

ATTACHMENT 1 – SUMMARY SCHEDULE OF UGB FEEDBACK BY ISSUE

Issues

Subject		Number of responses
1. Purpose of UGB	Manage Scale & location of growth	***** 18
	Achieve good urban areas	***** 14
	Best use of urban land	***** 12
	Maintain accessible communities	***** 12
	Prevent urban sprawl	***** 19
	Other:	<ul style="list-style-type: none"> • Protect what currently exists. • Minimise infrastructure cost through higher density mixed zoning – create self sufficient communities: work, eat, play within 2km. • Identify achievable green belt zones to manage future urban growth, not necessarily prevent it. • Boundaries will create a sense of community • Ensure urban areas conform to the landscape of the district • The historic nature of Arrowtown is unique and needs to be preserved by not developing into a big town. • Contain urban development within the natural boundaries of the landscape, such as rivers and mountains. • To protect the unique character of a very special place like Arrowtown, which has its own history and identity and should not become a suburb of Lake Hayes Estate. • Add 'supporting landowners in the maintenance of existing and/or heritage land values'. • Is there not sufficient District Plan rules to control growth – why do we need UGB? • Gated communities out. • Environmental/visual minimisation. • Protect the natural character of the community • Protect the heritage of the community

2.Issues to take into account		<ul style="list-style-type: none"> • Protect against inappropriate development. • Rate increases keeps property prices higher than other area and makes village exclusive. • Consider community's long term basic needs – easy access (by foot) to food, income & education. • Wanaka 2020 & ONL areas set by District Plan & Environment Court. • Topography, impact on ONL, accessibility and preservation of green areas (both within & beyond UGB). • Size may affect the essence of an existing community. • Possibilities of new discrete urban areas eg Lake Hayes estate. • Consider whether expansion areas can be served by schools, utilities & healthcare. • Need for economical housing • Size of towns • Geographical constraints • Landscape issues • Desire of the community first & foremost • Retention of village communities • Projected growth • Need to protect existing character of urban areas • How UGB fits into natural landscape • Facilities required in urban areas • Wishes of residents in urban areas • Infrastructure – present and required • Arrowtown should not get any bigger, it needs to be small to remain historic. There are a lot of holiday homes that could be freed up for residents. • The natural landscape, size of the town envisaged in ten years, type of housing and the demographics of the population. • The character, history and identity of Arrowtown. The wishes of the Arrowtown community expressed in the Community Plan and the recent
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		<p>poll of residents.</p> <ul style="list-style-type: none"> • The original Wanaka 2020 community resolution (2002) before consultants altered them. Specifically, the existing natural and geographical Urban Growth Boundaries, ie lakes, rivers, mountains and waterfalls. The need for direct dialogue with landowners. • Provide growth alongside existing settlements. • Think about transport options. • Proximity to infrastructure. • Natural geographic boundaries acting as green belts or buffer zones, clearly defining town from rural. • The future projected population growth and allowance for people to purchase land to build on for working families. • Infrastructure facilities and capacity. • Natural community boundaries. • Protection of visual landscape & light spill. • Adequate transport facilities. • Educational facilities. • Sports fields & community recreation facilities. • The most important consideration is the views of the residents living in the community who have the best understanding of community needs.
3.Extent of UGB useage	District wide	***** 11
	Settlement	<p>Wanaka*** 3 Queenstown* 1 Arrowtown***** 6 Glenorchy* 1 Kingston* 1 Cardrona ** 2 Frankton* 1 Luggate* 1 Hawea* 1 Plenty of areas to be developed – Jacks Point, Ladies Mile etc.</p>

