



# **Arrowtown Growth Boundary**

## **Discussion Document**

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## Introduction

Arrowtown is a thriving small community in the Wakatipu Basin. It has experienced growth in both its population and size throughout its history. Whilst this has brought prosperity and social benefits to the town it also has the potential to have a range of adverse effects on the character and amenity of the area. In recognition of these issues the Arrowtown Community Plan (2003) raised the issue of defining the town's boundaries in order to help manage where new development should take place.

## Understanding Growth

There are a range of growth drivers that impact on Arrowtown. These include:

- Demographic change - increase population, smaller household sizes.
- Housing choice - lifestyle preference, size and density.
- Second homes/cribs - absentee landlords.
- Economic growth and diversity - visitor accommodation, retail, construction, broadening jobs base.
- Access to community facilities - health care, education and recreation.

The role of Arrowtown was considered in the Arrowtown Plan. However, this needs to be kept under review as there are a number of external factors that will influence this. Understanding the settlement's role will help to determine how to approach growth:

- Local centre - providing a range of services and facilities (jobs, shops, education) to the Arrowtown community, the Arrow/Lake Hayes Basin and Gibbston valley.
- Residential - local and lifestyle.
- Dormitory satellite to Queenstown, and to a lesser extent Gibbston vineyards.
- Tourist destination - day visitors, cribs and limited visitor accommodation.
- Heritage - conservation/access/interpretation of natural and built environment.

Other issues that will have an influence on growth include:

- Historic features - there is a concentration of recognised historic features primarily in the north of Arrowtown that are likely to act as a constraint to development.
- Character - compact, informal, contained within the landscape.
- Landscape - distinctive features - mountains to north and east. River along eastern boundary. Open terraces and undulating topography (escarpment) to south and west.
- Infrastructure - capacity, constraints and needs, including transportation, water supply, waste water and stormwater.
- Community Facilities - capacity, constraints and needs including, access to education, recreation, emergency services.
- Affordability - land prices and development costs, the type and scale of housing need.

## Current Planning Limitations

Whilst the District Plan makes provision for development through the various zones in and around Arrowtown, neither the plan nor the Resource Management Act prescribed any limits to the amount of development that could take place in Arrowtown.

Beyond the current zoning provisions there is no indication as to where any additional development should be located. This can lead to fragmented communities that are poorly connected and difficult and expensive to service.

New development proposals could be progressed through either resource consents or private plan changes. Decisions would then need to be made on an ad hoc basis in relation to the specific issues and effects that would be generated by individual proposals. There would be little requirement to consider the bigger picture issues facing Arrowtown, and the Arrowtown Plan would be afforded little weight in the statutory decision making process.

## Progress towards a Growth Boundary

The Wakatipu Environment Society lodged an appeal against the District Plan in 1995 that sought to define a boundary for Arrowtown.

In 2003 a Community Planning exercise produced the Arrowtown Plan. This identified various issues in respect of growth management and indicated the potential for a town boundary.

In 2007 the Queenstown Lakes District Growth Management Strategy set out the policy context for using Urban Growth Boundaries as a formal management tool. This recognises the need to manage, rather than stop growth. Principle 1 seeks to ensure that growth is located in the right place. The main strategies to implement this include:

- 1 a) All settlements are to be compact with distinct urban edges and defined urban growth boundaries.
- 2 c) Settlements in Wakatipu basin (Arthurs Point, Arrowtown, Lake Hayes Estate and Jacks Point) are not expected to expand beyond their current planned boundaries. Further development and redevelopment within current boundaries is encouraged where this adds to housing choices and helps to support additional local services in these settlements.

Consultation on the Urban Growth Boundary Discussion Document in August/September 2008 showed a high level of support for introducing the concept of growth boundaries into the District Plan. Arrowtown generated the most interest. In October 2008 Council agreed to progress changes to the District Plan, including defining a growth boundary for Arrowtown.

## Purpose of Urban Growth Boundaries

Consultation on the UGB Discussion Document confirmed that the objectives for growth boundaries are:

- Manage growth - control the amount and location of new development opportunities to achieve the outcomes of strategies like the Growth Management Strategy.
- Create cohesive urban areas - co-ordinate and integrate new development in a way that reflects local circumstances and improves the efficiency of service delivery and transport.
- Efficient use of urban land - make best use of development and infrastructure capacity through a staged approach to land release.
- Allow compact urban form - maintain the character of settlements and promote accessible communities that enhance the sense of community ownership.
- Ensure urban containment - safeguard rural land resource, including landscapes, by preventing urban sprawl.
- Facilitate community outcomes - to ensure growth is managed, as much as it can be, to reduce negative and maximise positive effects. Promoting good urban outcomes and safeguarding the setting of settlements within the wider landscape.
- UGB will help to provide clarity and certainty over where urban development should take place over the next twenty years.

