

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
1	K Rose			✓			No growth needed. Protect historic part of town.
2	J Rose			✓			No boundary change. Protect main street.
3	L Bellamy			✓			No increase from current boundary. No spreading of commercial & industrial activity. No housing on west side of McDonnell Rd.
4	L Bellamy			✓			No increase from current boundary. No spreading of commercial & industrial activity. No housing on west side of McDonnell Rd.
5	D Roff		✓				Have all that is needed. Don't turn it into Queenstown.
6	S Sanford		✓				x
7	L Wilkinson			✓			Large enough. Fill existing sections then stop.
8	MB Mulholland				✓		Allow to grow until infrastructure capacity is full.
9	MM Hyland				✓		Arrowtown is in a valley, more housing would mean more pollution. Town is losing its character, which is why people want to come here. Building only within present boundaries and existing sections.
10	D Gerken	✓					Arrowtown should be defined by Hogans Valley Rd, Lake Hayes Rd and Centennial Ave/McDonnell junction.
11	S Mulholland		✓	✓			Maybe other side of the River – Tobins Track.
12	E Anderson			✓			Use Millbrook front paddock.
13	LR Beale						Include Millbrook and surrounds to harmonise infrastructure in the future.
14	Anonymous			✓			x
15	A McBain		✓				x
16	S & J Brough			✓			Do not want to see Arrowtown grow any further. Retain current zoning.
17	K Raymond			✓			Believe residential boundary can not be extended beyond existing boundary without detriment to Arrowtown's unique environment & culture.
18	K Blackler			✓			Having witnessed what has happened to Queenstown and the road to Arthurs Point, don't have any faith in Council for further development.
19	S Steadman			✓			Leave boundaries as they exist. Arrowtown should retain its village status so do not increase size or density within.
20	P Riach			✓			Don't let Arrowtown get like Queenstown. It will lose all its charm.
21	I Patterson		✓	✓			Queenstown & Lake Hayes have both had their character compromised by large scale and haphazard development. Why do it to Arrowtown – its all that's left.
22	A & J Flint			✓			x
23	D & G Guild				✓		We have a special place in Arrowtown, but it could all be lost if we follow a path of continued growth. Let the demand for more housing be met elsewhere.

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24	MH & AF Duder		✓				Arrowtown is fine as it is. Growth Boundaries are controlled by the golf courses & available land. Should not spread out beyond the existing boundaries. Rezoning of land for satellite towns in the Wakatipu area would be more appropriate than growth happening under applications for private resource consent and zone changes. A town at Arrow Junction would be an excellent location. Any further growth of Arrowtown will destroy its identity.
25	C Jones		✓				Bring Arrowtown's infrastructure up to a better standard (curb & channel and stormwater drains). This is substandard and rates should be spent on this before swimming pools etc.
26	R Graves				✓		x
27	D & O Frew		✓				Leave Centennial Ave as it is. Golf Course to be an absolute boundary. Business, retail, community facilities etc within current infrastructure. Some higher density residential for elderly & infirm.
28	Anonymous		✓				x
29	B Parkes			✓			x
30	J Clark		✓				x
31	A Codd		✓				x
32	G Burgess			✓			Arrowtown should not grow beyond the (3) golf courses.
33	J Bridgman		✓				If Arrowtown is allowed to grow with no restrictions it would lose its appeal. Perhaps more houses on McDonnell Road and land up to golf course drive, but no more.
34	M Gunther			✓			Minimal growth within marked boundary. Arrowtown needs to maintain its character & charm.
35	S & B Bond			✓			x
36	G Bridgman				✓		Shortfall can be managed/reassessed in 5 years. At present shortfall is not predictable.
37	T Carrell						Appears to be premised on an inevitable increase in Arrowtown's population – but why? Would like to see Arrowtown closed to further development and the existing concept of satellite towns eg Lake Hayes Estate, be developed.
38	E Toner			✓			CBD already at capacity. No one listens to long term residents. Have lost the small village feel – now wait in queues at Post Office. More dwellings = more smog, if consent given please ensure no coal burners.
39	G Oldenhof			✓			Retain Arrowtown village status. There is enough subdivisions elsewhere.
40	A Carmody		✓				x
41	DA & MA Brensell				✓		Don't destroy the character of the town. Some new subdivisions have houses crowded together. Don't make long standing rate payers pay to provide infrastructure to new areas. We have no footpaths, stormwater or driveway areas.
42	WD & DE Mac Pherson			✓			Arrowtown is a historic icon – its role is not a commercial or industrial site. Areas bordering the town are cold, not suitable for family living. Keep boundaries as now.
43	AM Walshe				✓		Within infrastructure. Community care facility (maternity & elderly care for locals). Visually sensitive retail outlets, petrol access.
44	Shirley			✓			Absolutely no further growth – we don't want another Queenstown.
45	P Kennedy				✓		Arrowtown is a unique historical family town, unlike queens town & Frankton, that needs to be preserved. Growth should be minimal.
46	R Hill			✓			Leave the present boundary so that Arrowtown will be unique compared with other places.
47	KM Sullivan			✓			Keep Arrowtown quaint, unique and within existing boundaries. This is what we believe tourists wish to see.
48	N McGregor			✓			Choices provided are ambiguous, therefore 'no growth' has been selected. Unable to have faith in QLDC not to overdevelop.

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49	J Steed			✓			Infill of existing sections ok. Choices are not clear. Infrastructure still needs upgrading – fix roads they are rubbish.
50	A Gormack			✓			All this exercise is doing is giving some town planner something to substantiate their job. The town would lose its character. There are still sections available within current boundaries. The chairman and treasurer of the Village Association have a vested interest in a bigger boundary. It is not what Arrowtown people want.
51	L Baldey					✓	Given growth projections there is no need for boundaries to be extended at this stage. Allow growth within existing boundaries only to maximise infrastructure. Previous discussion has told QLDC Arrowtown doesn't want any growth in boundaries and given a small shortfall will not be known for a number of years there is no need to allow for boundary extensions at this stage.
52	A Smaill			✓			Growth should be controlled within existing urban area. It is unclear how growth projections have been calculated.
53	A & S Russell			✓			Want Arrowtown to stay the same size. There is not enough parking and amenities to cope with anymore growth. Please let it retain its existing size and charm.
54	W Dolan			✓			Development in the Wakatipu area should be focused on alternative locations.
55	PB & RJ Dolan		✓				Minimal growth to keep the current historical aspects of the town. Within current limits per the Arrowtown Community Plan. To maintain the town as existing tourist area should be the major factor in consideration.
56	AJ Caldwell						Must not go outside our comfort zone.
57	D Heckler			✓			The character of Arrowtown is firmly embedded in its size – size does matter in this case.
58	J Aston			✓			Arrowtown should stay within the geographical confines of the land and not encroach on the basin.
59	V Courname		✓				Do not want the boundaries extending in any way. Modest growth means to subdivide large sections in inner Arrowtown, in character with the historic zone.
60	GL & JM Crump		✓				Present infrastructure is of concern.
61	N Campbell			✓			Arrowtown has a special character and is not just for development. It would be ruined by sprawl.
62	M James		✓		✓		Need a supermarket and fuel station. It would be very sad to see Arrowtown end up like Queenstown and lose our lovely village and neighbourly friendly area. Too much money doesn't bring friends.
63	H Thomson						More important – what is within the boundaries. Town centre must remain 100% historic with no deviation from present rules and definitely no big or small hotels. Extend around new school if you must & own facilities.
64	RAL Mackersy			✓			x
65	M Philips			✓			Desperately need to hang on to small and quaint Arrowtown and not destroy it, like what has happened to Queenstown, eg bad infrastructure, parking etc.
66	G Hill		✓				x
67	N Flight		✓				Show ground or recreation reserve opposite Jopp Street. Manage residential growth to the golf course. Petrol station is needed. Well planned growth should be a good thing for the community. The southern extension to the golf course could be a great designed urban edge.
68	D Rider			✓			Public transport – with good transport, the problems associated with being a satellite of Queenstown can be mitigated. Rural amenity needs to be treasured around town perimeter. Bike paths, pedestrian orientated access with compact town. There are plenty of other nearby areas such as Frankton Flats, so there is no need to grow an area which is so iconic.

