNITY 2050+



Our vision for the Arrowtown Community for 2050 and beyond is as follows:

***“Arrowtown remains a living village where people from all walks of life interact to form a community that preserves and protects the heritage, character and environment of the area”***

As per the 2017 community vision, this report is divided into five key areas: Heritage, Character, Community, Natural Environment and Growth. For each key area we have outlined a sub-vision, objectives and recommendations towards achieving the sub-vision.



**5 GROWTH**

Managing the consequences of growth is recognised as Arrowtown's greatest challenge. The issues surrounding density and growth are critical issues relating to Arrowtown's future. The question of expansion vs increased density has been to the fore since the first Community Planning Workshop (Charette) held in 1994.

At present Arrowtown has a controlled urban growth boundary which is essential for maintaining the nature and character of the village. This has been upheld by both the Environment and High Courts. There is potential for growth within the town boundaries through selective infilling and spot zoning.

Growth from outside the town puts pressure on local authorities to extend Arrowtown's urban growth boundary and intensification of development in the rural zone around the village diminishes its ability to act as a buffer.

It is recognised that house/living affordability and the need to have a mixed diverse community, is vital for the ongoing success of Arrowtown. Whilst it might be argued that housing affordability could be exacerbated by village boundary restrictions, evidence has shown that despite widespread housebuilding projects across the district, affordability has not improved. We face a complex situation where second homes and short-term lets have a significant impact along with the narrow range of housing choices available. It is most unlikely that opening up the boundaries to greenfield expansion would do anything to solve affordability and would certainly lead to a loss of Arrowtown's special character.

There are many concerns related to both increased expansion and increased density in Arrowtown. Details can be found in Appendix 5.

Visitor numbers to Arrowtown need to be managed in a sustainable way. There should be a balance between tourism promotion and tourism management and a destination management plan for Arrowtown is key to achieving this.

**Conclusion:**

Arrowtown's desirability as a place to live work and visit is quite finely balanced and would be easily eroded through insensitive expansion and/ or intensification.

**Key Recommendations: Growth**

1. *The current Arrowtown Urban boundary is maintained and protected and a clearly articulated case for containing the village within a distinct boundary is produced.*
2. *Arrowtown Planning Advisory Group adopts an expanded role addressing density and design falling outside of the Arrowtown Design Guidelines. The group must be representative of the community and/or consult with the community. The group needs to have adequate funding to carry out the expanded role.*
3. *QLDC planners assessing building applications should measure proposed designs against the Arrowtown Design Guidelines (2016).*
4. *New development/ intensification should be accompanied by policies on housing choices, best environmental practice and be accessible by public and active transport.*
5. *The Queenstown Lakes Community Housing Trust creates a plan to ensure affordable housing continues to be available.*
6. *Policies that disincentivise empty homes and the letting of whole homes for short term visitor accommodation, should be produced along with policies that incentivise those who make houses available for long term rent.*

**6 FOUR PILLARS**

The Heritage and Character of Arrowtown are often the most recognised 'features' by residents of and visitors to Arrowtown. For the Arrowtown community they are interlinked but equally important in creating the look, feel and sense of being an 'Arrowtown'. The following four sections on Heritage, Character, Community and Natural Environment look to the future of Arrowtown in 50 years' time.



## 6.1 HERITAGE

Arrowtown's strong sense of identity is based on its streetscape, landscape and social heritage; a legacy created from gold mining times through to post war holiday homes. Trees also provide an important heritage element originating from planted European varieties. Thus, heritage becomes intertwined with the character, lifestyle and environment of Arrowtown.



### **Heritage Vision:**

***“Arrowtown is a living, ever-changing town that respects, retains and celebrates its heritage, history, character and amenity. Heritage continues to be an economic driver for Arrowtown.”***

Heritage – something inherited from the past and valued enough today to leave behind for future generations.

Value – the amount of worth we place on something; can be understood in an aesthetic, cultural, spiritual, sensory or financial way.

### **Key Objectives:**

- Arrowtown continues to grow sustainably retaining its rich heritage status.
- Elements of both built and landscape heritage continue to be apparent throughout the town with sympathetic infrastructure.

### **Key Recommendations: Heritage**

1. *A QLDC staff member holds the Heritage portfolio and/ or a QLDC planning staff member is appointed to oversee Arrowtown applications, especially in the heritage zones*
2. *QLDC planning department consistently enforces building consents and has a high benchmark regarding Design Guidelines and community plans.*
3. *The next generation is engaged in heritage through schools, museum education programs and community awareness.*
4. *The effectiveness and reach of the QLDC heritage grant scheme is improved.*
5. *Council initiatives, such as rate relief and low interest loans, are developed to ensure heritage buildings are preserved and adaptively reused.*
6. *A strategy is formulated for the maintenance and eventual succession of heritage trees in Arrowtown.*
7. *Ongoing resources are coordinated to support eradication of wilding trees from heritage landscapes.*

## 6.2. CHARACTER

There are a number of elements that make up the character of Arrowtown including its heritage, natural features, scale, buildings, style elements and structural features. As the town continues to develop and evolve, emphasis needs to be on keeping the key character elements for the future while allowing for the future needs of residents and visitors.



### Character Vision:

***“The character and amenity valued by Arrowtown residents and visitors today are carried forward into the future. The town’s scale respects the natural landforms, and new and old sit comfortably together.”***

### Key Objective:

QLDC reflects the voice of the Arrowtown community in the formulation of planning rules and guidelines, and in all planning decisions affecting Character, through consultation with the community and the guardians of this document (See previous forum reports. See Appendix 6).

### Key Recommendations: Character

1. *The District Plan is adhered to in all cases.*
2. *Ensure planning decisions uphold and reflect the community view.*
3. *Continued local vetting of new applications for building and landscape i.e., local planning advisory group.*
4. *Awareness of the Arrowtown Design Guidelines is promoted. A summary of the guidelines is used by potential buyers and owners in their respective zones*
5. *The District Plan prioritises local community feedback regarding the preferred approach to future development.*
6. *Continual identification of buildings and features worthy of protection.*
7. *Incorporate appropriate landscaping requirements as a District Plan requirement. (Refer to the Arrowtown Design Guidelines).*
8. *Encourage large trees and hedges to be planted in the residential and public areas where appropriate.*
9. *Stay on top of wilding trees through a concerted effort coordinating ORC, QLDC and the local community.*
10. *ORC and QLDC need to actively support other agencies and the community to mobilise against wilding conifers.*
11. *Maintain and encourage cycle and walking trails throughout the town.*
12. *Lobby ORC & QLDC to enhance the existing public transport offerings.*

## 6.3 COMMUNITY

This section examined the future health, education, recreation, and commercial needs within Arrowtown. It is recognised that our sense of community is impacted by our scale, history, feeling of belonging, community events and desire to live in Arrowtown.



