

## 4.0 CONSULTATION

### 4.1 Landowners

#### Grant and Liz Wrigley

Keen to be included and achieve a new zoning for their land – provided there is a well coordinated and planned development that adds to Arrowtown's unique charm.  
Support the proposed new zoning for their land.

#### Noel Beggs

Via Email and Phone.

Discussions July/August 2009.

The Beggs property comprises 3030m<sup>2</sup>, and includes the Doctor's House (registered heritage item). The Beggs do not support any rezoning of their land.

#### Bruce and Trudy McKay

This site includes the Wellingtonia, which is a protected tree in the District Plan.

They support the proposed new zoning for their land.

#### Jogae Ltd – John Richardson

Discussions early May 2009.

Acknowledges the logic of the Golf Course as the Southern boundary to Arrowtown.

#### Don Mahon

Discussions early May 2009.

They support the proposed new zoning for their land.

#### Chris and Pam Read

Discussions early May 2009.

They support the proposed new zoning for their land.

#### Tony and Alana Harrington

Discussions early May 2009.

They support the proposed new zoning for their land.

#### Adamson Family Ltd

Several meetings have been held with representatives of the Adamson Family Ltd. The new zoning is supported. The Adamson Family Ltd stated on several occasions that they want to avoid high density development or rules that might allow lot owners to further subdivide.

## 4.2 Meetings

A number of meetings have been held to explain the proposal and to gain feedback and comments from local residents and groups. The meetings held were:

### Arrowtown Golf Club - John Stevens

Discussions from early May 2009.

The proposed Plan change is of some interest to the Arrowtown Golf Course management as they have been in negotiations for some time with QLDC regarding the leased land on Northern side of Centennial Drive (by Jopp St) as QLDC may require it for other use. Any residential development that took pressure off the requirement for QLDC to take back the Golf course land could solve a threat for the Golf Club.

### Arrowtown Village Association - Richard Newman

From May 2009.

Richard spoke on behalf of the Village Assn and was positive regarding the project. He felt if it was planned well it could be a good Southern entrance to Arrowtown and add economic benefit to the town.

### Arrowtown Primary School - Robin Harris - Principal

Discussions – May 2009.

Arrowtown primary school is currently at around 420 students. According to Robin if all the school area was used efficiently and more classrooms were constructed the future school roll would reach a maximum capacity of 550 students. If the school was to swell to this the playground area would be stretched, however there is capacity for 5 new classrooms.

### Arrowtown Advisory Committee

Discussions – May and August 2009.

David Clarke – Struggled to get a definitive meeting with the advisory panel as some members had a conflict of interest and others were away at various times. David Clarke did not opt for a one on one consultation, but suggested a public drop-in session be held in Arrowtown. It was felt that the website would be a better way for people to take in the information at this stage.

A public drop-in session can be arranged once notification of the plan change occurs.

### Arrowtown Community Preschool - Jane Foster – Head Teacher

Discussions - early May 2009.

The community preschool has recently completed a review of predicted numbers of early childhood age group 0-4 years and Arrowtown has a bottle neck predicted in the next few years. The report emphasizes the urgent need for Early Childhood Education (“ECE”) capacity in Arrowtown. Jane would support growth in Arrowtown as long as it included an ECE facility that at least covered the numbers from the development and maybe also catered for some of the predicted shortfall.

### Arrowtown Montessori - Sue Wilson - Manager

Discussions - May 2009.

The nursery downstairs is over subscribed at this stage for 2010. Montessori are needing 20 extra places for infants for next year alone. Any growth in Arrowtown needs its own ECE facility along side it.

Jopp Street Residents and others – Mia Stafford-Bush

Meeting – 6 August 2009.

An evening meeting with a group of seven local residents.

#### 4.3 Submissions to Council Documents

As part of the background consultation to Plan Changes 29 and 30, the Council sought feedback on the growth issues of the district and also Arrowtown.

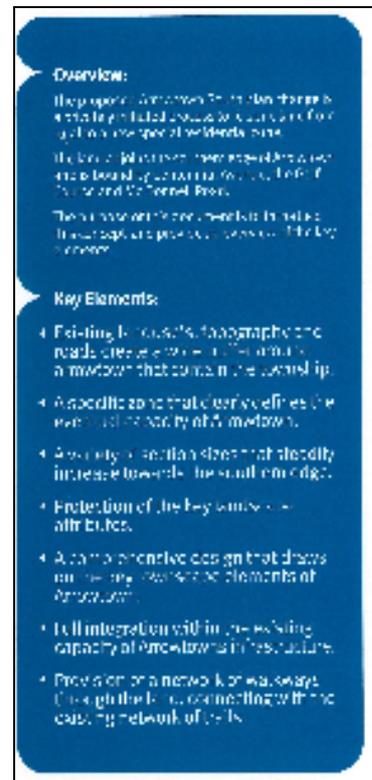
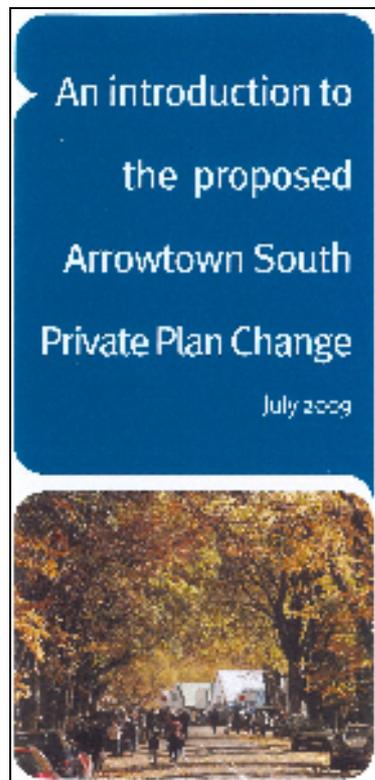
As one of the landowners promoting this private plan change, Mt Soho Trust was actively involved in attending meetings and providing feedback to the Council.