4.Where should boundaries be drawn		<ul style="list-style-type: none"> • Boundaries should remain where they are. • Boundaries should be left as they are and densities increased. • Stay with Wanaka 2020 boundary. • Wanaka between State Highway & Ballentyne Rd • Arrowtown (West Butel Park, South Mc Donnell Rd, East golf course). • Arrowtown – include 4 areas: A) North-East of McDonnell Rd, B) South-West of Centennial Ave, C) Sewage Treatment Works at Jopp St, D) Bush Creek. • In Arrowtown the natural boundaries should be extended to the golf courses – which provided a green belt. • As determined by the Arrowtown Community Plan, March 2003. • The Wanaka UGB should be drawn as per the 2020 workshops (May 2002) – lake Wanaka, Clutha River, Cardrona River, Alpha face (as determined by the Environment Court) and Waterfall Creek. • Do not support the entire retention of Larch Hill, Rippon and Barn Pinch as green space within the Wanaka UGB – a more sophisticated approach is required to ensure the social and economic well being of the owners of the land. • Arrowtown • South West of Lake Hayes Estate, around Stalker Rd. • In Arrowtown the land currently zoned residential should remain the urban boundary. • Arrowtown should stick to its current boundaries – to extend it further will forever ruin its intrinsic nature.
5.Other tools	Density controls	***** 10
	Zoning alignment	***** 10
	Future urban zone	***** 15
	Green Belt	***** 15
	Other:	<ul style="list-style-type: none"> • No more growth in Arrowtown – plenty of opportunity already, school has room to expand. • Use a ‘Transport Energy Specification’ – Arrowtown has no access to

		<p>fresh affordable food without use of a car. There are no residential developments close to Remarkables Park.</p> <ul style="list-style-type: none"> • Plan change to tighten up development in the ONL in the Upper Clutha. • Creation of reserve land around the boundary to the greatest extent possible. • Green belts should be defined as numerous intra urban green zones with public access, as opposed to a restrictive collar. • Blue belt – water bodies are a pre existing natural and physical boundary, this was recognised at the Wanaka 2020 workshops. • Undefined greenbelt is meaningless. Green reserve areas accessibly linked for public access by walkways.
6.Other comments		<ul style="list-style-type: none"> • No opportunity to object to UGB. • Consider 10 principles of intelligent urbanism – ‘<i>We shape our buildings, thereafter they shape us</i>’ Winston Churchill • Protection of landscape values in Wanaka & Upper Clutha is a key result. • Cannot future proof against future growth, but it can be managed in an aesthetic manner – include green belts within future urban growth to preserve country feel. • Make use of existing topography, zones & infrastructure. • Arrowtown has distinctive features that point to growth boundaries being confined very close to where they presently are. Its small size makes it distinctive & attractive to tourists. Locals have chosen to live in Arrowtown because of its size and difference to Queenstown. Golf courses and farm land provide natural boundaries – urban growth should not go past them. • Health Impact Assessment. • Support growth management based on – provide a reasonable level of growth adjacent to existing settlements, the ability of the landscape to absorb additional development, the ability to connect to existing infrastructure without imposing a cost on the wider community, constraints do not artificially inflate land prices and the provision of affordable housing.

		<ul style="list-style-type: none"> • Include provision for residential growth on land to the west of Lake Hayes Estate. • Arrowtown can absorb small amounts of infill development. The present boundaries should be retained and reinforced by planting. This is good urban design and will retain the special character. • There are huge numbers of developable lots in QLDC without expanding into Greenfield areas on the fringes of town. • The residents of each urban area where an UGB is proposed must be consulted. • Keep Arrowtown historic & small – do not want development. • Each boundary must be considered on a case by case basis. • Concerned about the arbitrary lines drawn around the western boundary subsequent to the Wanaka 2020 workshop. • Dialogue with land owners is essential to facilitate positive UGB definitions. • Ability for landowners to maintain existing and/or heritage land values is essential. • Urban Growth Boundaries should not restrict the chance to enlarge or develop settlements similar to Lake Hayes Estate & Quail Rise. • There needs to be more community discussion on this subject. • Council must allow for controlled growth. There is land available and demand. If future growth is not allowed house prices will rise, forcing labour shortages and working families to leave the area. • In a recent poll of Arrowtown residents 97% said that they did not want the current residential boundary expanded (35% of Arrowtown's population responded to the poll). Council should consider the overwhelming response and provide Arrowtown residents with more information and consultation on any plans to move the current boundary.
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* Analysis based on completed feedback forms (# 24)