### Community Vision:

***“Community spirit is at the heart and soul of Arrowtown. Our community enjoys a safe, accessible town that encourages us to connect as we live, work and play. We feel a sense of belonging, share common values, support and care about each other and are proud to live here. Visitors are welcomed and embraced.”***

### Key Objectives:

Walking and biking are the preferred modes of transport within Arrowtown

The public transport system enables convenient access between Arrowtown and other districts in the region and is well supported.

The Arrowtown community stays connected through access to the latest technology

Ensure that Arrowtown maintains and develops dedicated spaces and buildings for social, recreational, educational and health purposes

Keep the diversity of people within the community.

### Key Recommendations: Community

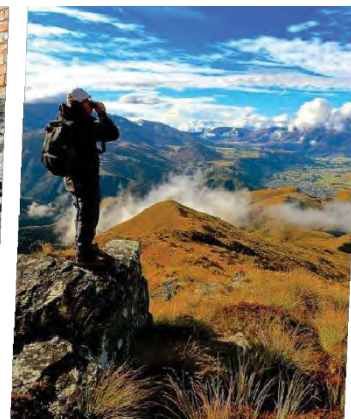
#### Connectivity:

1. A mapping exercise is undertaken to identify pathway needs.
2. QLDC is asked to bring footpaths and walking strips up to the standards set in the Arrowtown Design Guidelines. Low key infrastructure is supported but it needs to be maintained by council
3. Advocate for a review of speed limits within the village.
4. Identify methods to discourage the use of cars in the town centre.
5. Research funding options for a Community Shuttle to operate within the town.
6. Advocate to ORC & QLDC for the Arrowtown bus service to connect to other parts of the district.
7. AVA and APBA support /encourage opportunities to provide co-working spaces.

## Key Recommendations: Community (continued)

### Social:

1. The Arrowtown community is supportive of mana whenua initiatives to establish a Māori specific meeting place in the Whakatipu District
2. *Assign a Councillor to take responsibility for engaging the community.*
3. *A dedicated strong Arrowtown voice exists in council decision-making.*
4. *QLDC and Housing Trust create a plan to ensure affordable housing continues to be available.*
5. *Organisations and groups Implement succession planning by mentoring new volunteers and raising their profile and needs through local media.*
6. *Maintain key knowledge of local volunteers through links with QLDC.*
7. *Encourage early release of tickets for events based in Arrowtown to those based in the village.*
8. *Recreational land/buildings are retained for future community/ social purposes e.g., youth centre, social centre for retirees, gym.*
9. *Educating the community about harvesting communal fruit trees*
10. *Reserve land for community garden. Use local gardeners to educate others about food production*
11. *The wider community is able to support the school by using its facilities.*
12. *Work with QLDC to lobby the District Health Board for more comprehensive health services in the Wakatipu Basin.*
13. *Support for an Economic Development Agency in the Queenstown Lakes District to diversify and seek alternative sources of income.*



## 6.4 ENVIRONMENT

The natural and built environment in and around Arrowtown is related to the heritage, character and desire to live in Arrowtown. This section on environment considers air, water, land and incorporating sustainability into housing



### **Environment Vision:**

***“In 2050 Arrowtown’s natural and built environment is valued as a foundation of community well-being. We actively care for the health of our waterbodies, air, flora/fauna, and town green spaces, and we accept the shared responsibility to ensure we have a light environmental footprint.”***

### **Key Objective:**

- Arrowtown is known on the world-stage for being a cutting-edge sustainable town – zero waste, walking and cycling take priority, homes are energy efficient, low water usage and healthy - with a proud and caring community engaged in the environment.

### **Key Recommendations: Environment**

#### **Air quality:**

1.Relevant groups in Arrowtown engage with the ORC, Public Health South, QLDC and advocate around air quality improvements.

2.Pollution levels are known and publicised (e.g., Through websites, the Loop/local newsletters, social media)

#### **Energy efficient housing:**

3. ORC & QLDC provide leadership and advocacy to support action on improving the energy efficiency of the district’s housing stock.

4. Advocate for greater compliance and rules that support energy efficient houses and smart heating systems.

5. Advocate for financial incentives/ assistance/ ccommunity led initiatives or foundation to enable clean heating options/ thermal insulation to be retrofitted to existing housing stock.

#### **Plants & trees:**

6. A planting strategy for the village and its surrounds is developed that identifies what species are appropriate for which locations.

#### **Birdlife:**

7. Undertake an annual bird count.

**Key Recommendations: Environment (continued))**

**Water usage:**

8. *Advocate for behaviour change around water use.*
9. *Identify species and promote planting schemes that don't require irrigation.*
10. *Arrowtown specific water consumption data is regularly provided to the community. Promote capture of roof water.*

**Catchment health:**

11. *ORC create a water data dashboard for the Arrow catchment.*
12. *A catchment group for the Arrow River/Bush Creek is established.*
13. *Community advocacy for the establishment of a minimum flow for the Arrow.*

**Waste:**

14. *QLDC waste minimisation officers undertake a review of opportunities for Arrowtown.*
15. *When waste collection contact is renewed, incorporate technology to enable community specific waste/recycle data to be provided.*
16. *Reduce size of waste bins.*
17. *Advocate for a household Organics collection, dovetailing in with CODC new food and organics compost plant.*
18. *Target a 50% reduction in waste to landfill.*

**Transport:**

19. *Advocate for provision of e-vehicle charging facilities.*
20. *Advocate for improved public transport route and services*
21. *Engage the Lightfoot Initiative to undertake a mode shift study for Arrowtown to Increase the use of public and active transport.*

**Pest control:**

22. *AVA publicises and supports the work of the Arrowtown Predator Free group and the local wasp control service*
23. *Predator trapping network is maintained.*
24. *Noxious weeds are controlled.*

# APPENDICES

## ARROWTOWN COMMUNITY VISIONING 2022

- Appendix 1      ***HERITAGE*** additional information
- Appendix 2      ***CHARACTER*** additional information
- Appendix 3      ***COMMUNITY*** additional information
- Appendix 4      ***ENVIRONMENT*** additional information
- Appendix 5      ***GROWTH/ DENSITY/ INFRASTRUCTURE***  
additional information

## 1 HERITAGE

### Vision:

***“Arrowtown is a living, ever-changing town that respects, retains and celebrates its heritage, history, character and amenity. Heritage continues to be an economic driver for Arrowtown.”***

### Definitions:

**Heritage** – something inherited from the past and valued enough today to leave behind for future generations.

**Value** – the amount of worth we place on something; can be understood in an aesthetic, cultural, spiritual, sensory or financial way.

### Current Situation (Baseline Analysis):

Pre-colonisation, tangata whenua had a seasonal presence in the area to gather food and when travelling to source pounamu.

Post European settlement, Arrowtown has developed a strong sense of identity based on its streetscape, landscape and social heritage. This legacy has been created and cherished by local residents first following the gold mining times and then, after WWII, by New Zealand holiday makers who bought sections and built holiday houses. From the 1970s onwards with the development of tourism, this heritage fabric has come under increasing pressure.