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69	PDM Miller			✓			Already have enough retail/tourist accommodation & community facilities. Will lose the village flavour, which is the main reason we are unique. The Community Plan is sufficient and is what the community asked for at the charettes. Growth only in line with the Community Plan.
70	S Green				✓		Purchased in Arrowtown because we are dismayed at how Queenstown has been ruined. Don't let it happen and spoil the area's charm & character.
71	C Forde						We don't want Queenstown. Could we not leave it the way it is – olde world charm instead of urban sprawl & concrete.
72	T Powell			✓			x
73	S Gavin		✓				Maintain the character of Arrowtown. Prevent urban sprawl. Maintain the village atmosphere.
74	K Henderson				✓		Management of growth is critical to retain the character and attributes of Arrowtown enjoyed by its residents.
75	J & N McHugh			✓			Just listen to the town residents, and leave alone. Most of us like it as it is.
76	D Schindler			✓			Not sure why development has to include cribs and holiday homes. An increase in 635 residents, at an average of 4/home only means 150 more homes are needed – meaning enough consents have been issued.
77	AW Thomson				✓		Any growth should stay within the present boundaries. We like it the way it is.
78	T & D Sidey		✓				Growth as on the Village Association plan. More growth involves ribbon development along main roads because of the three golf courses – a poor alternative.
79	CF & JA Mason			✓			This time take notice please.
80	C Matsinger				✓		Keep boundary at Jopp Street. Ensure Arrowtown Golf Course retained. High density/affordable housing should be at Frankton or Five Mile.
81	B & B Ryan		✓				x
82	GM & E Harris-Brouwer				✓		Growth within current boundaries. Leave the golf course as it is.
83	K Longworth						The Arrowtown boundary should stay as it is. As has previously been discussed twice before when input from residents has been asked for.
84	M O'Connor		✓				The character and charm of Arrowtown must be retained in the future and therefore modest controlled growth is essential.
85	C & P Read				✓		Arrowtown requires some more critical mass in order to be self sufficient in retail and community services ie supermarket/garage. The natural boundaries will contain it once they are reached. Restricting growth escalates prices (which some say is good) but does nothing for the town apart from escalating rates perhaps. Natural boundaries will contain the nature of Arrowtown, while providing some of the infrastructure requirements needed to sustain a healthy little community as it already is. Centennial Ave, McDonnell Rd can sustain adequate residential, especially Centennial down to the golf course boundary. The population in 1948 was 201, it is now 2100 and is a better place for it. That is growth and it has not altered my view that this is a lovely place to live.
86	A Wyeth			✓			x

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87	J & D Mahon		✓				The golf courses (Arrowtown, The Hills & Millbrook) along with the river are natural boundaries. The Arrowtown boundary should be taken to these points. Areas around Bush Creek could be utilized as picnic/park areas. Areas not so scenic utilised for car parking. The hill surrounded by Manse Rd/Malaghans Rd should only be developed at lower levels. The triangle of Millbrook and property opposite would be a good area to keep with minimal development or sports. Large concrete walls on road sides of properties must have growth of trees etc planted to soften walls – or other restrictions on walls on entrance way to Arrowtown.
88	R Preston			✓			Vigorously oppose any construction on any elevated aspect of Cemetery Hill – Zoning rules in Meadow Park of concern. Oppose construction near or with access from Malaghans Rd. Overall opinion: Arrowtown is big enough now and is losing its special character. Further growth should not be allowed. Growth until capacity is full might be ok, but insufficient detail is provided to explain what this would mean. A small extension to the residential zoning south of McDonnell Rd to square out the existing area would be acceptable.
89	G Lindsay				✓		No new subdivisions. Growth only on existing sections.
90	DJ & LP Stronach			✓			Arrowtown is a close knit community surrounded by golf courses. To grow outside the present area will ruin a pleasant well run township.
91	C Hall		✓				x
92	S Skillcorn			✓			x
93	D Gent						Opposed to enlarging the Arrowtown boundary Have issues with it being pushed by the Residents Association - the chairman and other members have a vested interest as principals of Ray White Real Estate. Expanding the boundary will do nothing but devalue existing property and force residents to stump up for infrastructure and ruin the character of what is supposed to be an idyllic historic village. half of existing properties are holiday homes and could come to the market to fulfil any growth needs, and at the moment there are thousands of consented houses yet to be built in the basin and land for sale in Lake Hayes Estate. Unless this is a Council money grab for development contributions and rates or pandering to a couple of local developers any increase has no merit.
94	B Paape						No - please leave Arrowtown the size it is. We love our gorgeous town
95	C Thomas			✓			
96	W Jones		✓				It should take in the old sewerage ponds and along McDonnell Road.
97	T & M Boote		✓				Other options too blunt. Must control density, height & growth
98	D & S Gent						No Change to boundary
99	M Burdon		✓				No development on escarpment, McDonnell Rd. Trade off with Golf Course, Centennial Rd with old sewage ponds
100	Arrowtown Village Association		✓				Meet projected growth. Protect entrances to Arrowtown. Growth to the south-east & south-west. Any development of the south east of present (2008) urban development between Centennial Ave & McDonnell Rd must have rules to meet the requirements of the Arrowtown Plan - part 2 sections 3&4. Rules should also provide for landscaped setbacks similar to Meadow Park and rules to prevent development on the escarpments facing Centennial Ave & McDonnell Rd, and to prevent further development on the ridge top between the two escarpments. The minimum lot size should be 4000m². In the area along McDonnell Rd to the north east and to the top of the escarpment and northwest of the above area similar rules must be in place but allotment size can meet the low density urban rules. Include five areas within the Arrowtown Boundary: A) North-East of McDonnell Rd – enable controlled growth, B) South-West of Centennial Ave – enable controlled growth, C) Sewage Treatment Works at Jopp St – control of development, D) Bush Creek – protection as Recreation Reserve, E) Magazine Hill - recreation reserve.

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101	J D Reid				✓	✓	Residential development within current boundaries. If pressures are always responded to Arrowtown may start to resemble greater Auckland in time, devoid of character and no longer a desirable place to live.
102	F Andrews			✓			Retail to support visiting tourists & changing demographics. Community facilities to support changing demographics. Growth should be centred around residential only. Arrowtown should continue to have no industry and very light commercial. Do not support large increase in tourist accommodation - would support family/lower cost accommodation at the camp ground & some (small amount) high level niche accommodation. Arrowtown is a nice size - it still has a village feel - most things are walking distance - it is safe.
103	G Wallace			✓			Currently limited tourist accommodation in town. Arrowtown needs to maintain current character - small town. Plenty of space at Lake Hayes Estate, Frankton. School and sewage already at capacity.
104	J M Hanan						The general consensus is that the growth (population & building) is better reserved for Queenstown and there is no desire to be a dormitory suburb of that city. To say no growth implies reactionaryism but what most would mean is no push from Queenstown planners to accelerate growth. The lack of definition of where growth should occur means that locating it around the edge should prevail. Boundary should remain as is. Cotter Ave has had so many houses along the ridgeline it would be timely to look for some 'look out' space so residents and tourists can enjoy the vista which is one of the glories of the District. Suspect the fast growth of the last 10 years has related to capital gains in the area and this could slow with the economic recession to more normal levels and it is on these projections that current plans should be formulated and not the more rapid projections of recent years. This questionnaire format is questionable.
105	S Mavor		✓				x
106	J Clark			✓			Preserve historic features - this is what brings visitors. Landscapes distinctive features must never be undermined. Sewage capacity already a concern. We are most fortunate to have 2/3 golf courses as boundaries.
107	A Gormack			✓			No growth please. One of the brightest jewels in New Zealand's crown. Keep it that way.
108	I Robertson		✓				Allow supermarket & petrol station. Limit growth to the area shown. Start a new town at Tuckers Beach behind Quail Rise on the Shotover.
109	M McDonald		✓				Limited growth with regard to height restrictions. Low density structure in keeping with the towns appearance. Adequate support services. No apartments or high rise buildings.
110	M & EG Dempster			✓			Minimal growth. As per Arrowtown Community Plan (yellow line). Figures on growth projections questionable. Arrowtown needs to remain small to preserve character. There is enough land inside district zone, still could be built on. Section between 7&11 Bedford St is designated a reserve - at present is an eyesore. Could this be redesignated residential, and others in a similar situation be explored?
111	Dame E Hanan				✓		Rural outlook must not be eroded particularly on McDonnell Rd. Arrowtown is not a dormitory suburb of Queenstown, unlike Frankton & Walnut Grove/Lake Hayes Estate. Arrowtown is a place of peace and tranquillity. It should be allowed to retain its ambience and character and residential - non commercial atmosphere. No further parking along McDonnell Rd - creates traffic danger at junction with Malaghans/Lake Hayes Rd and Arrowtown entry. Too much growth creates a problem in the centre of parking as well as traffic congestion. McDonnell Rd is already used as a by pass - rafting operators etc. Butel Park/Meadow Park are absorbing most of the growth - should not spill over into rural general. Within the Wakatipu basin Arrowtown should be allowed to retain its special character of a rural village without the internationalism of Queenstown and new subdivisions - Lake Hayes Estate, Quail Rise etc.
112	B Lindsay		✓	✓			Keep Arrowtown the way it is now - don't let it become another Queenstown or Wanaka.