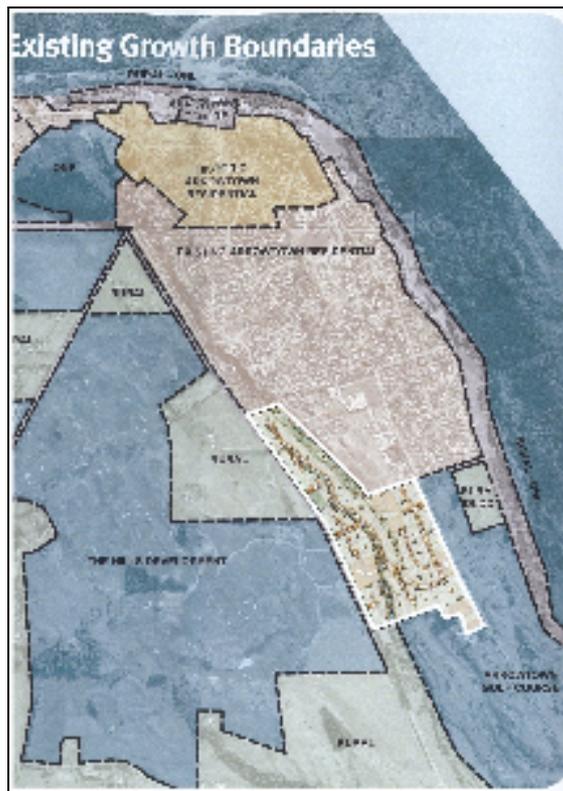
Several documents identifying the physical boundaries to Arrowtown were prepared by the Trust. Copies of those documents are available upon request.

#### 4.4 Mail Drop

On 14 July 2009 a brochure explaining the Arrowtown South Special Zone proposal was delivered to every mail-box in Arrowtown. A copy of this brochure is included in the Appendices of this report. The brochure identifies the land, and describes the proposal. Contact details were provided and an invitation made to visit the web-site for more information and background reports.

The brochure identifies contact details, and encouraged feedback to be provided.





**Contact:**  
 John Edmonds  
 John Edmonds and Associates Ltd  
 PO Box 55, Queenstown  
 tel: 453 0000  
 fax: 453 0009  
 john@jea.co.nz  
 www.arrowouth.co.nz



View our range of commercial services on the website, although written and filed comments are also welcome.  
 Please provide this by 24th July 2019.

[www.arrowouth.co.nz](http://www.arrowouth.co.nz)

**FAQ:**

**What is a private plan change?**  
 The Resource Management Act 1976 (RMA) allows a private plan change to be made to replace a public plan with a private plan. This is a private plan change that gives a private landowner the right to change their land use or activity. It is a private plan change that allows a private landowner to change their land use or activity.

**Is this a QLDC initiative?**  
 No, this is a private plan change that is being prepared by a private landowner. It is not a QLDC initiative.

**What stage is this request at?**  
 The request is at the stage of being prepared and filed with the Council. It has not yet been approved.

**Where can I find more information?**  
 The website [www.arrowouth.co.nz](http://www.arrowouth.co.nz) has more information on the private plan change process. You can also contact the Council for more information.

**Who is promoting this plan change?**  
 The private landowner is promoting this plan change. It is not a QLDC initiative.

**What input can I have?**  
 You can provide feedback and comments on the website, or attend a public hearing. Your input will be taken into account in the final decision.

Figure 4.1

Arrowtown South Brochure



Feedback was encouraged through an on-line submission that allowed interested persons to leave comments. A series of 'frequently asked questions' were also included to assist people with understanding how this proposal fits with other Council changes that were also being discussed in the community.