This pressure has been managed by the creation of heritage zones in what is known as the old town and through rules in the District Plan. Community workshops in 1994 and 2003 have sought to protect the town’s heritage through rules in the plan and through the production of the Arrowtown Design Guidelines 2016 and the recent District Plan review.

Trees provide an important heritage element in Arrowtown with planted European varieties giving significant aesthetic and economic value through the provision of autumn colour, shade, sculptural elements, and by sustaining birdlife.

In addition to the Arrowtown Town Centre and Arrowtown Cottages heritage precincts, there are a total of 92 heritage buildings and features in Arrowtown, with over 120 properties containing character trees that have a degree of protection in the District Plan.

### 2017 vision priorities:

- *Designated Historic areas are protected by design controls developed by the appropriate experts and administered/regulated by people with specialist knowledge of Arrowtown.*
- *Trees, streetscapes, and greenspaces are protected and enhanced to reflect the character of Arrowtown – continually maintaining the heritage of buildings, greenspaces and local environment.*
- *Heritage protection and village character. i.e., Protecting the heritage of the whole town e.g., cribs; character of buildings, new buildings, redevelopment of buildings in the historic zone.*
- *Retain Heritage Precinct controls –heritage status i.e., expand or maintain CBD area, architectural integrity.*
- *Protect heritage status of buildings and trees.*



### **Recommendations: Heritage**

1. *A QLDC staff member holds the Heritage portfolio and/ or a QLDC planning staff member is appointed to oversee Arrowtown applications, especially in the heritage zones*
2. *QLDC planning department consistently enforces building consents and has a high benchmark regarding Arrowtown Design Guidelines and community plans.*
3. *The next generation is engaged in heritage through schools, museum education programs and community awareness.*
4. *The effectiveness and reach of the QLDC heritage grant scheme is improved.*
5. *Council initiatives such as rate relief and low interest loans are developed to ensure heritage buildings are preserved and adaptively reused*
6. *A strategy is formulated for the maintenance and eventual succession of heritage trees in Arrowtown.*
7. *Ongoing resources are coordinated to support eradication of wilding trees from heritage landscapes.*

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
Arrowtown continues to thrive whilst retaining its rich heritage status	Heritage values are retained through sensitive development	Difficult to maintain intergenerational protection of Arrowtown's heritage	Conflict could exist between desirability for retention of heritage throughout the whole town and the desire to create a more contemporary holiday feel	A QLDC staff member holds the Heritage portfolio
The elements of existing heritage throughout the town remain front and centre, easily readable and protected	Heritage buildings, including listed buildings, are protected, preserved and have adaptive reuse	New character areas have not been recognised or formalised e.g., houses along Adamson Drive, protection for traditional cribs	Neglect and demolition of heritage buildings by owners	QLDC planning department consistently enforces building consents and has a high benchmark regarding Design Guidelines and community plans
The Arrowtown Design Guidelines 2016 are applied to new development and contemporary interpretation pays homage to the past	Creative solutions are actioned for Arrowtown's infrastructure pressure i.e., footpaths, kerbs, parking	The Arrowtown Design Guidelines (2016) are not rigorously applied throughout the whole town	Redevelopment of heritage buildings –private, civic, Local Body/ Govt owned	The next generation is engaged re. heritage through schools, museum education programs and community awareness
	Visitors and locals show appreciation and respect for the town's heritage	There is no QLDC staff member to act as a holder of the Heritage portfolio	Pressure for commercial expansion into residential zones	The effectiveness and reach of the QLDC heritage grant scheme is improved
	Heritage trees are protected and avenues under-planted	Little monitoring on conditions of consent	Loss of heritage trees with no replacement planning	Council initiatives such as rate relief and low interest loans are developed to ensure heritage buildings are preserved and adaptively reused
	Autumn colour is retained		Scale of new buildings	A strategy is formulated for the maintenance and eventual succession of heritage trees in Arrowtown
	Heritage landscapes on river margins behind town are protected from wilding trees and native species incorporated where appropriate		Harsh engineering solutions –paths, kerbs	
	The Arrowtown Design Guidelines and other statutory mechanisms are used and enforced		Poor lighting and signage	Ongoing resources are coordinated to support eradication of wilding trees from heritage landscapes
			Development that is not sympathetic in character to its immediate environment	
			Pressure for more parking	
			Over-promotion of tourism	
			Loss of stone walls and other features	
			Loss of view shafts	
			Development into green fields	
			Delegation by QLDC of work to volunteer groups e.g., Museum and Historical Society	

## 2 CHARACTER

### Vision:

*“The character and amenity valued by residents and visitors today is carried forward into the future. The town’s scale respects the natural landforms and new and old sit comfortably together.”*

### Current Situation (Baseline Analysis):

Previous Community driven studies and workshops continue to be relevant and recognised. The Arrowtown Community has spoken out on what it values about Arrowtown’s unique character in a number of forums in the past between 1994 and 2015.

The pressure on housing is seen as a Whakatipu wide issue requiring Whakatipu solutions. The Character of Arrowtown is strongly linked with the town’s scale. It is unlikely that the current scale can be significantly increased without detrimental impact on the town’s unique village character and the lifestyle residents expect when living in Arrowtown

In the ‘new town’ a greater degree of design control but less prescriptive than in the historic zone is seen as desirable on infrastructure and building development.

### 2017 Vision priorities/comment:

Heritage protection and village character - Building character should be recognised in new building as well as re-development of existing buildings in the historic zone

Protecting the heritage and character of the whole town is seen as important i.e., not just the mining and cottage character but more recent styles e.g., cribs

Heritage status and controls are adhered to and maintained. Retain tight CBD but allow some adjacent compatible mixed use (as already occurs in adjacent residential zones e.g., above Arrow Lane and Cottages precinct)

Preserve architectural integrity. Protect heritage status of buildings and trees.

The character of Arrowtown is defined by the heritage of the town.

The historic part of the town has set a template for scale that is a significant contributor to the town’s character. Small, simple building forms on large sites. Large, mature trees and green spaces further enhance the low impact the built environment has on the landscape.

Key traits that combine to form Arrowtown’s unique character:

#### **Buildings** Buckingham Street vista; Avenue and cottages; CBD (layout)

Key historic buildings – churches, masonic hall; Chinese Village; Mary McKillop’s Cottage Athenaeum Hall; Post Office Masonic Lodge; Red post box and telephone booth; Lakes District Museum; 58 Listed historic buildings.

**Natural Features** Autumn colours; Tobin’s Escarpment and enclosing mountains that provide the town’s setting; Backcountry on doorstep; Arrow River and Reserve, trail systems and high-country access.

**Style Elements** Authenticity / not contrived Not tourist tacky; Diversity arts, culture, outdoors, dining, shopping; Walking town – connected spaces.