ATTACHMENT 2 – SUMMARY SCHEDULE OF UGB FEEDBACK BY RESPONDENT

Submitters

#	Name	Address/Location	Summary of main issues
1	Southland District Council	Invercargill	Spill over growth in Athol.
2	GD Shepherd	Arrowtown	<ul style="list-style-type: none"> • Growth of Arrowtown ruining feeling of village. • Golf courses provide a good buffer and pleasant entrance.
3	K Sutherland	Queenstown	The (Wakatipu) Basin is past saving.
4	G Oldenhof	Arrowtown	<ul style="list-style-type: none"> • Purpose should be to protect what exists. Boundaries should remain where they are. • Rate increases keeps property prices higher than other area and makes village exclusive. • Views can be compromised. • Plenty of areas to be developed – Jacks Point, Ladies Mile etc. • No more growth in Arrowtown – plenty of opportunity already, school has room to expand. • No opportunity to object to UGB.
5	V Crowther	Arrowtown	<ul style="list-style-type: none"> • Minimise infrastructure cost through higher density mixed zoning – create self sufficient communities: work, eat, play within 2km. • Consider community's long term basic needs – easy access (by foot) to food, income & education. • Urban sprawl has already impacted too heavily on Wanaka & Wakatipu. • Boundaries should be left as they are and densities increased. • Use a 'Transport Energy Specification' – Arrowtown has no access to fresh affordable food without use of a car. There are no residential developments close to Remarkables Park.

			<ul style="list-style-type: none"> Consider 10 principles of intelligent urbanism – ‘<i>We shape our buildings, thereafter they shape us</i>’ Winston Churchill
6	D Thorn	Auckland	<ul style="list-style-type: none"> Managing the scale & location of growth and preventing urban sprawl should be paramount in Wanaka. Wanaka 2020 boundary & ONL areas should be taken into account. Plan change to tighten up development in the ONL in the Upper Clutha. Protection of landscape values in Wanaka & Upper Clutha is a key result.
7	Department of Conservation	Queenstown	Land subject to Tenure Review can feature in communities thinking and sense of place. This is particularly pertinent to Arrowtown. The role of this land should be an integral part of determining urban boundaries.
8	Willowridge Developments Ltd	Wanaka	<ul style="list-style-type: none"> Support the growth boundaries in the Wanaka Structure Plan 2007. The outer boundary is necessary for any growth that cannot be accommodated within the inner growth boundary over the next 20 years. If UGB are used in the District Plan they should have a review mechanism, no longer than 5 years.
9	Orchard Road Holdings Ltd	Wanaka	<ul style="list-style-type: none"> The Wanaka Structure Plan 2007 inner and outer growth boundaries reflect future land needs, and are supported. If UGB are to be incorporated into the District Plan these should rely on the work undertaken to inform the Wanaka Structure Plan. Some flexibility should be provided to allow land within the outer growth boundary to come forward when needed, with a review mechanism at least every 5 years. Consent for industrial subdivision within the inner growth

			boundary at Ballentyne Rd will allow infrastructure servicing of the adjacent future residential area, making it efficient for inclusion within the inner boundary.
10	T Drayton	Wanaka	<ul style="list-style-type: none"> • Identify achievable green belt zones to manage future urban growth, not necessarily prevent it. • Topography, impact on ONL, accessibility and preservation of green areas (both within & beyond UGB). • Wanaka future urban growth between State Highway & Ballentyne Rd • Cannot future proof against future growth, but it can be managed in an aesthetic manner – include green belts within future urban growth to preserve country feel. • Make use of existing topography, zones & infrastructure. • Design controls will assist integration of different zones.
11	J Lapsley	Arrowtown	<ul style="list-style-type: none"> • Size may affect the essence of an existing community. • Possibilities of new discrete urban areas eg Lake Hayes estate. • UGB for Arrowtown, Glenorchy, Kingston, Cardrona & Frankton. • Arrowtown has distinctive features that point to growth boundaries being confined very close to where they presently are. Its small size makes it distinctive & attractive to tourists. Locals have chosen to live in Arrowtown because of its size and difference to Queenstown. Golf courses and farm land provide natural boundaries – urban growth should not go past them.
12	Otago Regional Council	Dunedin	<ul style="list-style-type: none"> • UGB should take account of air quality, wetlands, landscape, heritage, high class soils, contaminated land, availability of services, natural hazards and transport. • UGB should be considered for the following areas Queenstown (including Frankton & Wakatipu basin), Wanaka, Kingston,