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113	W & J Scully		✓				Arrowtown's boundaries should stay as they are. High level growth will spoil all the reasons we chose to buy here. Don't spoil Arrowtown.
114	R & A Caldwell				✓		Arrowtown remains the same please.
115	R & LB Iles		✓				Agree with the Village Association suggestion on boundaries. The positioning of the industrial/commercial area (Manse Rd) should come under scrutiny.
116	R Teele		✓				Need elderly housing. Water supply a major consideration and a critical resource. Keep further building away from river edge. Earthquake risk an important consideration. Suggest Council set room aside for vegetable gardens as houses now built very close to each other. Need Council policy on elderly housing throughout the area & particularly Arrowtown - outline of urban area should consider this. Need to relook at the zoning for Hills to prevent urban sprawl on that property. Golf course has to be conserved and not developed by Council, but consideration of elderly housing at the golf course if room available.
117	J J Feehly		✓				Meet the requirements for growth and residents ideas. To the South East and South West. The Arrowtown Plan the result of public meetings documents the wishes of the citizens of Arrowtown with regard to its future development. Meeting the requirements unfortunately requires an extension to the current boundaries. This extension will meet the growth of Arrowtown until 2026 as described in the Discussion Document. Any development to the south east of present (2008) urban development between Centennial Ave & McDonnell Rd must have rules to meet the requirements of the Arrowtown Plan - part 2 sections 3&4. Rules should also provide for landscaped setbacks similar to Meadow Park and rules to prevent development on the escarpments facing Centennial Ave & McDonnell Rd, and to prevent further development on the ridge top between the two escarpments. The minimum lot size should be 4000m². In the area along McDonnell Rd to the north east and to the top of the escarpment and northwest of the above area similar rules must be in place but allotment size can meet the low density urban rules. Include four areas within the Arrowtown Boundary: A) North-East of McDonnell Rd – enable controlled growth, B) South-West of Centennial Ave – enable controlled growth, C) Sewage Treatment Works at Jopp St – control of development, D) Bush Creek – protection as Recreation Reserve.
118	C Corkhill & J Walker			✓			x
119	L Henry			✓			Keep its uniqueness that makes it different than Queenstown. No more developments to expand the boundary.
120	Anonymous				✓		Queenstown is wrecked so why not leave Arrowtown as it is - a special place to live.
121	N Morrison				✓		Allow growth to the golf course then stop.
122	W Tuck		✓				There is quite a few empty sections within the existing boundary. Extension would allow approx 100-150 houses.
123	JA & DJ Harrington		✓				Any additional areas for retail and restaurant sector would have a negative effect on the present status quo. Residential development should only be allowed if the present infrastructure can support it. Understand that some of these are at maximum level. eg primary school. Present rate payers would strongly resent any increase in rates to provide more infrastructure for new residents. The Arrowtown Village Association submission is acceptable in general terms. Any development from Chartres Green to the golf course must be restricted to 1/2 hectare area and buildings well back from the road. The present golf course must remain is - any exchange considered simply forgotten about (old sewage area). The entrances from the three main roads must be preserved to ensure no building takes place. Any further major development which incorporates high density housing must not be considered, mainly because it would decimate Arrowtown's ability to preserve the unique position it holds.

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124	R O'Callaghan			✓			Believe that growth must be restricted because of the nature of the town layout. A new town with a centre at Arrow Junction, Lake Hayes or Gibbston should be considered.
125	P Menzies		✓	✓			There remains many vacant sections within Arrowtown. Would not wish to see Arrowtown become a mess like various other QLDC areas.
126	S Weir		✓				A distinct boundary must be maintained with open country around it to preserve the unique character of the township and to prevent urban sprawl.
127	J Schmidt			✓			x
128	NZ Historic Places Trust						Proximity to Queenstown has resulted in the need for Arrowtown to provide for an increasing range of residential, retail and other business, tourism, community and other needs. Recognising this the NZHPT view is that the 'needs' of Arrowtown must be factored into planning for future growth in a way that does not compromise the town's historic heritage values. Arrowtown's historic heritage is integral to its appeal, both as a visitor destination and desired place of residence. It is important that future growth does not unduly compromise the heritage setting and historic values of Arrowtown, particularly the older part where these values are concentrated. Most recognised historic heritage items are within the older (more central) areas of town, presently zoned Arrowtown Town Centre and Residential Arrowtown Historic Management Zone. It must also be remembered that with much of the town pre dating 1900, recognition must be given to the considerable archaeological values both within and surrounding the town. Proper identification, recognition and then protection and/or management of the heritage and archaeological values will need to be factored into rules surrounding the town's growth.
129	J Brough			✓			Opposed to any further growth. Arrowtown is a perfect contrast to Queenstown. Do not spoil this.
130	J M Soper			✓			The present parks should not be built on. The remaining spaces off Adamson Drive area should not be built on.
131	S K Mackay			✓			Any more and its unique quality will disappear. Arrowtown is still a community.
132	G Paape						Perhaps allow more infilling in the historic area of the town. Would not agree with the town boundaries being extended, except for what I have marked (McDonnell Rd & Jopp St?).
133	J Dunsmuir			✓			Arrowtown is basically a village now and should remain one. It is a showcase for the Wakatipu basin that small is beautiful. It is a walking village, not like Queenstown. Other countries eg Switzerland & UK can recognise there is a limit to growth, and expansion will spell disaster - so why can't NZ? Keep it as a showcase village that people want to visit and enjoy. It won't become a static community. A lot of elderly will die and new folk move in. Some houses will go and new ones built in their place.
134	L T & R J Toshach		✓				Growth to the Arrowtown Village Association proposed boundary. Arrowtown must retain its village atmosphere.
135	K & C Swinney		✓		✓		Remove industrial zoning and encourage move to Frankton Industrial Estate. Boundary as per the Arrowtown Village Association. Current density and height controls remain. Pedestrian/walkway lighting required, Centennial Ave (south). Add 80kph speed restriction out beyond golf club entrance. Traffic calming on feeder streets.
136	J Alderson		✓				Arrowtown needs more houses and a small supermarket. As for growth boundaries, don't know where as everything around is private land. Town needs more tourist attractions.
137	M Alderson		✓				Arrowtown is a village, it needs to remain like that. There really isn't anywhere to go without looking patchy. Prime land is privately owned by Millbrook, Mt Soho where development would have occurred.
138	J Robertson		✓				Arrowtown must retain its village atmosphere. Another town could be built eg Five Mile - Frankton Flats. Design and landscape well with amenities
139	DA & BJ Robb		✓				Modest growth within the existing boundaries



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140	A Morris			✓			Maybe reassess in 5-10 years as there's still plenty of sections available in the Wakatipu (esp Jacks Point). Leave for now.
141	JD & SJ Cullington				✓		The compact, friendly, laid back & historic character of Arrowtown is why we have chosen to buy a holiday home there.
142	G Roberts					✓	Arrowtown is charming as it is. Please don't spoil it. Only growth within existing boundaries - follow current District Plan.
143	B Rowe						Support the sentiments of Karen Swaine in her Mountain Scene article. Arrowtown is a small village, and its residential area is already too large. Don't spoil it.
144	C Douglas						Growth needs for Arrowtown are primarily residential. Arrowtown does not need to provide all functions for its residents as it is really a suburb in a larger community (greater Wakatipu basin). The retail, employment & business needs beyond what is available in Arrowtown can be catered for by growth and development of the other areas of the Wakatipu that are better suited to that sort of land use. The enjoyment of Arrowtown by its residents is unlikely to be improved with large scale retail or business development. The expectation is that more people will want to live in the current type of environment and lifestyle that Arrowtown offers. Today's appeal of Arrowtown is largely as a result of its size. It will be a challenge to retain the appeal while accounting for growth. Must accept growth as residents will demand improved infrastructure that will only be viable to deliver in a growth environment. Standing still is not an option but there is concern about inappropriate and/or overly aggressive growth plans. Growth should be limited to a pace that can be managed without eroding the small town feel. Rapid growth in developments such as Lake Hayes Estate has demonstrated that there are many opportunists that seek to take advantage of growth with a speculative approach to land purchase and the resulting price escalation. Growth should be matched to infrastructure development which will be limited to the ability to fund new infrastructure. Growth should be confined to the current boundaries. These are largely defined by topography and golf courses - which should retain their use otherwise boundaries will be more difficult to define. Small ribbons of land that extend from Butel Park to Coronet Peak and along McDonnell Rd below the Arrowtown golf course would likely prove expensive to provide infrastructure for and don't meet the need to keep boundaries compact. The size of Arrowtown will soon reach the maximum that is reasonable to retain the character. The issue of needing more dwellings in the future is not confined to Arrowtown - the answers need to be found in the wider Wakatipu basin with entirely new developments, eg Quail Rise. Favour the boundary proposed by the Village Association.
145	S Gavin		✓				Growth within current boundaries only.
146	N Gavin			✓			x
147	C M Broad			✓			x
148	P Roberts					✓	Arrowtown retains its charm and its tourist appeal simply because it has resisted the rush for growth. Only growth within existing boundaries is required. Stick to current District Plan
149	D Brown			✓			Arrowtown should have no more growth. The council have no infrastructure put in place for further growth.
150	C Brown			✓			Arrowtown should be no bigger than it is now. Council have done nothing to solve parking so it would be worse if more growth.
151	G Gardyne			✓			Arrowtown is a historic village, now a tourist destination. Growth should be located around the edge of current boundaries to maintain the historic village atmosphere. Visitors come because Arrowtown is a compact attractive village without large retail and business outlets.
152	P Bayley			✓			Any more growth will spoil the charm and quality of this special village. It's quite big enough as it is.
153	B Bayley						Any extension to size of Arrowtown will result in less of a village atmosphere and culture and destroy the main attraction of the town.