**Structural Features** Informal nature of roading and other infrastructure, not perfect; Lack of footpaths and concrete curbs; Dominance of local natural materials in construction Phased development of the town that reflects the time; A green town, lots of mature planting; A contained village with defined boundary to rural or recreational land use Gateway with library on one side and the Fork and Tap on the other Hedges, stonewalls and gates

**Recommendations - 2022: character**

1. *The District Plan is adhered to in all cases.*
2. *Ensure planning decisions uphold and reflect the community view.*
3. *Continued local vetting of new applications for building and landscape i.e., Arrowtown Planning Advisory Group*
4. *Arrowtown Design Guidelines summary used by potential buyers and owners in their respective zones.*
5. *The District Plan prioritises local community feedback regarding the preferred approach to future development.*
6. *Continual identification of buildings and features worthy of protection.*
7. *Incorporate appropriate landscaping requirements as a District Plan requirement.*
8. *Encourage large trees and hedges to be planted in the residential and public areas.*
9. *Stay on top of wilding trees through a concerted effort coordinating ORC, QLDC and the local community.*
10. *ORC and QLDC need to actively support other agencies and the community to mobilise against wilding conifers.*
11. *Maintain and encourage cycle and walking trails throughout the town.*
12. *Lobby ORC & QLDC to enhance the existing public transport offerings.*
13. *Arrowtown appropriate solutions for lighting, footpaths and drainage are implemented with consultation.*

<b>What does success look like?</b>	<b>KPI's – how do we measure success?</b>	<b>What is the gap with today?</b>	<b>Impediments to delivering the vision</b>	<b>Recommendations</b>
The Town Center and Residential Historic Zone is protected and preserved	Listed historic sites, trees and buildings are not lost to redevelopment	Not all historic buildings and sites are protected	Subdivision, development and pressure on housing resulting in higher density	The District Plan is adhered to in all cases  Continual identification of buildings and features worthy of protection
New development and re-development retain Arrowtown's character	Those assessing building applications are measuring proposed design against the guidelines	There is no summary document of the Arrowtown Design Guidelines highlighting how they apply to the different zones in the town	A trend towards replacing smaller dwellings with larger  Subdivision of larger sites. The high cost of preserving older buildings/ earthquake strengthening requirements	Continued local vetting of new applications for building and landscape i.e., local planning advisory group  Arrowtown Design Guidelines summary used by potential buyers and owners in their respective zones  Arrowtown appropriate solutions for lighting, footpaths and drainage are implemented with consultation
			Arrowtown Design guidelines are not being offered by QLDC planners when consent is being sought in the new town	

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
Redevelopment/new development in the historic zone should complement and respect the surroundings	New buildings adhere to the Design Guidelines  Adherence to a District Plan that is sensitive to preserving Arrowtown's character	Pressure from new development is affecting the scale and natural characteristics of Arrowtown and its surrounds	Inappropriate design proposals and poor application of the District Plan	The District Plan prioritises local community feedback regarding the preferred approach to future development.
Vegetation in the old town has significant scale and reflects the home land of the early settlers	High canopies and large trees continue to dominate with plantings and open green space characteristics expanded to the new town	Register of protected and character trees needs to be reviewed	Funding to protect historic sites, buildings and plantings and to control wilding pines, broom etc.  Smaller section sizes and larger building footprints leave little space for large trees	Incorporate appropriate landscaping requirements as a District Plan requirement  Encourage large trees and hedges to be planted in the residential and public areas
Autumn colours are still prevalent with wilding pines controlled	Wilding pines are under control	Open spaces within the surrounding natural landscape are impacted by wilding pines	Not controlling wilding conifers	Get on top of wilding trees through a concerted effort coordinating ORC, QLDC and the local community
Vehicles and parking do not dominate the historic zone or impact on peoples' ability to move about the town  Biking and walking are the preferred means of transportation moving around the town	Sensitive parking options and efficient public transport options are available for residents and visitors	Parking space is scarce, particularly at peak times. Traffic is encouraged to arrive into the Town Centre to find parking that often isn't available	Business interests require vehicle access to the Town Centre  Lack of convenient public transport connecting Arrowtown to the district and country	Maintain and encourage cycle and walking trails throughout the town  Lobby ORC & QLDC to enhance the existing public transport offerings
Retain the rural amenity values on the western side of McDonnell Road	Open space and quality of open space is protected	Current spaces work well. Further development needs to continue to provide for such spaces	Pressure from developers to change the status and use of the land	Ensure planning decisions uphold and reflect the community view
Wilding Trees (in particular conifers) are controlled	Vistas and spaces are not dominated by a monoculture of trees – where trees are plentiful and they represent a variety of species	Many previously open spaces in the hills surrounding Arrowtown are being taken over by wilding conifers	Provision of ongoing funding and resources is required to manage the issue	ORC and QLDC need to actively support other agencies and the community to mobilise against wilding conifers

## COMMUNITY

### Vision:

***“Community spirit is at the heart and soul of Arrowtown. Arrowtowners continue to be proud to live here. We feel a sense of belonging, share common values, support, and care about each other.***

***Our community enjoys a safe, accessible town that encourages us to connect as we live, work and play. Visitors are welcomed and embraced.”***

### Definitions:

**Social** – the elements that enable people to come together

**Connectivity** – the way people interact within a community

### Current Situation (Baseline Analysis):

Arrowtown’s natural beauty and environment provides residents, holiday makers, and tourists with the setting to enjoy a wide variety of lifestyle opportunities. With the population of Arrowtown increasing, these lifestyle opportunities are coming under threat.

The 2018 census indicates

- 40% of the population have lived in Arrowtown for less than 5 years
- 81% in full or part time employment, 18% not in the workforce and 1.2% unemployed.
- Ethnicity was 90% European; 6.1% Māori; 1.5% Pacific; 5% Asian and 2.3% Middle Eastern
- 70% drive to work and 16% work at home
- Out of 1401 dwellings, 372 were unoccupied on census day
- 54% of homes have a wood burner

### 2017 Vision priorities

#### Growth

Growth is managed with community input.

Boundaries take into account needs of the community e.g., social, educational, recreational, commercial.

Established greenbelt around Arrowtown (multi-purpose to include recreational ground).

Development e.g., retirement Village outside of boundary. Density, tourism growth, planning for population growth, maintaining character, values and uniqueness of Arrowtown.

#### Economy/Infrastructure

Tourism, commercial and residents’ needs are balanced

Funding for infrastructure is established e.g., bed tax, visitor levy,

Parking is sympathetic to the town centre and well maintained/signed.

#### Community

The community is thriving with diversity – youth through to elderly engaged in the community.

Housing, education, recreation, commercial and health needs can be met within the community.