## Issues and Approaches

Feedback on the UGB Discussion Document confirmed that a range of issues need to be considered when defining growth boundaries, and that a robust approach is required to ensure that the boundaries are both relevant and appropriate to the local community. This includes understanding current planning and development commitments, future growth pressures and community needs, the availability of services and the constraints to development.

The 2006 Census recorded the normally resident population of Arrowtown as 2,151. This represents a 27% increase from 2001. If this rate continued till 2026 the population would reach 5,597 (approximately 2.5 times its current size), and an additional 1,378 dwellings would be required to accommodate them.

The Council's Growth Projections study provides more detailed local analysis of population data and trends. This indicates that Arrowtown's population will continue to increase, but at a slower rate than over the last few years. It estimates that an additional 635 people will be resident by 2026. This would require an additional 254 dwellings. A further 207 dwellings would be required for visitor accommodation, eg cribs and holiday homes.

The District's Dwelling Capacity Study shows that there is currently scope for an additional 312 dwellings within the current zoning provisions and resources consents that have been granted, but not yet implemented.

These are located in the following areas:

Historic Area	29
New town	200
Meadow Park	83
<b>Total</b>	<b>312</b>

Together this data provides an understanding of current supply and demand for residential development. It indicates that there would be a shortfall of about 149 dwellings by 2026.

In 2001 there were 190 businesses in Arrowtown. The Commercial Land Needs Study (2006) indicates that the bulk of new economic development will be focused on Queenstown, with considerable new development likely in the Frankton area.

In order to achieve effective integration between new development and existing urban areas careful consideration needs to be given to the following factors:

- The character and scale of the settlement.
- The ability to accommodate development within the landscape and use existing natural features to define boundaries.
- The compatibility of activities - particularly in respect of their amenity values (noise, light, emissions, level of activity etc).
- Accessibility and transportation options.
- The availability of infrastructure and utility services.
- The availability of community services.
- Heritage values.
- Community views - the Arrowtown Plan.

The existing golf courses (Arrowtown, The Hills and Millbrook), together with reserves and DOC land provide a green buffer around the town. The higher country to the east of the Arrow River and north of Bush Creek is identified as an area of Outstanding Natural Landscape within the District Plan.

A separate Plan Change is being prepared to incorporate the policy framework for UGB into the District Plan. This will aim to ensure that the scale and distribution of urban growth is effectively managed to ensure a sustainable pattern of development is achieved. It will consider establishing a settlement hierarchy, a sequential approach to land release for urban development, and ways of avoiding piecemeal development within identified UGB.

## Things to consider

- What type of growth is needed? - Residential, business and employment, retail, tourist accommodation and facilities, community facilities.
- How much growth is required? - Match recent trends, align with future projections, limit potential to existing capacity.
- Where should growth be located? - Intensification within current boundaries, peripheral expansion around the edge, linear corridors.

### Infrastructure

Where does capacity exist?

Where can it be provided?

What are the limitations?

Can growth help to improve infrastructure services?

### Community facilities

What is existing? - school, police, fire, education.

What else is needed? - child care/ kindergarten, health care.

With the local increase in population, and costs associated with commuting, is there a need for economic growth and more local jobs?

## Options and Implication

### Maintain the status quo, and accept a shortfall

Draw the boundaries around the outer edge of the current urban zones. Based on the assessment of demand this approach will lead to a housing shortage sometime after 2020. This is likely to push the price of housing up and lead to difficulties with affordability. It may also force some local people to relocate away from the area in order to find suitable accommodation. This can have a wide range of social implications as well as impacts on local service provision. It may be difficult to justify restricting growth in the face of evidence of local need. There is likely to be increased pressure for intensification and higher densities within the current boundaries. Retaining tight boundaries will also limit the potential for new economic development and additional community facilities. This would lead to an increasing need to travel to access these services.

### Enable modest growth in line with growth projections

This should help to ensure that there is a balance between supply and demand that will assist in making sure local needs are met. It will provide more certainty for the market and infrastructure and service providers. It will help to achieve a balanced, sustainable community. There may be difficulty in identifying which areas to prioritise for growth.