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154	M Everett			✓			Leave boundaries alone, leave it as a village.
155	R Everett			✓			Leave boundary where it is now. No extension. Let's keep it a village community.
156	K Ashmore-Clark			✓			Please leave boundaries the same. Arrowtown will lose its character and just become another town, not the special place it is.
157	K Carmody			✓			We need to save the heritage of our small village 'Arrowtown'.
158	J Saxby			✓			In England I've seen small villages grow and grow, once ruined always ruined. I don't want to see that happen here to this quaint village with village life and a real sense of community
159	G Scott			✓			x
160	V Cooper			✓			Whoever decreed that because x number of people indicate a wish to live in Arrowtown they should be allowed to? Why not make 'real' communities of Lake Hayes Estate and Quail Rise by providing amenities there and desist from ruining Arrowtown by making it even larger than it is. [text missing] can be sustained. We have already exceeded that!! It's about quality of life for those who already live here!!! It's about people!!!
161	A Woodridge		✓				Do not lose the golf course.
162	A Gwynne		✓				x
163	L Heke			✓			x
164	A Seddon			✓			Please explain why growth has to happen.
165	K Jenkins			✓			The 4 options leave me no choice but to select number 3 - all other options being non-specific which would allow unbridled growth. Let us preserve this special historic village not swamp it with new development.
166	A Jenkins			✓			Every effort should be made to protect the historic nature of the village with stringent planning laws which control the type of development.
167	V McMillan				✓		x
168	L Minifie			✓			Please don't wreck Arrowtown!
169	M Speden			✓			Arrowtown will lose its character as a heritage town if allowed to spread out further growth should be by infilling only.
170	J & H Guise				✓		x
171	D Roff		✓				Arrowtown is a wonderful wee town, let us keep it that way, we don't need another Queenstown!!
172	J Clear Family Trust						Buildings connected with infrastructure. Boundaries same as village association.
173	J Alexander & L Roberts			✓		✓	Growth needs: none, we're happy as we are. Growth required: The 4th option sounds reasonable but without knowing where this limit is we can't comment. Growth located: As shown on the plan overleaf, providing the existing infrastructure can cope. We asked what the infrastructure limit was at the December drop-in session and we were advised it was unknown. Suggested we return for an answer in January and were told it would not be available then either. This option is then misleading and erroneous if figures cannot be provided and should not have been included.
174	P & F Hamell		✓				Must retain the character of our iconic town. There are plenty of sections/areas available in the area I've marked. Let us revisit in 2015.
175	B Byron		✓				Manage modest growth. Water and sewage will be under stress with high growth. No high rise buildings in CBD or housing. Make permanent boundaries. No high density housing past the golf course.
176	S Bennie						Arrowtown is beginning to head the same way as Queenstown. A place I never visit now. Too crowded, no parking and very expensive. Leave Arrowtown as it is!!

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
177	J & E Harrington		✓				Where there is some vacant land (Meadow Park) some area should be reserved for a park. Town centre parking needs to be addressed urgently and free.
178	K Mahoney				✓		Please do not expand boundaries as expansion is not appropriate.
179	L Winstone			✓			No growth needs. Arrowtown needs to maintain its uniqueness, ie no more sprawling developments. Allow market forces to contain growth. Not necessary to increase boundaries. Keep Arrowtown unique! Listen to the locals and ratepayers. Enlarged boundaries for new housing is not required.
180	P Blakely & M Wallace			✓			Growth in Arrowtown should be confined to some infill housing and possibly a small extension on McDonnell Road. Absolutely no more growth beyond Jopp Street on both sides of Centennial Avenue. Our preference is to reaffirm the 2003 community plan boundary - with perhaps a small extension on the flat land on McDonnell Road.
181	P Winstone			✓			No Growth. Arrowtown is a small close community. It's a unique historical village. Its charm is what makes it special. Urban sprawl is destroying its character. Let Arrowtown keep its charm! Queenstown lost its village atmosphere years ago. Council have been told twice in recent years the locals don't want expanded boundaries. Please hear us. I suspect the Real Estate people (Richard Newman) is pushing for growth, more houses to sell and a future subdivision. I have been coming to Arrowtown for 47 years - I would like to think my children and grandchildren will be able to visit a quaint village. Finally - 49 dwellings short in 2026 is nothing for the district. Sure prices will go up but that is a small price to pay to retain this unique charming village.
182	V Crowther		✓				To increase the economic self-sufficiency of Arrowtown. To reduce our reliance on Queenstown for workers, income and food. To reduce rates through density increases. To have a higher quality of public realm and more human activity. Growth cannot be stopped and should be seen as an opportunity to improve our quality of life. Managed infill brings many economic and environmental benefits, as well as creating stronger communities and culture. To allow infill, restrictions on land re-zoning and mixed use land need to be sufficiently relaxed in-line with an agreed Arrowtown growth strategy or similar.
183	T L Edney			✓			Growth needs: Supermarket/service station (retain in industrial area). No further residential unless currently approved in historic area. Further residential growth only within strict boundary. Retention of current 'village'. Defend and extend existing landscape and amenities. No further growth should be undertaken outside current boundaries or current approvals. Funds should be spent on improving the quality of the existing. Consideration should be given to establish a 'green belt' around Arrowtown to enhance the feeling of a separated defined village. We would like to participate in any further consultations or hearings.
184	J Loe				✓		We need supermarket and garage/petrol station for accessibility to essential affordable products. A scout den for Arrowtown Youth (presently in excess of 40 local families involved). Childcare facilities. Pensioner flats on old school site. 10-year-old school already 'knocking on' design roll limit with no room to expand. Every time I turn on a tap this summer the water stops indicating pressure drop which means water infrastructure is already at limit. With new bore due to come online within 2 yrs it should bring water to acceptable limit given infill that will happen over this period. Were told last charette that sewage would be at limit once present boundaries infill was complete. Consider existing boundaries are appropriate to retain the existing character of the town. Do not want ribbon growth along roads or further development along southwest terraces/ridges.
185	J & S Bates		✓				Definitely do not allow to grow until the infrastructure capacity is full.
186	G Griffiths				✓		Arrowtown should be kept as a modest town. No supermarket, just residential property until infrastructure is full.
187	P McKenzie		✓				x

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
188	H & L Stirling		✓				We support managed modest growth along the lines drawn on the map, similar to the Arrowtown Village Association.
189	M & J Polson		✓				Modest growth within current boundaries which would retail the unique character of Arrowtown at the same time improving and maintaining the existing infrastructure.
190	L Rogers				✓		I feel it is important to 'come upon Arrowtown' from a rural area. Especially from the Lake Hayes Road/Manse Road entrance into the historic area. Generally I think it is critical to maintain a 'village feel' for Arrowtown. I think that it is critical that the boundaries are not extended beyond McDonnell Road and Butel Park - Feelhy's Hill is a natural geographic boundary and coming up the hill into the tree lined avenue, Berkshire Street, is like a 'charming surprise' entrance and it would be a great shame if this was spoiled.
191	P & E Taylor			✓			Town now, is too big to cope with the infrastructure. New areas have little off street parking and streets are permitted to be too narrow to allow safe parking for the extra vehicles to park on the street without cutting the street width down even further.
192	R Shaw			✓			x
193	D & L Elvidge				✓		We do not want to lose our village character and look like Queenstown which we now avoid and used to love.
194	J & M Nickolls			✓			x
195	M & E Bushell			✓			Do you want Arrowtown or a city suburb?
196	J Flint		✓				Within the current boundaries. The unique character of Arrowtown village must be retained. Improvement on existing infrastructure should be the main priority.
197	C Happs			✓			Any further growth will harm the town's appearance for tourism as well as putting further strain on existing infrastructure for locals. Leave Arrowtown as it is!
198	V & J McClean						Keep Arrowtown small - its charm! Some sections too big - building could be two storeyed.
199	W J McCall				✓		By infrastructure capacity I assume this to basically include the present street pattern, water and sewerage reticulation, education facilities etc.
200	D Boden			✓			x
201	Z Pierce				✓		I would like to see retail development but geared towards residents ie small/medium supermarket, child care, petrol station - let's stop going to Queenstown for essential services!
202	G & L Machen						Do not extend the boundaries. Keep Arrowtown unique which appeals to so many.
203	A Douglas		✓				Don't wish to see a sprawling Arrowtown
204	N Douglas		✓				Keep boundaries neat and tight! Make sure that golf courses remain golf courses - what if 'Hills' is sold? Listen to the voice of the people. We live here because we like it - not the way someone else wants it to be.
205	L G Railton		✓				Old sewerage pond possible light industrial area with earth berm down side of Jopp Street.
206	B & M Thomas		✓				Disappointed with the options which is why we have amended no 2. We would like to see modest growth managed within current residential boundaries - no expansion of Arrowtown please!
207	J Thaw		✓				Happy with growth but as long as it's within the current residential boundary!!!
208	B Tait		✓				Happy with growth as long as it is within reasonable boundaries.
209	J D Moore		✓				Emphasis must be on a residential environment to preserve the established ambience. Tourist and business facilities need to be low priorities. Care is needed to maintain the special features which exist. Boundaries have almost extended to my limits and extension regularises actual fact. Indiscriminate growth will change the township. There is already excess pressure from Millbrook which we don't want copied. Residents there should look to Queenstown and Frankton for their services.