## Recommendations – 2022: Community

### **Connectivity:**

1. *A mapping exercise is undertaken to identify pathway needs.*
2. *QLDC is asked to bring footpaths and walking strips up to the standards set in the Arrowtown Design Guidelines.*
3. *Advocate for a review of speed limits within the village.*
4. *Identify methods to discourage the use of cars in the town centre.*
5. *Research funding options for a Community Shuttle to operate within the town.*
6. *Advocate to ORC & QLDC for the Arrowtown bus service to connect to other parts of the district.*
7. *AVA and APBA support /encourage opportunities to provide co-working spaces.*

### **Social:**

8. *The Arrowtown community is supportive of mana whenua initiatives to establish a Māori specific meeting place in the Whakatipu District*
9. *Assign a Councillor to take responsibility for engaging the community.*
10. *A dedicated strong Arrowtown voice exists in council decision- making.*
11. *QLDC and Housing Trust create a plan to ensure affordable housing continues to be available.*
12. *Organisations and groups Implement succession planning by mentoring new volunteers and raising their profile and needs through local media.*
13. *Maintain key knowledge of local volunteers through links with QLDC.*
14. *Event tickets are released to local residents first.*
15. *Recreational land/buildings are retained for future community/ social purposes e.g., youth centre, social centre for retirees, gym.*
16. *Educating the community of the rules around communal fruit trees*
17. *Reserve land for community garden*
18. *The wider community is able to support the school by using its facilities.*
19. *Work with QLDC to lobby the District Health Board for more comprehensive health services in the Wakatipu Basin.*
20. *Support for an Economic Development Agency in the Queenstown Lakes District to diversify and seek alternative sources of income.*

**Connectivity:**

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<p><b>WITHIN ARROWTOWN</b></p> <p><b>Walking Town</b> Safe pathways, making it easy to access town centre, leisure tracks/river and transport</p> <p>Put pedestrians first.</p> <p><b>Buckingham St</b> A shared space focusing on putting people first and allowing for mobility and delivery access</p>	<p>75% of residents utilise the town facilities on a regular basis e.g., River, skate-park, library, shops, movies etc.</p> <p>Safe pathways – lighting – verge or footpaths, making it easy to access town centre, leisure tracks/river and transport</p> <p>All members of the community have continued access to all parts of Arrowtown</p>	<p>Increased volume of traffic</p> <p>Safety – footpaths inadequate – poor street lighting</p> <p>Lack of common agreement on balance between safety and look/feel</p> <p>Maintenance costs</p>	<p>Parking is an issue</p> <p>Volume of people</p> <p>Resistance of the community to change</p> <p>Restricted access of vehicles to businesses</p> <p>Community opinions around – footpaths – cost/supply of housing</p> <p>Infill housing – car numbers on verges/roads etc.</p>	<p>Mapping exercise to identify pathway needs</p> <p>QLDC is to bring footpaths and walking strips up to the standards set in the Arrowtown Design Guidelines</p> <p>Review of speed limits.</p> <p>Discourage the use of cars in the town centre</p> <p>Research funding for a Community Shuttle</p>
<p><b>TO DISTRICT</b></p> <p>Easy access to Frankton/Queenstown/education/health</p> <p>Locals and Visitors utilise public transport nationally and locally</p>	<p>Public transport – affordable, accessible, regular, reliable, efficient and fast</p>	<p>Private car is currently the preferred option/ most accessible</p>	<p>Resistance to changing the current mode of transport</p>	<p>Advocate to ORC &amp; QLDC for the Arrowtown bus service to connect to other parts of the district</p>
<p><b>TECHNOLOGY</b></p> <p>Optimal access to the latest technology</p>	<p>All businesses and most households have access to the latest technology and services</p>	<p>Current facilities do not meet the needs of the business community – e.g., limited co-working space</p>	<p>Making sure Arrowtown is not left behind, prioritised due to our smaller scale</p>	<p>AVA and APBA support /encourage opportunities to provide co-working spaces</p>



**Social:**

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<p><b>CONSULTATION</b></p> <p>Arrowtowners continue to have a representative voice that is listened to and acted on</p>	<p>Most of our Community participate in giving feedback on issues that affect Arrowtown</p> <p>Ongoing collaboration between various community groups</p>	<p>Planning decisions made without taking into account Arrowtown Community feedback</p>	<p>Lack of awareness – what's happening? What decisions need to be made?</p> <p>Lethargy</p> <p>Meeting times don't suit all groups</p> <p>We don't know best way to engage different groups</p>	<p>Assign a Councillor to take responsibility for engaging the community</p> <p>A dedicated strong Arrowtown voice exists in council decision-making</p>
<p>Housing will be affordable so that our population remains diverse</p>	<p>Age groups across the lifespan are domicile in Arrowtown</p>	<p>Housing affordability affecting the balance and diversity in the community i.e., too expensive for young families</p>	<p>High rent</p> <p>Earning capacity is limited due to nature of employment and reliance on tourism (low wage)</p>	<p>QLDC and Housing Trust create a plan to ensure affordable housing continues to be available</p>
<p>Arrowtown has a strong network of volunteers due to good succession planning</p>	<p>Organisations and events are well supported by volunteers who feel valued and supported</p>	<p>Little succession planning</p>	<p>Insufficient numbers of 40-60 year olds in the community</p> <p>Some volunteers feeling overburdened</p>	<p>Organisations and groups implement succession planning by mentoring new volunteers and raising their profile and needs through local media</p>
<p><b>TRANSPORT</b></p> <p>More people in town with fewer vehicles</p> <p>Ease of access to the town for all residents</p>	<p>Increasing numbers of both visitors and residents coming to Arrowtown utilising public transport</p> <p>Less space taken up by vehicles</p> <p>Other forms of futuristic transport options are available with less carbon emissions</p>	<p>Current parking space is highly congested</p> <p>Pathways are not up to walking standard</p>	<p>Likely resistance to the cost of change and the length of time needed to make changes</p>	<p>ORC/QLDC to provide convenient transport alternatives from Queenstown/ Frankton to Arrowtown</p> <p>QLDC is urged to bring footpaths and walking strips up to standards in the Arrowtown Design Guidelines</p>
<p><b>COMMUNITY EVENTS</b></p> <p>Autumn Festival</p> <p>Local events run/ owned by the community</p> <p>Markets</p>	<p>Arrowtown community has a rich calendar of community events which target and are accessible to locals</p>	<p>Cost of events and availability of tickets</p>	<p>Increasing costs to hold events</p> <p>Council permission/ licences</p> <p>Ability to maintain a base of volunteers</p>	<p>Maintain key knowledge of local volunteers through links with QLDC</p> <p>Event tickets are released to local residents first</p>