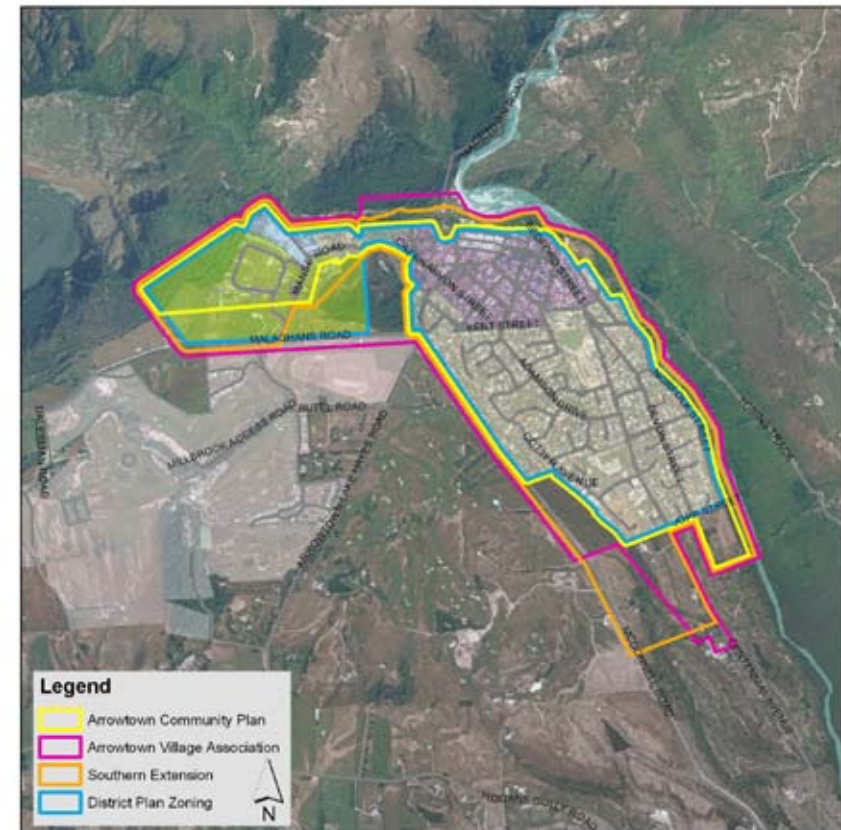
### Provide for a higher level of growth

This would provide more flexibility for the market to respond to fluctuations in demand and potentially enable a wider range of options which could improve local choice and affordability. However, this could stimulate further demand and there would be a wider range of impacts on the environment that could have adverse effects on the character and amenity of the area. It may also be more difficult to co-ordinate which new areas should be developed and serviced first.

### Support growth within the capacity of infrastructure networks

Utilising available infrastructure capacity (particularly water, sewage and roads) will make efficient use of existing resources. This would guide the scale and location of development. Potential upgrades to these networks may allow further growth. This could bring benefits to existing residents. This approach would not be as responsive to local needs.

The map below sets out various approaches to defining a possible growth boundary. These are not the only options, but represent the main ideas that have been identified so far.





## Have your say - feedback form

Please have your say and tell the council how you see Arrowtown growth in the next 20 years.

### How to respond

Please fill in the following form and return it to:

Arrowtown Growth Boundary, QLDC, Private Bag 50072, Freepost 191078, Queenstown 9348  
or email to [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

### Your details

Name.....

Address.....

Phone number.....

Email address.....

### Your feedback

#### What are the growth needs for Arrowtown?

- ☐ Residential
- ☐ Business and employment
- ☐ Retail
- ☐ Tourist accommodation and facilities
- ☐ Community facilities
- ☐ Other

Reason.....

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#### How much growth is required?

- ☐ Continue with high level growth
- ☐ Manage modest growth
- ☐ No growth
- ☐ Allow to grow to infrastructure limit
- ☐ Other

Reason.....

#### Where should growth be located?

- ☐ In current boundaries
- ☐ Around the edge of current boundaries
- ☐ In corridors on main roads
- ☐ Where there is existing infrastructure
- ☐ Other

Reason.....

#### Map

Please use the map on the other side of this form to indicate where you think the Arrowtown growth boundary should be drawn.

#### Comments

Please let us know if you have any further comments on the growth boundary for Arrowtown:

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### Further Information

More information on the Arrowtown Boundary and proposed change to the District Plan can be found on the Council's website - [www.qldc.govt.nz](http://www.qldc.govt.nz) and in the Arrowtown library and Lakes District Museum. Drop in sessions will take place at Arrowtown Athenaeum Hall on Thursday, 18 December 2008 and Wednesday, 14 January 2009 between 3.00pm - 6.00pm.

Feedback must be received by Friday, 13 February 2009.