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
210	R Foster		✓				Pre-schools, elderly housing and care, health services. Character of the town is important.
211	Arrowtown Community Pre-School Inc.					✓	There is currently a critical shortage of Pre-School/Early Childhood Education and Care facilities in Arrowtown. Any further growth will exacerbate this and place even more stress on the existing centres. Arrowtown desperately needs [text missing] which our Management were prepared to operate and manage, so it is important that the Council take the initiative and responsibility in providing support and means to meet this need. No growth without adequate provision for Early Childhood Education and Care access for families.
212	M Maloney			✓			x
213	G Morrison		✓				x
214	Anonymous		✓				x
215	DE & DM Terry			✓			Strongly oppose and major boundary changes. Arrowtown's unique heritage must be preserved.
216	J Wilkinson		✓				Growth in the area outline on the map
217	G Shepherd			✓			School has reached capacity. Water pressure at end of Centennial Ave hopeless. Sports Pavilion and community ground. Facility for elderly also Rest Home, Health Care centre. Adult Education centre. QLDC remiss on providing for elderly. Arrowtown has already outgrown its uniqueness. Close the boundary at existing urban zone. Status quo - existing urban boundaries. Already 70+ sections for sale. Who can predict in the current economic climate what is the future for 2020?
218	R Shepherd			✓			Better water pressure and supply. Day facilities for elderly - Rest Home - Health Care Centre - Adult Education Centre. Sports Pavilion and community ground. School reached capacity and water supply reached limit. Already on point of losing its uniqueness/character. Status quo - in existing boundaries. Already surplus of sections for sale. Considering the current recession who can predict housing numbers for 2020? Put the facilities in place and improve what we have.
219	Anonymous			✓			Don't ruin Arrowtown as you (Council) have ruined Queenstown. It used to be a beautiful restful town as did Arrowtown. Greed is all you are doing.
220	M Stafford-Bush						Please see comments on first submission on 'Urban Growth Boundaries' document. Also note comments and views expressed at the meeting on 19th January. Residents strongly opposed extending beyond current boundary. See poll submitted on first feedback document. While this poll was not official QLDC run it asked a simple open question, distributed to every household so was openly available for anyone to complete. 35.8% of Arrowtown's population responded to that survey and 97% said they did not want Arrowtown to extend beyond its current residential boundary. QLDC has a duty to give due weight to the clear wishes of the community.
221	J Bennie			✓			We don't want another Queenstown.
222	N Ishii			✓			Please keep Arrowtown same size.
223	P Watts				✓		Go to the Golf Course
224	H Finnie						No extension to boundary. Limit infill to maintain green leafy areas. Limited new housing in small pockets within existing boundaries.
225	G Dalbeth		✓				I feel the currently allocated sections should be the only available options for ten years after which, the situation should be reassessed. Further sections could potentially be developed in the hatched areas shown on the map the areas cross-hatched should remain vacant of residential development.

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
226	P & C Roach		✓				We believe Arrowtown needs to address infrastructure before letting town expand if at all. Eg Sewage system, parking! School size, child care, everything in Arrowtown is on a small scale so need to maintain village environment.
227	C Bunn		✓				Logical growth area - push boundary out to Golf Course on McDonnell Road side. Old sewerage ponds to become a reserve area.
228	P Bunn	✓					It is obvious - Arrowtown is surrounded by mountains and golf courses. They are the natural boundaries.
229	S Cleaver		✓				Logical growth area - push boundary out to Golf Course on McDonnell Road side. Old sewerage ponds to become a reserve area.
230	D MacColl	✓	✓				Arrowtown has natural and man-made boundaries being river and 3 golf courses, boundaries should be extended where possible to these: eg McDonnell Road edge.
231	S Monk	✓					Obviously the three golf courses would form a natural boundary, the town should be extended to these areas.
232	E Steck	✓					Increasing reliance on tourism and tourism growth requires Arrowtown to be an active 'support-town' to the wider region (Gibbston, Frankton, Wakatipu Basin and Queenstown). Planning must not attempt to restrict growth - market forces decide! Planning is about making 'provisions' for possible growth. Residential growth areas should be in areas of 'high sunshine' and 'good outlook' and in ecological sound areas. Since QLDC is not intending to re-write the District Plan, I like to adhere to the Objectives and Policies for Residential Areas in the existing plan. Mainly clause 7.1.2, objectives 1 + 2. Please also note 3rd paragraph of 7.4.1, re Arrowtown Residential Areas!
233	JM Palmer					✓	A quality 4-5 star hotel would be beneficial for tourism. Existing size and feel is appropriate. Please listen to the Arrowtown community
234	G&S Stalker			✓			No Growth. Arrowtown should remain with a transit holiday image and not an industry related business. Growth should be located closer to employment. Expanding Arrowtown residential will lead to increase traffic flows between Arrowtown and Queenstown.
235	D Bunn	✓					Arrowtown needs all growth categories to be a thriving community so that it will not stagnate and become a town with no positive vision. Continue with the present levels of growth. No growth means stagnation which results in rear vision attitudes and thinking. Apart from the golf courses the land approaching the town is of poor visual and agricultural value. Arrowtown has been taken down the no growth track several times since the Adamson subdivision. Where would all the present residents be if this growth had not happened?
236	M Bunn		✓				All growth categories are important for a community to have a forward thinking attitude that continues to thrive and approach the future with a modern outlook. Manage growth with proper planning - this growth should be done along with infrastructure. Growth should be located right out towards Arrow Junction. If you want your community services to thrive growth must be allowed.

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
237	ES Rose		✓				<p>Don't believe expansion of boundaries should occur in immediate future. Arrowtown growth must be planned as there will be continued demand for residential accommodation in particular. Queenstown Lakes was for most of the 20th century the place where Southland &amp; Otago took their holidays, but the 'crib era' is almost over. The district has joined the global economy and its lifestyle qualities are known to a wider audience - attracting residents from all over the world. The rate may vary, but it will continue into the foreseeable future. To try and freeze growth and preserve a way of life that is disappearing would only result in rapid increase in property values. Many current residents and in the future others of modest means would no longer be able to live here. A major reason people want to live in Arrowtown is because of the character - this needs to be protected, but this can be done by introducing appropriate planning guidelines. There have been subdivisions in the recent past that have diluted the character, eg Helms Court. Chartres Green is pleasing and though not the same as the historic precinct is appropriate for the new area of Arrowtown. Would not like to see suburban sprawl develop on the edges of town - which is likely if expanded again in the immediate future. There is a great deal of vacant ground around town available for house construction. Notice the tendency for older low quality houses being replaced with houses for full time residence.. This is not strictly infill but is creating higher population density within the current boundaries. As land values increase many older holiday houses will become an uneconomic use of land(there are a large number of such structures). This type of development is not included in the discussion document. This type of development and the development of vacant land means that there will be no shortage of land for residential purposes for many years. The growth strategy for the short to medium term should be to develop within the current boundaries with a focus on preserving the character of the town.</p>

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
238	M Donald						<p>Arrowtown owes its success to the protection of its heritage as a gold mining town. The quaintness, relaxed lifestyle and mix of permanent and out of town residents determines the character. Its proximity to Queenstown gives it opportunity to capture large numbers of tourists but only if it retains a point of difference from the 'bright lights and fast pace of Queenstown. Limiting growth to the existing boundary and managing the character of that growth will ensure Arrowtown retains its special character. There is limited need for business and employment to be provided in Arrowtown as it is principally a satellite of Queenstown and the Frankton business and industrial estates. Trying to replicate that in Arrowtown would be foolish and destroy the point of difference that makes Arrowtown. Retail and tourist facilities should continue to appear in Arrowtown as opportunities are identified. QLDC should look at these on their merits and provided that they add to the character of the town there should be no constraint. Any continuation of high level growth will put huge pressure on infrastructure. Future growth should be limited to what the infrastructure of Arrowtown can accommodate and provision needs to be made now to ensure that the existing infrastructure can provide a level of service that residents currently enjoy. Car parking is an issue within the town centre and some residential areas. Consideration must be given to the provision of water and sewerage disposal. Existing residents should not be burdened with the cost of increasing or replacing these facilities to allow a higher level of housing development. Any growth should be first aimed at filling existing developments within the current zoning. Arrowtown must retain all existing reserves and green belts and under no circumstances should development take place close to the Arrow River, Bush Creek on the eastern hill around Tobbins Track or Feehles Hill. The Arrowtown golf course should also be preserved where it is - as it is available for the wider public - in 20 years time Central Otago could be as well known for golf courses as it is wine - another point of difference. worth preserving. Arrowtown does not need - traffic lights, parking meters &amp; parking wardens, pedestrian crossings, any form of ugly high rise hotels/apartments, supermarket, fast food outlets. It does need to leverage off its uniqueness as an old gold mining town. Let houses, hotels and retail develop in Lake Hayes Estate, Jacks Point, Frankton &amp; Queenstown. Preserve Arrowtown as a special place in NZ.</p>
239	C Burtenshaw						<p>Three categories important to preserving Arrowtown's history whilst allowing growth of much needed facilities. 1 Heritage - close part of main street to traffic, provide angle parking in Arrow Lane Wiltshire &amp; Berkshire Streets, prevent any further demolition of historic buildings (maintain facade and allow interior upgrades only), prevent any further growth in old town centre. 2 Commercial - Create a new retail area in the industrial zone for any new business or large developments - it is walking distance from the old town centre and has ample room for much needed facilities eg supermarket &amp; health centre. Further housing could be developed at Meadow Park close to these facilities. 3 Residential - Height restrictions on housing need to be based on land mass (high rise dwellings not what is visualised) New dwelling capacity approx 200 - was Queenstown's over supply due to projections done a decade ago? Review need for further housing in 2015. Existing housing in nearby communities (Lake Hayes Estate, Arthur's Point, Frankton &amp; Queenstown) could adequately supply any short fall. Growth Boundary as depicted in the Arrowtown Plan.</p>
240	Queenstown Lakes Community Housing Trust						<p>The land included in the 2003 Community Plan, and extending out to Centennial Ave should be considered in any growth boundary, subject to negotiation and discussion with the adjoining owner - the Arrowtown Golf Club.</p>