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<p><b>PLACES AND REASONS TO MEET</b></p> <p>Community groups continue to meet</p> <p>Green areas that people go to socialise</p> <p>Accessible, suitable land/ buildings available for social activities for all age groups</p>	<p>Sports and Social clubs etc. still exist and are supported</p> <p>Community is engaged</p> <p>A meeting place for Māori where Wairua is practiced is accessible to the community</p>	<p>Impediment – value of land becomes more attractive to develop</p> <p>No Māori specific meeting place</p> <p>No commercial Gym</p>	<p>Council funds to maintain green areas</p> <p>Lack of planning for new facilities</p>	<p>Recreational land/buildings are retained for future community/ social purposes e.g., youth centre social centre for retirees, gym</p> <p>The community is supportive of mana whenua initiatives to establish a Māori specific meeting place in the Whakatipu District</p>
<p>Community garden</p>	<p>Community gardens are operating</p>	<p>No current community garden</p>	<p>Lack of suitable site/land to grow gardens fruit trees</p> <p>Understanding the rules. Experience gardeners pass on their gardening knowledge</p>	<p>Educating the community about harvesting communal fruit trees</p> <p>Reserve land for community garden</p>
<p><b>EDUCATION</b></p> <p>Facilities exist and are well maintained</p>	<p>School will be a gathering point for socialisation of children</p> <p>A local school operates and is used by the wider community</p>	<p>School facilities are under- utilised by the wider community</p>	<p>Lack of awareness of the facilities that are available for public use</p>	<p>The wider community is able to support the school by using its facilities</p>
<p><b>HEALTH</b></p> <p>The Arrowtown community has access to hospital and medical facilities within a close vicinity providing comprehensive health services</p>	<p>Health providers able to respond to emergency requirements utilising up to date technology</p>	<p>Significant investigative procedures, operations and long-term palliative care are not provided in the district</p>	<p>Health care costs</p> <p>Very specialised care is only provided in designated centres outside the Whakatipu Basin</p>	<p>Work with QLDC to lobby the District Health Board for more comprehensive health services in the Whakatipu Basin</p>
<p><b>ECONOMY</b></p> <p>Arrowtown and the wider district has a strong, diverse economy</p> <p>Sufficient worker accommodation exists</p>	<p>Range of career pathways available</p> <p>Youth unemployment rate</p> <p>Intergenerational learning opportunities</p>	<p>The district, and by association Arrowtown, are highly reliant on tourism (often low wage and exposed to global events)</p>	<p>Diversification in the district's economy, continuing reliance on tourism</p>	<p>Support for an Economic Development Agency in the Queenstown Lakes District (SoF 2011) to diversify and seek alternative sources of income</p>
<p>Opportunity and space (buildings) for Arrowtowners to work within their community</p>	<p>Shared work spaces, meeting places, office provision for Arrowtown</p>	<p>Limited commercial space available for locals/new businesses</p>	<p>Value of commercial space in being used for tourism activities</p>	<p>Encourage a commercial provider of co-working space to operate from the village</p>

## 4 ENVIRONMENT

### **Vision:**

***“In 2050 Arrowtown’s natural and built environment is valued as a foundation of community well-being. We actively care for the health of our waterbodies, air, flora/fauna, and town greenspaces, and we accept the shared responsibility to ensure we have a light environmental footprint.”***

### **Current Situation (Baseline Analysis):**

Air and water quality, landscape, land use and housing design all impact on the quality of life for people living in Arrowtown.

**Air:** Based on ORC monitoring high levels of particulate matter from household heating, appliances pollute the atmosphere in Arrowtown during winter months. On many occasions the NZ Air Quality PM10 daily limit is exceeded. The local topography and lack of wind exacerbates the problem.

**Water:** A community consultation process began in June 2017 with ORC investigating water allocation from the Arrow River. Domestic water supply has been significantly upgraded. Water is drawn from the river for irrigation purposes and is used for recreational activity.

As a result of the Havelock North 2016 water contamination experience the Arrowtown water supply is now chlorinated by QLDC

Sewage/wastewater is pumped to the Shotover treatment plant.

Storm water is discharged through drains to the Arrow River and soak pits. River discharge picks up pollutants such as products of combustion, decayed vegetation and car wash residue.

**Landscape:** There are few native trees planted in the immediate neighbourhood. Trees in general are at risk with a push for smaller sections. The environment surrounding Arrowtown is naturally returning to woody species. The issue is that several introduced species are threatening the remaining biodiversity. However, the exotic deciduous species also provide a colourful autumn backdrop which has become valued by the community. Strategies are currently being investigated to create a compromise. (There is specific guidance in the ADG about planting natives in the Historic Zones) Initiatives are also being undertaken to make Arrowtown predator free.

**Housing:** In the historic zones, Arrowtown is characterised by large sections with smaller houses due to the site coverage requirements. In the new town there has been a tendency to build larger houses on relatively large sections. Both situations have long term sustainability issues and there is potential in both zones to increase density on a case-by-case basis. Arrowtown is constantly under pressure to ‘sprawl’ into surrounding green areas. Homes are predominantly heated by wood burners and heat pumps.

### **2017 Vision priorities**

#### **Environment – 3 waters, air, flora and fauna**

Arrowtown has clean air/water/rivers with effective wastewater systems. Pollution is measured and reported on to the community.

Housing is sustainable and uses efficient heating systems.

Native plant species are actively planted (contrary to ADG) and nurtured in the new areas, where appropriate.

Invasive plant species are eradicated, managed over time.

Arrowtown will have healthy and beautiful green environment that visitors and residents will cherish.

Walkways and cycleways are well maintained with the appropriate infrastructure in place e.g., toilets, rubbish bins.

## Recommendations - 2022: Environment

### **Air quality:**

1. Relevant groups in Arrowtown engage with the ORC, Public Health South, QLDC and advocate around air quality improvements.
2. Pollution levels are known and publicised (e.g., Through websites, The Loop/local newsletters, social media)

### **Energy efficient housing:**

3. ORC & QLDC provide leadership and advocacy to support action on improving the energy efficiency of the district's housing stock.
4. Advocate for greater compliance and rules that support energy efficient houses and smart heating systems.
5. Advocate for financial incentives/ assistance/ community led initiatives or foundation to enable clean heating options/ thermal insulation to be retrofitted to existing housing stock.

### **Plants & trees:**

6. A planting strategy for the village and its surrounds is developed that identifies what species are appropriate for which locations.

### **Birdlife:**

7. Undertake an annual bird count.

### **Water usage:**

8. Advocate for behaviour change around water use.
9. Identify species and promote planting schemes that don't require irrigation.
10. Arrowtown specific water consumption data is regularly provided to the community.
11. Promote capture of roof water.

### **Catchment health:**

12. ORC create a water data dashboard for the Arrow catchment.
13. A catchment group for the Arrow is established.
14. Community advocacy for the establishment of a minimum flow for the Arrow.

### **Waste:**

15. QLDC waste minimisation officers undertake a review of opportunities for Arrowtown.
16. When waste collection contact is renewed, incorporate technology to enable community specific waste/recycle data to be provided.
17. Reduce size of waste bins.
18. Advocate for a household Organics collection, dovetailing in with CODC new food and organics compost plant.
19. Target a 50% reduction in waste to landfill.