			Arrowtown, Glenorchy, Cardrona, Albert Town, Hawea and Luggate.
13	Otago District Health Board	Dunedin	<ul style="list-style-type: none"> Consider whether expansion areas can be served by schools, utilities & healthcare. A co-ordinated approach is needed. Another tool is Health Impact Assessments.
14	Wanaka Residents Association	Wanaka	Strongly of opinion that the Wanaka 2020 boundaries should be adopted.
15	Office of Treaty Settlements	Wellington	<ul style="list-style-type: none"> The status of Plantation Forest, Wanaka should be taken into account and regard should be given to recognising and providing for the relationship of Maori with the land, kaitiakitanga and the principles of the Treaty of Waitangi. Further consultation should be undertaken with the Minister of Maori Affairs and Ngai Tahu.
16	Ministry of Education	Christchurch	<ul style="list-style-type: none"> Generally support use of Urban Growth Boundaries. They provide more certainty where growth will occur and help planning for school networks. A consequence of growth boundaries can be increased competition for land. Ideally there should be mechanisms to help planning for community facilities, eg Structure Plans. Areas of interest: Queenstown, Arrowtown, Wanaka, Hawea, Kingston & Cardrona.
17	David Cole – Queenstown Lakes Community Housing Trust	Queenstown	<ul style="list-style-type: none"> Can provide relief from endless lines of fencing screening private plots. Additional weight should be given to greater community issues than individual submissions. There is a compelling case for including Jopp Street within the Arrowtown boundary. There is no other Council land holding within the Wakatipu that can be substituted. Without access to these types of opportunity for supply side solutions, the Trust's

			<p>agenda will be severely compromised.</p> <ul style="list-style-type: none"> Enhances the whole amenity of the district and prevents Auckland like sprawl. The challenge is going to be for the land owners on the other side of the boundary. The community/Council will have to this address issue. Perhaps need to consider compensation or purchase/covenants to guarantee no zone extensions – potentially from developers reserve contributions. Unreasonable to for the imposition to rest entirely on land owners.
18	Ellenslea Farm Trust	Ladies Mile, Queenstown	<ul style="list-style-type: none"> Support growth management based on – provide a reasonable level of growth adjacent to existing settlements, the ability of the landscape to absorb additional development, the ability to connect to existing infrastructure without imposing a cost on the wider community, constraints do not artificially inflate land prices and the provision of affordable housing. Include provision for residential growth on land to the west of Lake Hayes Estate.
19	D Spary	Arrowtown	<ul style="list-style-type: none"> Huge change is a fact and will continue whilst there is demand. Wakatipu Basin has changed from principally large farms to expanded settlements. Should revisit the best balance between urban, semi urban and rural. Previously done to look at satellite areas, hamlets, rural residential and lifestyle. Depending on the balance chosen there may be a need for more or less urban expansion. Issues equally applicable in Glenorchy, Kingston, Gibbston, Wanaka, Cardrona, Hawea Flat and Makarora.
20	D Clarke	Lake Hayes	<ul style="list-style-type: none"> Arrowtown is constrained by defined boundaries (golf courses, river, hills and roads – McDonnell, Malaghans & Jopp St). These have contained it to a manageable, walking town with village atmosphere. The town's infrastructure has been established to cater for a certain size. There are still pockets of land within the present boundaries that allow further subdivision without urban