#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
241	B & A Bain						Recommend that the Arrowtown boundary be left as it is recognised at present. QLDC is unable to manage the local infrastructure in place - so why extend. There will be no shortfall if no sections become available. If extending the boundary is to be so good for Arrowtown, then extend it at Queenstown. Most of the suggestions from previous Arrowtown charettes have been ignored by QLDC. How will extending the boundaries alleviate administrative fiascos? We are losing heritage now and QLDC cannot appreciate it. Do not extend the boundary before addressing current issues, and listen to what surveys tell them.
242	Mt Soho Trust						Arrowtown is unique in the District because it has clearly defined urban edges which act to constrain development. Land ownership and use, topography, landscape classification and zoning all contribute to create a wide buffer that will effectively contain Arrowtown. The buffer and urban edge elements in combination provide an urban 'fence' capable of providing urban design integrity well into the future. The Trust has prepared a series of plans to visually depict the range of elements that establish and maintain this proposal. A master plan has been specifically designed to incorporate all of the relevant matters raised in the Arrowtown Workshop (March 2003), including: graduated section sizes increasing in size towards the southern edge, preservation of a wide building/plantation strip along McDonnell Road, solitary vehicle access points from Centennial Ave & McDonnell Rd, public access along the terrace edge connecting through to the adjoining Adamson land, protection and enhancement of the water feature at the toe of the McDonnell ridgeline, retention of existing farm heritage building, continuation of roadside planting along Centennial Ave, cluster tree planting along McDonnell Road frontage, connection with Adamson land to the north. The Urban Growth Boundary for Arrowtown is logically delineated by these mechanisms, based on the existing matrix of McDonnell Rd, Centennial Ave and the golf course. This is the most appropriate approach to containment of future urban growth for the following reasons: provides for (limited) growth - therefore supporting economic and social wellbeing of the community, observes existing modifications to the landscape and respects natural features, ensures McDonnell Rd remains an urban edge of the town, utilises a green buffer provided by the golf course as a distinctive southern urban edge, better delineates urban boundaries through appropriate design, discourages ad hoc spontaneous growth and will result in the efficient use of existing resources. The most suitable and effective approach would be to identify the land within a comprehensive plan change that re zones it to low Density Residential based on a specific structure plan. This would allow Council to contemporaneously establish objectives and policies to define the urban edge of Arrowtown.

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
243	Arrowtown Promotion & Business Association						<p>The Association supports defining the existing boundaries for Arrowtown. It has trouble accepting Council's philosophy which claims past rates growth will require more houses. The previous growth occurred due to people retiring to their holiday homes, subdividing existing sections and building in zoned areas. This land has now been utilised. Do not consider the solution is to open up new greenfield land. The village size and scale should be retained for the benefit of residents, the wider district and visitors. All of these urge the business community to preserve these special attributes. Question the capacity of the sewerage system and water supply with regard to expanding the population. Only limited housing built on existing sites and sites subdivided within the existing District Plan rules. Do not support subdividing of larger sections in the Historic zone, as the large leafy sections are an integral part of the towns charm and its attraction to visitors. Recognise the importance of the 'Arrowtown' brand as a small former gold mining town with a number of heritage buildings and relaxed atmosphere. This makes it a popular visitor destination. This has been created over many years and is a fine balancing act to retain its charm. There are concerns that if ribbon development is allowed (eg housing along Centennial Ave) this will dilute the quality of the product as it will bring further traffic and parking issues, winter air pollution, strain on infrastructure and strain on education facilities. Urge QLDC to abide by the community consensus established during the planning workshops - very limited future growth with some potential to establish housing in the old sewage pond area along with community facilities.</p>
244	J Guthrie						<p>Supports in part the introduction of an Arrowtown Urban Growth Boundary, but seeks an amendment to the south western boundary due to the exclusion of property on the western side of McDonnell Rd. The land (6.5ha) is within the block bounded by McDonnell Rd, Arrowtown-Lake Hayes Rd and the Hills golf course. The land has not been subdivided, accordingly the Arrowtown UGB will result in the land being subject to restrictions, as it would be outside the boundary. The boundary could be amended to include the land in order to allow for subdivision and creation of a buffer zone between rural and residential properties, eg eight to ten 4,000m<sup>2</sup> sections would not be contrary to the aims of the UGB. The land is on the distinct urban edge of Arrowtown and is able to accommodate land within the landscape and use existing natural features to define boundaries. The land is within the green buffer created by the existing golf courses around the town. The amendment to the boundary will create a cohesive urban area around the northern end of McDonnell Rd. There are no issues of accessibility or infrastructure and utility services as they exist to serve dwellings on the eastern side of the road.</p>

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
245	McKay Family Trust						The growth needs of Arrowtown are primarily residential, with some need for supporting community facilities (school) and visitor accommodation. Do not need an industrial or commercial area - this would detract from the character and attractiveness of Arrowtown. It is essential that the town's historic village character is retained. High buildings & fences should be avoided. Reserves and garden aspects retained or enhanced. Central density could be increased, provided development is in keeping with the materials of the region. Many existing houses could be improved or enlarged. Visitor accommodation should avoid large hotel types. To retain Arrowtown's attractiveness a managed moderate to high growth rate could be allowed. Growth should be to natural boundaries - the Arrowtown golf course provides a soft boundary. The town edges should be 'soft' with lower density development and planting. The Arrowtown golf course should be retained to retain landscape values and an important community facility. Centennial Ave should have speed restrictions to make it safer for pedestrians and cyclists. The road has limited visibility and is very narrow. McDonnell road forms another natural boundary., but the existing layout is an example of how not to build a residential area. New development should have a softer edge with indirect access. Hill sides and skylines should be kept clear or at least restricted to low density, sympathetic buildings. All construction should include plant screening to minimize the impact of town on the landscape and maintain the attractiveness of town as a place to live and visit. Town should not pass Butel Park.
246	D Reid						Arrowtown is a destination of outstanding beauty with a culture and built heritage unique to NZ and of growing international importance. A growing trend in tourism throughout the world is in culture, heritage and pursuit of knowledge of our past. To place at risk the economic and social opportunities by indiscriminate growth is foolhardy and dangerous.
247	M Wild						Not convinced Arrowtown has growth needs. If there are growth needs they are those of the District as a whole and don't necessarily require Arrowtown to be further inflated, especially if the consequences would be damaging. This initiative seem to rely on statistical projections, which seems insufficient justification when such methods tend to be rather arbitrary and inaccurate. The issue for Arrowtown is to rebalance itself as a functional community and less a dormitory suburb. Arrowtown is a built environment with a distinct, cohesive character often acknowledged to be of national historic importance. Surely growth can only be justified when it strengthens the distinctiveness and cohesiveness. Already recent growth has stuffed things up reasonably significantly. Don't think there is any proper reason for extending the boundaries of Arrowtown. Note most of the projected growth needs can apparently be accommodated within existing boundaries. Suggest that the existing boundaries have already allowed Arrowtown to extend inappropriately beyond its containing landform. To be effective an urban boundary needs to be accompanied by a no build margin managed as open space. This is successful to the east and north of Arrowtown, but not the west and south and these boundaries are left vulnerable to being blurred and overthrown. A bit disappointing that the feedback for seems to express the apparent choices in such a way as to encourage the answers it wants to hear - is this not a little manipulative?