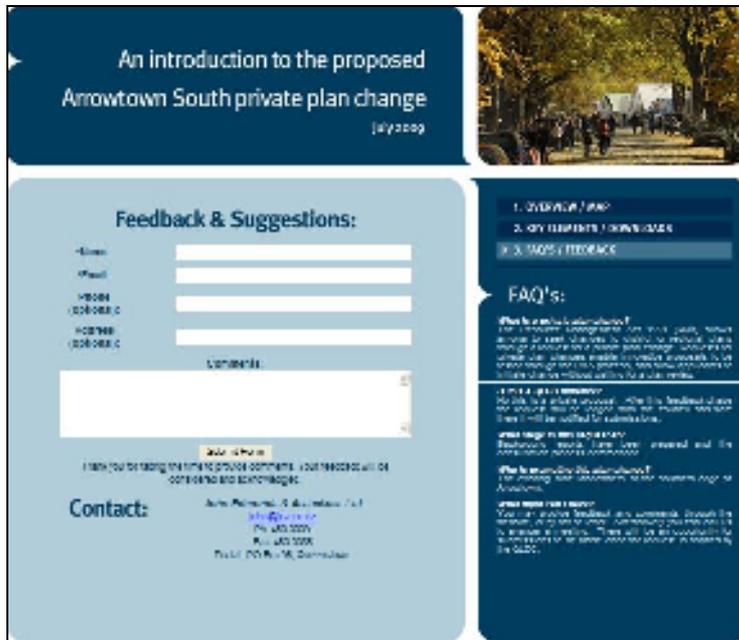


Figure 4.4 Web Site, page 3

Limited feedback was received - as indicated by the screen-shot below.

Inbox (3)						1 to 11 of 11 Messages
#	Date	From	Subject [Thread]	Size		
1	07/15/2009	glen@accede.co.nz	Arrowsouth Feedback Submission	94		
2	07/15/2009	andrewm80@gmail.com	Arrowsouth Feedback Submission	1 K		
3	07/19/2009	john@jea.co.nz	Arrowsouth Feedback Submission	59		
4	07/20/2009	mooseymoo28@gmail.com	Arrowsouth Feedback Submission	1 K		
5	07/21/2009	Invalid Address	Arrowsouth Feedback Submission	56		
6	07/23/2009	agormack@xtra.co.nz	Arrowsouth Feedback Submission	1 K		
7	07/27/2009	clarke@yourit.co.nz	Arrowsouth Feedback Submission	82		
8	07/30/2009	beggsy@woosh.co.nz	Arrowsouth Feedback Submission	97		
9	07/30/2009	tonysarahrussell@hotmail.c...	Arrowsouth Feedback Submission	1 K		
10	08/12/2009	Invalid Address	Arrowsouth Feedback Submission	97		
11	08/13/2009	jimnbev@xtra.co.nz	Arrowsouth Feedback Submission	1 K		

Figure 4.5 – Web site Feedback - Screenshot

There were eight separate submissions, which are summarised below

SUBMISSION
Arrowtown has grown from a quiet village to a busy town, and its charm has been its relative compactness which would be lost through the plan change.
Need to listen to residents requesting limits be imposed on Arrowtown's urban boundaries.
Development proposes too many sections.
Infill under Advance Terrace would seem acceptable as it would not extend town boundaries.
Revisit the scheme in ten years to see if development is actually needed.
Unclear how the zone would define the town boundary and stop further development.

Multiple street entries to McDonnell Road would reduce traffic safety.
What is the capacity of Arrowtown Primary School and pre-school to accommodate additional demand pupils?
Information pamphlet was included with junk mail and the website was hard to access.
Unsure who the landowners developing the site are.
Proposed masterplan boundary on website misleading as it encompasses 154 Centennial Avenue which is outside the proposal area.
Against the development in current form, but accept that development in this area will occur and request the following requirements: <ul style="list-style-type: none"> <li>- Setback of 50 m from McDonnell Road and 30 m from Centennial Road</li> <li>- No development of escarpment area</li> <li>- Urban development acceptable in Adamson block, but remainder of land should have 4000m<sup>2</sup> sections.</li> </ul>

Table 4.1 Summary of Web-site Feedback

#### 4.6 Other Media

The proposal has been circulated through local media, with a dedicated article on the proposal in the local newspaper – Mountain Scene on 30 July 2009.

The Arrowtown Village Association has included a link on its web-site to the Arrowsouth web-site.

#### 4.7 Kai Tahu ki Otago

The proposal has been discussed and forwarded to Kai Tahu ki Otago officers, and feedback provided. The land is not considered to be of cultural significance to Maori.

#### 4.8 Urban Design Panel

The proposal has been presented to the Urban Design Panel on two occasions. Copies of the Panels reports are attached in the Appendix H.

#### 4.9 Otago Regional Council

Consultation has occurred with staff of the Regional Council, involving both meeting and correspondence. The Regional Council have provided written feedback.

The principal concern of the Regional Council relates to stormwater management, in relation to the un-named stream that runs through the site.

No consents from the Regional Council are required to implement the zone.

#### 4.10 Historic Places Trust

The staff of the Trust has been consulted (meeting and correspondence) where heritage items have been identified and methods have been proposed to ensure that the heritage values of the site and surrounds are protected and enhanced.