			<p>creep. Community workshops have reinforced the desire to maintain town boundaries, keep the scale, plant green belt, avoid development on the escarpment and not jumping McDonnell Rd or on the west side of Centennial Ave. A lot of concern over the former sewage ponds on Jopp St – residential development should not be allowed, it should be mixed use with community facilities (the sludge was never fully removed).</p> <ul style="list-style-type: none"> • Arrowtown can absorb small amounts of infill development. The present boundaries should be retained and reinforced by planting. This is good urban design and will retain the special character. • There are huge numbers of developable lots in QLDC without expanding into Greenfield areas on the fringes of town.
21	J Feehley	Arrowtown	<ul style="list-style-type: none"> • Ensure that urban areas conform to the landscape of the district. • Take account of: projected growth, protecting existing character, boundaries to fit into the natural landscape, the facilities required in urban areas, the wishes of residents and infrastructure (present & required). • Residents of each urban area where an UGB is proposed must be consulted. • Include four areas within the Arrowtown Boundary: A) North-East of McDonnell Rd – Future Urban, B) South-West of Centennial Ave – Future Urban, C) Sewage Treatment Works at Jopp St – retain rural zone and use as reserve until 2016, if it is then decided that development is required take account of the Arrowtown Plan and Design Guide, D) Bush Creek – Recreation Reserve.
22	Arrowtown Village Association	Arrowtown	<ul style="list-style-type: none"> • Ensure that urban areas conform to the landscape of the district. • Take account of: projected growth, protecting existing character, boundaries to fit into the natural landscape, the facilities required in urban areas, the wishes of residents and infrastructure (present & required). • Residents of each urban area where an UGB is proposed must

			<p>be consulted.</p> <ul style="list-style-type: none"> • Include four areas within the Arrowtown Boundary: A) North-East of McDonnell Rd – Future Urban, B) South-West of Centennial Ave – Future Urban, C) Sewage Treatment Works at Jopp St – retain rural zone and use as reserve until 2016, if it is then decided that development is required take account of the Arrowtown Plan and Design Guide, D) Bush Creek – Recreation Reserve.
23	Longshot Ltd	Queenstown	<ul style="list-style-type: none"> • Failure to address the issue of Heavy Industry and make zoning provisions for – gravel processing & stockpiling, rock, glass & recycled concrete crushing, sawmilling, firewood production, ready mix batching, earthmoving contractors, trucking hub yards, large crane yards, car wrecking and all other noisy, dirty or unsightly activities. • Existing industrial areas are so diluted with general business, commercial and residential that they are no longer appropriate for heavy industry. • 50 Ha of industrial zone is needed in a central hub to serve the district. In a discrete location with minimum neighbours, good access and power available – the eastern area of the Shotover delta, confluence with the Kawarau river off Stalker Road. The lower river terrace has consent for stockpiling and processing river gravels. Noise from the airport will not affect heavy industry.
24	M & K Evans	Arrowtown	<ul style="list-style-type: none"> • The historic nature of Arrowtown is unique and needs to be preserved by not developing into a big town. • There are a lot of holiday homes that could be freed up for residents.
25	J Richardson	Arrowtown	<ul style="list-style-type: none"> • Contain urban development within the natural boundaries of the landscape, such as rivers and mountains. • Should take account of the natural landscape, size of the town envisaged in ten years, type of housing and the demographics of the population.

			<ul style="list-style-type: none"> • UGB need to be capable of changing if the population wishes to expand. • In Arrowtown the natural boundaries should be extended to the golf courses – which provided a green belt.
26	S Weir	Arrowtown	<ul style="list-style-type: none"> • To protect the unique character of a very special place like Arrowtown, which has its own history and identity and should not become a suburb of Lake Hayes Estate. • The wishes of the Arrowtown community expressed in the Community Plan and the recent poll of residents should be taken into account. • Creation of reserve land around the boundary to the greatest extent possible. • Each boundary must be considered on a case by case basis.
27	Wanaka Station Trust	Wanaka	<ul style="list-style-type: none"> • Agree with 'promoting good urban outcomes and safeguarding the setting of settlements within the wider landscape' and would add – supporting landowners in the maintenance of existing and/or heritage land values. • Issues to be taken into account - the original Wanaka 2020 community resolution (2002) before consultants altered them. Specifically, the existing natural and geographical Urban Growth Boundaries, ie lakes, rivers, mountains and waterfalls. The need for direct dialogue with landowners. • The Wanaka UGB should be drawn as per the 2020 workshops (May 2002) – lake Wanaka, Clutha River, Cardrona River, Alpha face (as determined by the Environment Court) and Waterfall Creek. The Trust does not support the entire retention of Larch Hill, Rippon and Barn Pinch as green space within the UGB – a more sophisticated approach is required to ensure the social and economic well being of the owners of the land. • Do not support the use of Green Belts unless they are created by the use of publicly owned land. Green belts should be defined as numerous intra urban green zones with public access, as