#	Name	How much growth					Comments
		High	Modest	No	Infra-structure	Other	
248	M & T Boote						Limited opportunity to expand the geographical boundaries of Arrowtown, therefore where the outer limits are set is not that critical as Arrowtown is confined by three golf courses and the Arrow River. Let the natural boundaries limit the lines drawn on the map. However, there must result from this review a much stronger planning control within the revised boundaries - these include: improved/tighter protection of all buildings & reserves in the Historic zone, all changes to be notified to HPT and Heritage Groups, if need be create a separate stronger Arrowtown section in the District Plan. Need greater protection of buildings in Buckingham St area and back lanes, including precinct backed by Romans Lane. Designation of additional protected reserves on the Arrow River and Bush Creek frontages, including better maintenance. Improved protection from development of all reserves. Tighter controls on future development within the Arrowtown boundaries, including infill and all new building - height limits, roofing materials, site density, all design to meet Arrowtown planning guidelines (if needed expand guidelines to cover all of the town). Declare what is ok and prohibit the unwanted. Make specific plans for a rest home site. Extend powers of protection of trees and ban the planting of unwanted species. If the changes allow minor expansion within the boundaries, a plan to produce greater control and protection of development should result from this review. Seek tighter controls within the District Plan to protect Arrowtown outside the RMA in spite of Government amendments.
249	B Robertson						Arrowtown has the best community in the area for a wide range of residents. While the town boundaries are now defined by a combination of natural features and planning initiatives there is room to develop further housing within these parameters. The western entrance is well defined with Millbrook to the south and the set back imposed by the Meadow Park boundary to the north. Manse road provides limited industrial development and includes consent for a commercial area. The commercial and historic zone protect both present and future buildings in the village centre. The balance of the town has older homes around the historic zone - these are characterised by smaller and/or transportable holiday homes, generous gardens and larger permanent homes . There should be allowance for more density in the Norfolk/Devon St areas and earlier stages of Adamson Drive, especially where the land is adjacent to reserves. Most of the existing properties will be redeveloped over time and the sites could easily accommodate a density of 1:250/300m <sup>2</sup> with two level construction. This would allow good use of existing resources and allow development of housing at a reasonable cost. A design guideline could be included in planning rules. Now that McDonnell Road is sealed there is scope to extend residential development along the flat areas on the north side only. There is only golf course and farm land adjacent, and the ridgeline could be protected. There is scope for cluster style development along the south side of Centennial Ave up to the golf course - this could follow the format of Chartes Green where there are established design guidelines. These initiatives will protect the existing natural boundaries while allowing limited compatible development.
250	F Powell				✓		A petrol station is needed. No available fuel means people tend to shop out of town. Object to the boundaries being extended again. Residents have been saying no to this for years. Arrowtown is seen to be a gold mining village of old world charm. The village atmosphere will be lost if further development is permitted, leading to disappointed tourists. This could severely impact on local business. Water supply and sewage disposal systems are almost at saturation point - more development will overload this infrastructure. If an upgrade is required presumably Council would need to increase rates forcing families already struggling to move away. This would be a detriment to Arrowtown's supportive and caring community. An emphatic no to development outside existing boundaries.

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		High	Modest	No	Infra-structure	Other	
251	E J Reidie						Object to the proposed extension of the Arrowtown boundary for the following reasons: Tourism - increased size will undermine the intimacy and character. Holiday numbers - important to include the number of holiday makers at peak summer season. These are a significant burden on the town's infrastructure over and above local residents. Services - water, sewerage, library and other Council provided amenities struggle to cope with existing growth, these services could not cope with additional numbers. Schooling - despite a relatively new primary school, it is full and unable to cope with additional numbers. Demographic change - the population of Arrowtown is going through significant change with a swing from older retired couples to young families. This is delivering population growth. The towns services are stretched to provide for this, let alone any additional growth provide for by an extension to the boundaries.
252	K Swaine						QLDC does not have a mandate to undertake a District Plan Change that seeks to extend the Arrowtown Boundaries. Consultation with residents over 15 years has provided feedback that the boundaries should not be extended any more. Resident have already provided QLDC with well articulated concerns - these should be addressed not ignored. The existing District Plan policies, objectives and rules should be upheld in order that the character of historic Arrowtown be protected from further inappropriate development and demolition. QLDC should focus its attention and resources to new subdivisions like Lake Hayes Estate and Jack's Point to ensure those areas do not suffer the stresses already experienced by Queenstown and Arrowtown. Population growth issues are District wide. The pressure should not be forced upon any one township. Any plan change undertaken by QLDC should propose to retain the existing Arrowtown boundaries as indicated by the current residential zoning. No more extensions should be proposed. It is disappointing that QLDC's southern extension towards Arrow Junction follows one landowners property and perhaps a handful of other individuals with vested interests in extensions to Arrowtown. Refer to the Opinion pieces in the Mountain Scene (11/12/08) & 5/2/09) for additional feedback. All feedback received by QLDC during this process should be made publicly available within the next month.
253	Mr Griffin						Opposes the use of UGB to measure growth for the following reasons: Use of an UGB to control growth is contrary to the purpose and principles of the RMA in that the location of development should be assessed on its merits and through an effects based approach. UGB will not serve any useful purpose. Any new residential activity inside the UGB would still have to follow a re-zoning process and would need to be justified under the RMA. Any change of zoning may or may not be aligned with the UGB. Locating the boundary in advance of such an assessment is unjustified. The analysis on which UGB are based is flawed eg the dwelling capacity study does not take into account the implications that PC10 will have on development density, there is no certainty that undeveloped land falling within the boundary is able to be developed to cater for the capacity required, the Growth Projections Study is extremely conservative when compared to the rate of growth as predicted through the Census and is based on many assumptions and may be incorrect. The introduction of an UGB will exacerbate the issue of affordable housing within the District.

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254	Mr & Mrs Hill						Opposes the use of UGB to measure growth for the following reasons: Use of an UGB to control growth is contrary to the purpose and principles of the RMA in that the location of development should be assessed on its merits and through an effects based approach. UGB will not serve any useful purpose. Any new residential activity inside the UGB would still have to follow a re-zoning process and would need to be justified under the RMA. Any change of zoning may or may not be aligned with the UGB. Locating the boundary in advance of such an assessment is unjustified. The analysis on which UGB are based is flawed eg the dwelling capacity study does not take into account the implications that PC10 will have on development density, there is no certainty that undeveloped land falling within the boundary is able to be developed to cater for the capacity required, the Growth Projections Study is extremely conservative when compared to the rate of growth as predicted through the Census and is based on many assumptions and may be incorrect. The introduction of an UGB will exacerbate the issue of affordable housing within the District.
255	D Spary						Have watched Arrowtown and the neighbouring area progress into the wonderful area that it is. This has been achieved by a policy of enabling modest growth in line with growth projections created by demand. Growth is the outcome of a successful community and the demand from others to live here. Growth has given us a new school, library, better infrastructure etc. The whole QLDC area is suited to further development which will happen by demand carefully managed rather than strictly controlled.
256	M Farrier						A future vision for Arrowtown should be developed based on community expectation in respect of local services and landscape. Environmental sustainability in its true meaning should be addressed. Growth should not be considered without a vision. Allow growth to infrastructure limits - this should be the limiting factor of any growth within the existing boundaries. In the last 20 years residents have already been faced with additional sewage and potable water costs because of growth on the outskirts of Arrowtown. This should not be repeated. Additional infrastructure costs should be part of development costs. Location of growth should be in current boundaries as defined in the Arrowtown Plan, not down the main roads. Where there is existing infrastructure, only if logical and aesthetically acceptable. The existing community plan boundary should be adopted until a vision for Arrowtown is formulated and agreed by the existing residents. There is a danger of external factors and particularly the tourist industry governing the growth of Arrowtown as it has tended to over the last 20 years - this has already changed the character. It is crucial that current residents are permitted to present their aspirations/vision of Arrowtown before growth is considered. Growth is putting the cart before the horse. The long term viability of the overseas tourist industry needs to be taken into account - it may be prudent to consider growth based on local survival and the ability of the planet to sustain growth. Being to reliant on one industry places the entire region at risk. Growth may provide jobs, but at whose expense? Growth is not an industry in its own right.
257	A & JA Flint						Attracted to this area because it was a small quiet peaceful village with charm & character. It still retains some of its charm and history which attracts thousands of people from around the world, in turn supporting local businesses. Extending the boundaries to become an urban sprawl would detract from its charm, thus giving visitors no reason to visit, which would be detrimental to business. Would the present infrastructure cope with increased load, and if it had to be replaced would this impact on overburdened rates? Would local schools cope with increased roll as we understand that it is full. Would water supply cope or would it need to have chemicals added? Arrowtown is already having problems with air pollution and increasing housing and population will only add to this. Suspect people promoting extending boundaries have a vested interest.. May be should be put on hold till next election and a referendum could be held and candidates could stand on their personal mandate - Councillors are elected to represent the people, unlike camping ground fiasco.