### **Transport:**

20. Advocate for provision of e-vehicle charging facilities.
21. Advocate for improved public transport routes and services
22. Engage the Lightfoot Initiative to undertake a mode shift study for Arrowtown to increase the use of public and active transport

### **Pest control:**

23. AVA publicises and supports the work of the Arrowtown Predator Free group and the local wasp control service
24. Predator trapping network is maintained.
25. Noxious weeds are controlled.

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<p><b>AIR</b></p> <p>Achieve and exceed current air quality standards</p> <p>Zero pollution from heating by 2050</p> <p>Zero carbon heating systems for every home and building</p> <p>Zero emissions from transport</p>	<p>Trend to decrease in current levels and exceedances</p> <p>Main form of heating is from solar or non-emission alternatives</p> <p>PM5 is measured by ORC</p> <p>Diminishing reliance on wood burners</p> <p>Reduced use of cars in village</p> <p>Increased use of public transport into/out of AT</p> <p>Sufficient infrastructure for electric vehicle charging is provided</p>	<p>We still exceed the standards over winter</p> <p>Information is not widely publicised</p> <p>Little uptake of alternatives (e.g., solar, ground source and passive housing)</p> <p>Wood and electricity are the preferred modes of heating</p> <p>Lack of awareness of alternative environmental systems and their accessibility and affordability</p>	<p>Expense of systems with no incentives</p> <p>Poor quality housing encourages wood/coal burning</p> <p>Houses are not being designed to minimise energy use</p> <p>Lack of compliance</p> <p>People continuing to burn coal and green wood</p> <p>Building code does not address local environment</p>	<p>Relevant groups in Arrowtown engage with the ORC, Public Health South, QLDC and advocate around air quality improvements</p> <p>Pollution levels are known and publicised (e.g., Through websites, The Loop, social media)</p> <p>Community led initiatives or a community foundation to enable clean heating options e.g., group solar panels</p> <p>Advocate for greater compliance and rules that support energy efficient houses and smart heating systems</p> <p>Increase use of public transport</p>
<p><b>SUSTAINABLE HOUSING</b></p> <p>Smart housing – low energy (passive), shared spaces, walkability, houses that add value to the community</p>	<p>Built footprint of Arrowtown remains the same as today – i.e., appropriate use of urban land/energy/ infrastructure in relation to zone</p> <p>Reduction in energy use per capita</p>	<p>Lack of excellent local examples of smaller/compact housing, low carbon developments</p> <p>Pressure to develop surrounding green fields</p> <p>Old housing stock is not energy efficient</p>	<p>Cost of upgrading/ retrofitting.</p> <p>Limited scope of grant assistance schemes</p> <p>Lack of information around best options for improving existing dwellings</p>	<p>ORC &amp; QLDC provide leadership and advocacy to support action on improving the energy efficiency of the district's housing stock</p> <p>Advocate for financial incentives and assistance</p> <p>The Queenstown Lakes Community Housing Trust creates a plan to ensure</p>
<p><b>FLORA &amp; FAUNA</b></p> <p>A planting strategy has been agreed by the community that balances a recognition that exotics provide colour and character around the village with the desire to plant native species</p> <p>Green belt around town</p>	<p>Strategy is implemented.</p> <p>Physical green belt is maintained</p> <p>Bird count shows increase in species</p>	<p>There is no plan/ strategy (There is comment in the ADG)</p>	<p>No mechanism for green belt</p>	<p>A planting strategy for the village and its surrounds is developed.</p> <p>Undertake an annual bird count</p>

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<b>DRINKING WATER</b> High quality supply for Arrowtown's drinking water  Reduction in the average water use per resident	Degree of treatment required for Arrowtown's drinking water  Seek accurate measures of aquifer  Household water use measured by smart meters  Average water usage per resident	Reticulated water supply loses 40%? Do we know this?  Lack of understanding of increasing population and commercial/ tourist demand on water supply  Lack base measure of today's drinking water quality and supply  Lack of knowledge around water reduction	Lack of statutory mechanisms to encourage alternative water collection and reuse (e.g., rainwater harvesting and grey water recycling)  Incomplete understanding of climate change impact on water quality and supply  Community assumption that water is unlimited resource?	Advocate for behavior change around water use  Identify species and promote planting schemes that don't require irrigation  Arrowtown specific water consumption data is regularly provided to the community  Promote capture of roof water
<b>RIVER WATER</b> Minimum flow to support riparian ecology is established  Community engaged in river management  River environment has been protected and enhanced with native planting.  Ecological health of the river flourishes	Reporting against base-line measures of: river water quality river water quantity riparian ecology  Robust river management regime in place  Min flow level established. (ORC has a monitoring station in place, just need the data)  Catchment group	Lack of a catchment group  Lack of native vegetation  Minimal community engagement in river management.  Lack of a minimum flow study  Base line measures not established	Lack of easily-accessible base-line information  No one agency looking after the river environment  ORC not engaged or involving community in river management  Increasing use for irrigating golf courses. Unlimited take consented	ORC create a water data dashboard for the Arrow River/Bush Creek catchment  A catchment group for the Arrow River/Bush Creek is established  Community advocacy for the establishment of a minimum flow for the Arrow River
<b>INVASIVE PLANTS</b> Our landscape is devoid of weed species	Transformation of landscape from today	Wilding species prevail in the landscape	No long-term resourcing (funds and people) to tackle the problem  Tension arising from loss of colour in the landscape	A planting strategy is developed that identifies what species are appropriate for which locations
<b>SUSTAINABILITY</b> Arrowtown is known on the world stage for being a cutting-edge sustainable town – zero waste, walkable, green and with a proud and caring community  In 30 years' time only 10% of all material derived from the Arrowtown community is sent to landfill  Arrowtown will be a model for small community recycling	Waste and recycling bins throughout the town (but ideally zero waste)  Community/home composting  Green waste collection service	Attitudinal change required to address contamination of recycle bins  Lack of data about waste/recycling specific to the Arrowtown community  Limited educational resources	Large size of our waste bins  Lack of convenient waste reduction solutions  Lack of organic collection service  Lack of data about waste/recycling specific to the Arrowtown community	QLDC waste minimisation officers undertake a review of opportunities for Arrowtown  When waste collection contact is renewed, incorporate technology to enable community specific waste/recycle data to be provided  Reduce size of waste bins  Advocate for a household Organics collection, dovetailing in with CODC new food and organics compost plant  Target a 50% reduction in waste to landfill