			<p>opposed to a restrictive collar. Green belts that have stood the test of time (Dunedin & Wellington) retain public ownership as reserves. This provides a significant amenity and recreational role without disadvantaging property owners. It is not clear if QLDC intends to acquire land for green belts around Wanaka. It is inappropriate to impose restrictions under the RMA on private landowners to the effect that the land would effectively be held for public benefit. Issues of property rights and equity will need to be resolved between Council and landowners.</p> <ul style="list-style-type: none"> • Blue belt – water bodies are a pre existing natural and physical boundary, that was recognised at the Wanaka 2020 workshops. • Concerned about the arbitrary lines drawn around the western boundary subsequent to the Wanaka 2020 workshop. • Dialogue with land owners is essential to facilitate positive UGB definitions. • If a UGB is considered necessary the boundary for the west of Wanaka should be Waterfall Creek.
28	WESI	Arrowtown	<ul style="list-style-type: none"> • WESI's reference to the District Plan in 1996 requested the definition of the Arrowtown boundary. It is recognised that the boundary has been pushed out numerous times with the trend continuing with recent proposals for subdivision in the rural areas. As requested by the Environment Court WESI submitted a map showing a planted greenbelt and a no build margin. One of the goals was to prevent urban sprawl. The map is an example of the mechanism to define Urban Growth Boundaries in the wider district. • Commend Council for consulting on Urban Growth Boundaries. – the UGB approach has merits. However, over the past 15 years Council has been weak at protecting the rural areas from urban sprawl, and it is not clear that the addition of another layer in the District Plan will remedy this. • There are already mechanisms in the District Plan that can be

			used to achieve what UGB seek. Council needs to uphold the District Plan. The challenge is to represent the interests of current and future residents, whether or not it goes down the UGB path.
29	J Bell	Wanaka	<ul style="list-style-type: none"> • Boundaries often have an effect that was not intended for the land outside the boundary – defining urban boundaries affects rural areas. This is not desirable and inflicts unnecessary rules on areas that the proposal never intended. • A comprehensive study of the whole basin needs to be undertaken and outcomes pulled together to allow a less prescriptive and unintentional outcome being implemented by default. • Urban fences constrain markets and have the reverse effect. They cannot withstand demand pressures, price increase and the cork will eventually blow, which leads to even more ad hoc, unconstrained sprawl and unregulated piecemeal resource consents, rather than sensible long term land use planning. • Any process that only focuses on one aspect is not a good long term solution.
30	J Edmonds	Arrowtown	<ul style="list-style-type: none"> • A low density residential concept plan has been prepared for land situated between Arrowtown golf course, Centennial Ave and McDonnell Rd. • The medium to long term management and containment of Arrowtown can be undertaken through maintaining the land use that occurs around its periphery. • Arrowtown is unique in having topographic and large scale land holdings around the outer edge that successfully contain the town – Arrow river, steep northern backdrop, Feely Hill, Millbrook, the Hills golf club and Arrowtown golf club. These features have considerable depth and form a logical extent to growth. Any land beyond these features is separated by such a distance that the land holdings no longer share any similar characteristics with Arrowtown. The width of these boundary features guarantees that