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258	Queenstown & District Historical Society 2008						The Society believe that Arrowtown's existing boundaries should not be extended for the following reasons: Arrowtown is struggling to retain its attractive village character. There seems to be understanding that Council is unable to prevent urban creep in the Rural Zone, and that by extending the Arrowtown boundary this pressure will be reduced, or be able to be handled in a more controlled manner. This is nonsense. The Council has management tools to prevent urban creep in the rural zone to contain undesirable growth. If not it should strengthen the District Plan to do so. To expand Arrowtown does not solve any defects in the District Plan. There are insufficient commercial opportunities for provision of a large scale supermarket and retail shops in Arrowtown. An Arrowtown secondary school is unlikely in the foreseeable future. It makes no economic sense to expand a town which forces residents to travel to Frankton to source education and retail opportunities when additional housing needs of the Wakatipu basin are more sensibly located nearer to these facilities eg Lake Hayes Estate, Jacks Point and Remarkables Park. A high percentage of residents who responded to the Arrowtown charrettes held over the past 10-15 years indicated they do not want Arrowtown boundaries extended and Council should respect these views.
259	E Balogh & M Keene			✓			Arrowtown has no growth needs. Since the community voted for the current boundaries in 2003 we are lead to believe that it is here to stay to preserve the village feel and quiet environment. Even with those boundaries we noticed a lot of change. Development of Adamson Drive cause a lot of extra traffic on Devon Street. The number and quality of people moving in and not appreciating the peace and quiet - fights, break ins, motorbikes on Tobins track and river reserve. Why grow at all costs? We have smog, traffic and parking problems. The school is full. It is long term residents that are being disadvantaged most. QLDC has a knack of ruining good things - just look at Queenstown - it didn't exactly turn out the way it should of. Obey the community's wishes and retain the old boundaries.
260	J Morrison						Strongly oppose extending the boundaries at the golf course end. Development at Bush Creek end could have less effect and feel on the town as it is somewhat tucked around the back. Would welcome a supermarket there and some services for the local population who get sorely neglected. We want our gas station back. Do QLDC care? We have lost the main street which is not a 'film set'. The dehumanising of the main street to suit tourists is behind a lot of fear as to what will be done to the town with more development. We feel neglected. A large elderly population can't even get the swimming pool solar heated, or another pool they can use throughout the year away from noisy youngsters.
261	S Maclachlan						Against the change to the Arrowtown boundary for the following reasons: The strength of Arrowtown as a tourist attraction is due to its size, attractiveness, history - not an expanding town like any other. The assessment of those likely to come to Arrowtown may well have changed since the initial survey due to the economic downturn. Expect the number of existing empty sections could more than accommodate any newcomers. Arrowtown has an aging population which will free up property through time. The new school has little room for further expansion - has full account been taken of the need there would be for further pressure on services such as water, sewage and electricity if further housing is built. According to recent surveys the majority of the population is against any further extension of the town's boundaries and their views must be taken into account. Leave Arrowtown as it is for all to enjoy.
262	D Clarke						Over 20 years the population has grown from 900 to 2,300 but the boundaries have largely been contained to where they are now, with the exception of Butel Park (a planning mistake fought in the courts) - a good example of urban creep that has created a disjointed suburb that bears no relation to the original town. The town was able to grow at a quick rate because of the flat residentially zoned area to the south, provided by the subdivision of the former Adamson farm. Most of this subdivision was seen as desirable and contained (by golf course and topography). Residents have fought many battles, but have succeeded in creating the amenity and ambience that people cherish - this is why they seek to live in the town and the reason people

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							<p>like to visit. Arrowtown is fortunate to be constrained by some defined boundaries in terms of three golf courses, the river and hills and the road boundaries of McDonnell Rd, Malaghans Rd and Jopp St. This has contained the town to a manageable, and in most cases walking town - although the new Dennisson subdivision and McDonnell Rd stretch the walking environment and exponentially increase traffic flows in and around town. The defined boundaries have also ensured a village atmosphere that residents like and unanimously want to retain. Town infrastructure has been established to cater for a certain size town in terms of school, pre schools, sewage, water, playing fields and reserves. The town grapples with clean air problems in winter, that has been exacerbated by the towns growth in the last 10 years, and is not under control although there are measures underway to alleviate it. There are still pockets of land within the present boundaries that have allowed for further subdivision without urban creep onto greenfield areas - around the flanks of Feehlys hill and Manse Rd and parts of the Adamson subdivision. There have been two community workshops (1994 &amp; 2003) and the production of detailed design guidelines for the town. All of these reinforce the desire to maintain the town boundaries as they are and keep the scale and walking qualities of the town, protect the low key engineering and landscape qualities of the old town, plant out a green belt, avoid any more development on the escarpment, do not jump McDonnell Rd and do not build on the west side of Centennial Ave out towards the golf club. Not sure where the southern boundary option in the UGB brief - other than it skirts a chunk of land in one ownership. This option must be strongly rejected. It would double the size of town and destroy its present amenity, requiring people to use their cars to access services and completely swamp the existing infrastructure. The Arrowtown Village Association option also includes areas of land that are unsuitable or undesirable to build on, including the Adamson escarpment and the Malaghan &amp; Centennial Ave entrances. The Village Association are a useful and diligent advocacy group, but certainly do not represent the consensus of Arrowtown opinion on this issue, and some of their committee could be considered to have vested interests. There is a push by developers to be able to continue the Adamson subdivision over the escarpment down to McDonnell Rd. Development on the escarpment has been a planning negative and the consensus at the community workshops is that no more building should occur here. Poor planning in the past is never justification to carry on poor planning. There are pockets of land south of McDonnell Rd that should not change zoning. It should stay rural general, and any application be judged on its merits. Land to the west of Centennial Ave should not be built on - it would destroy the entrance to Arrowtown, and due to shading is not suitable for residential development. Similarly land to the north of Malaghans Rd under the lea of Feehlys hill is also unsuitable for any development and has been subject to a Court hearing. The planting of a town belt and defining Arrowtown's boundaries has already been advocated, and may be an Environment Court reference. The Council's discussion document is weighted in favour of growth, based on perceived demand and the availability of infrastructure. These documents also dwell on the negative aspects of not allowing growth. The advantages of having no growth or limited growth far outweigh these negatives in terms of sense of community, amenity, heritage protection, the protection of the Arrowtown brand in relation to tourism, a valuable local industry. Villages in Europe have been able to stay villages without ribbon development destroying them due to extremely strict and rigid planning regulations. This is an extremely important consideration. The issue regarding affordable housing is a valid one and was identified in the last workshop when the sewage pond land was identified as having the ability to absorb some affordable housing. Jopp St - A lot of discussion and public concern over this area. It should not be allowed to establish a full subdivision with 100 sections. as the town's infrastructure vs population size and increase in traffic would be negative. Nor should there be any other roads established off the main road (ie land swap with the golf course) One of Arrowtown's charms is the hidden arrival and lack of ribbon development. The sludge from the ponds was never fully removed as it was never envisaged</p>



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							that this area would be built on. This area could be designed as a very attractive multi use area. McDonnell Rd below the escarpment - Concede that a few new houses could go here along the bottom of the escarpment to line up with the subdivision above. It is not desirable given the traffic issues. The industrial area at Bush Creek is getting accommodation flats above commercial buildings. This was not envisage or calculated in any assessment of new housing. There is a massive area, that should not become another Glenda Drive fiasco - industrial becoming mixed use. Arrowtown can absorb small amounts of future demand by way of infilling, but the present boundaries should be retained and reinforced by planting. No expansion of existing boundaries. Restricting growth is good sustainable urban design in Arrowtown's case - and will retain the special character which is treasured by people living, working and visiting the town. There are huge numbers of developable lots in the QLDC area, without expanding into greenfield areas on the fringe of Arrowtown and seriously degrading what many have strived to protect since the 1970's.
263	C Morrison						The present boundaries should be maintained. Believe that the size of Arrowtown contributes to its special character and a small village is what tourists want to see. Agree with Arrowtown Council's slogan was 'no ribbon development'.
264	A van der Laan						Oppose any further expansion of the Arrowtown boundary. Do not believe that population expansion has to equate to geographic spread - the challenge is to accommodate more people within the boundary by maximising available space. Do not believe the Council's population growth prediction needs to be a fait accompli - it's a prediction. More important is how big we want the population to be and how much infrastructure can cope with - should not just accept to provide 635 more residents if the result of that is going to be negative on the community. Despite requesting supporting information on the impact of future growth Council has been unable to provide any. Astonishing residents could be asked to comment on growth without any information on potential impacts, eg when will school capacity be reached, what is a safe number of vehicles, how will growth affect water supply and quality, affect of urban sprawl and visual pollution? Favour the boundary identified by the Arrowtown Community Plan. Would urge QLDC to make this the outer perimeter for development (ie contain all development within this area) to maintain the existing sense of community.

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265	B McGillan						Consider it vital for the future of Arrowtown that continued expansion continues. The vitality and community spirit is not just measured by the physical environment, but the social environment. Current shortage of realistically priced sections for development is the most significant social impact that has faced the area since the rapid uncontrolled expansion in the 1990's. The social fabric of the community is being threatened by unaffordability of housing. Arrowtown is unique, and if the historic zones are protected this will always be the case. It is important to distinguish an increased town boundary from the integrity and protection of the historic town centre and residential areas. These are separate issues, expansion of the residential zone will not impact on protection of the two historic zones. Would like to see Arrowtown as a strong, vibrant, caring community that provides for the whole life cycle of residents. There are a lot of aging baby boomers living here. Could ensure that some of the expanded boundary is set aside for rest home/hospital facility. The other group strongly represented is young parents. Some maternity facility could be incorporated in this concept. It would be a great opportunity for children to be able to afford their own property (created through a shortage of land through District Plans restricting development). A limited number of land owners owning a large percentage of development land could be countered by expansion of the boundary to include significant number of different owners. May be time for the community to consider restricting any boundary for permanent residents only as the contribution of second home owners to the community is significantly different. An expansion of the boundary would be a significant benefit to builders and tradesmen given the current economic climate (tourism numbers are likely to decrease significantly). Increase the size of the residential zone, potential to increase density and increase height. Any increased boundary should cater for the specific needs of this community. Some mixed zoning would be desirable, enabling people to live and work in the community - with social development benefits. The strangulation of the community by artificial barriers and shortages is the single most adverse matter affecting this area.	
266	C DiBert						Don't mess around with Arrowtown. Look at what you've done to Queenstown.	
#	266	6	78	102	34	7	# Comment	230
%		2.6	33.2	43.4	14.5	3.0	% Comment	86.5
							# No Comment	35
							% No Comment	13.2