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<b>TRANSPORT</b>				
Public and active transport are the preferred mode of transport	Pedestrians and cyclists and public transport take precedence over vehicles	Cars and roads rule – poor pedestrian/cycling infrastructure	Community resistance to mode shift	Advocate for provision of fast e-vehicle charging facilities
Congestion and carbon emissions are reduced	Network of walking and cycle ways through green spaces	E-bike charging stations needed	Lack of parking at the periphery of the village	Advocate for improved public transport routes and services
Less land is needed for car parking	Uptake of active transport routes	Bus routes and frequency of services need to be more convenient	Bus routes are inconvenient	Engage the Lightfoot Initiative to produce a mode shift strategy for Arrowtown
	Bus passenger counts	Visitor parking is in the centre of the village	Bus frequency inconvenient	
		Events lead to overcrowding of the village by vehicles	Lack of e-bike & vehicle charging facilities	
<b>PESTS</b>				
Pest densities are reduced such that the impacts on the community and the environment are minor	Reduced presence recorded via monitoring	Poor coordination/ reporting between trappers and reporting kills	Succession planning for wasp control operation	Predator trapping network is maintained
	Increased bird counts	No base line data		Noxious weeds are controlled
	Increased species counts	No coordination of target areas		AVA publicises and supports the work of the Arrowtown Predator Free group and the local wasp control service
Arrowtown continues to provide a wasp control service from within the community	Existence of a local wasp control service			

## 5 DENSITY /GROWTH /INFRASTRUCTURE

The issues surrounding density and growth are critical issues relating to Arrowtown's future. The question of expansion versus increased density has been to the fore since the first Community Planning Workshop (Charette) held in 1994.

At present Arrowtown has a controlled urban growth boundary and proposed development has largely been declined, although pockets of development have continued and a SHA retirement village has been granted consent on McDonnell Road.

It will be the type and size of new properties constructed in the village along with a reduction in the number of empty homes and whole homes used for short term visitor accommodation that will have the greatest potential to provide affordable housing for the resident community.

### ***Concerns about increased expansion:***

Ribbon development along the entrances to Arrowtown

Reducing/impacting on the Village character of Arrowtown. Population of 2860 now. What is the maximum population Arrowtown can cope with?

Infrastructure concerns - 3 waters, additional parking, cars

Substandard subdivision, as has been appearing in other parts of the district (unsympathetic development altering the character and amenity of Arrowtown)

Potential for expanded development to continue to be 'mini-Millbrooks'

Air Quality issues

Impact of residents/tourists and associated noise. This is already noticeable in the last 10 years. Expansion increases the population thus lessening the desirability of living here.

### ***Concerns about increased density:***

Destruction of character and amenity especially in the heritage zones (large leafy sections and smaller houses)

'If you can't go out you need to go up' theory. The impact of this on sun, sight lines, neighbours.

Impact on transport infrastructure. Parking/street verge destruction.

Air quality issues.

### ***Positives relating to increased density:***

Affordability - Smaller living units on smaller sections.

Increased density is often seen as a better solution to 'greenfields' ribbon development

May allow families to support other members into housing to allow family members to stay living here (Fonzie Flats above garages/Self-contained granny flats on site)

Some areas of Arrowtown can support redevelopment and higher density. i.e., older 1970's housing stock. A mid-density zone has been established.



### **Housing Affordability**

It is recognised that house/living affordability and the need to have a mixed diverse community is vital for the ongoing success of Arrowtown. Whilst it could be argued that housing affordability could be exacerbated by village boundary restrictions, the evidence has shown that despite widespread housebuilding projects across the district affordability has not improved.

We face a complex situation where second homes and short-term lets have a significant impact, along with the narrow range of housing choices available. It is most unlikely that opening up the boundaries to greenfield expansion would do anything to solve affordability and would certainly lead to a loss of Arrowtown's special character.

### **Conclusions:**

Arrowtown's desirability as a place to live work and visit is quite finely balanced and can be easily eroded through insensitive expansion and/ or intensification. Housing efficiency should be prioritised to minimise stock left empty or the use of whole houses for short-term letting.

### **Recommendations - 2022: Growth**

- 1. The current Arrowtown Urban boundary is maintained and protected and a clearly articulated case for containing the village within a distinct boundary is produced.*
- 2. Arrowtown Planning Advisory Group adopts an expanded role addressing density and design falling outside of the Arrowtown Design Guidelines. The group must be representative of the community and/or consult with the community. The group needs to have adequate funding to carry out the expanded role.*
- 3. QLDC planners assessing building applications should measure proposed designs, including in the new Mid Density Zone, against the Arrowtown design guidelines*
- 4. New development/ intensification should be accompanied by policies on housing choices, best environmental practice.*
- 5. The Queenstown Lakes Community Housing Trust create a plan to ensure affordable housing continues to be available.*
- 6. Policies that disincentivise empty homes and the letting of whole homes for short-term visitor accommodation should be produced along with policies that incentivise those who make houses available for long term rent.*

<i>What does success look like?</i>	<i>KPI's – how do we measure success?</i>	<i>What is the gap with today?</i>	<i>Impediments to delivering the vision</i>	<i>Recommendations</i>
<b>GROWTH</b>				
Arrowtown remains as a village contained within a distinct boundary	New development is contained within the urban growth boundary		Pressure from landowners wanting to develop their land	A clearly articulated case for containing the village within a distinct boundary is produced
The village is surrounded by largely undeveloped rural land	The village remains surrounded by a green buffer		The full consequences of developing beyond the growth boundary are not taken into account by planners	
<b>DENSITY</b>				
Increased housing density within the village supports housing affordability	The range of property types available are suited to a wide demographic	Limited range of housing choices available	New builds are not designed to offer housing choices	Intensification should be accompanied by policies on housing choices and best environmental practice
Where housing density is increased within the village it complements the character of the area	Infill and redevelopment of residential sites does not detract from the character statements for the village			QLDC planners assessing building applications should measure proposed designs against the Arrowtown design guidelines
Housing stock is efficiently used and provides homes for permanent residents	Reducing number of whole homes available for short-term letting  Reducing number of vacant properties	Significant number of existing homes are not available for residential use	A lack of understanding of the wider impact of taking housing out of the residential pool  Tradition of holiday house ownership  Fairly permissive consenting regime	Policies that disincentivise empty homes and the letting of whole homes for short term visitor accommodation should be produced, along with policies that incentivise those who make houses available for long term rent
<b>INFRASTRUCTURE</b>				
Drinking water supply is secure, sufficient and regarded as valued resource	Average water use per resident in line with national average  Restrictions and bans are avoided	Water use is unregulated and at high levels. Alternative supply e.g., roof water not utilised	Lack of data around residential and commercial (visitor) use  No incentive to reduce water usage	
Wastewater and stormwater do not damage the health of waterways	ORC water quality and ecological data	Water supply taken for granted  The current emphasis is on diverting stormwater rather than the impact of its discharge	Lack of stormwater treatment in existing infrastructure. Discharge standards set low bar	
A plentiful supply of public EV fast charging stations exists across the village	Number of charging stations available	No charging stations exist in the village	Lack of budget for and ownership of the topic	

Members of the review panel:

Susan Rowley

David Clarke

Mark Hosie

Simon Oates

Daniel Sim

Alan Sutton

Rachel Rose

Philip Blakely

Dave Hanan

Cory Ratahi

Ken Swain

John Glover (in the role of Shaping our Future Executive)