			<p>land on the outer edge has a distinctly rural character.</p> <ul style="list-style-type: none"> • The southern end of Arrowtown currently has a blunt edge, where low density residential abruptly meets rural general. • The identified land is suitable for rezoning to provide a visually appropriate transition. Any plan change that might affect the urban edge should include this land within residential zoning. • Support the concept of UGB for Arrowtown. However, feel that the boundary is already well entrenched. It could be further defined through policies and objectives, and rezoning land inside the UGB.
31	L, D, S, N & C Mills	Wanaka	<ul style="list-style-type: none"> • Agree with 'promoting good urban outcomes and safeguarding the setting of settlements within the wider landscape' and would add – supporting landowners in the maintenance of existing and/or heritage land values. • Issues to be taken into account - the original Wanaka 2020 community resolution (2002) before consultants altered them. Specifically, the existing natural and geographical Urban Growth Boundaries, ie lakes, rivers, mountains and waterfalls. The need for direct dialogue with landowners. • The Wanaka UGB should be drawn as per the 2020 workshops (May 2002) – lake Wanaka, Clutha River, Cardrona River, Alpha face (as determined by the Environment Court) and Waterfall Creek. • Green belts should be defined as numerous intra urban green zones with public access, as opposed to a restrictive collar. • Blue belt – water bodies are a pre existing natural and physical boundary, that was recognised at the Wanaka 2020 workshops. • Concerned about the arbitrary lines drawn around the western boundary subsequent to the Wanaka 2020 workshop. • Dialogue with land owners is essential to facilitate positive UGB definitions. • Ability for landowners to maintain existing and/or heritage land

			values is essential.
32	K Ball	Queenstown	<ul style="list-style-type: none"> • Is there not sufficient District Plan rules to control growth – why do we need UGB? • Provide growth alongside existing settlements. • Think about transport options. • Urban Growth Boundaries should not restrict the chance to enlarge or develop settlements similar to Lake Hayes Estate & Quail Rise. • There needs to be more community discussion on this subject.
33	L Rogerson	Arrowtown	<ul style="list-style-type: none"> • Ensure that urban areas conform to the landscape of the district. • Take account of: projected growth, protecting existing character, boundaries to fit into the natural landscape, the facilities required in urban areas, the wishes of residents, • Residents of each urban area where an UGB is proposed must be consulted.
34	R & R Jones	Ladies Mile, Queenstown	<ul style="list-style-type: none"> • Proximity to existing infrastructure should be taken into account. • Support Arrowtown retaining its historic identity by stopping urban sprawl, but this means other areas will be required to absorb future growth. • Land south/west of Lake Hayes Estate would be ideal for future urban growth – connectivity with Lake Hayes Estate, less visible, existing access to State Highway, close proximity to infrastructure minimises burden to rate payers, additional population would support facilities.
35	J & J Blennerhassett	Wanaka	<ul style="list-style-type: none"> • Gated communities out! • Agree with ‘promoting good urban outcomes and safeguarding the setting of settlements within the wider landscape’ and would add – supporting landowners in the maintenance of existing and/or heritage land values. • Issues to be taken into account - the original Wanaka 2020 community resolution (2002) before consultants altered them.

			<p>Specifically, the existing natural and geographical Urban Growth Boundaries, ie lakes, rivers, mountains and waterfalls. The need for direct dialogue with landowners.</p> <ul style="list-style-type: none"> • The Wanaka UGB should be drawn as per the 2020 workshops (May 2002) – lake Wanaka, Clutha River, Cardrona River, Alpha face (as determined by the Environment Court) and Waterfall Creek. • Undefined greenbelt is meaningless. Green reserve areas accessibly linked for public access by walkways. • Green belts should be defined as numerous intra urban green zones with public access, as opposed to a restrictive collar. • Blue belt – water bodies are a pre existing natural and physical boundary, that was recognised at the Wanaka 2020 workshops. • Concerned about the arbitrary lines drawn around the western boundary subsequent to the Wanaka 2020 workshop. • Dialogue with land owners is essential to facilitate positive UGB definitions. • Ability for landowners to maintain existing and/or heritage land values is essential.
36	R Newman	Arrowtown	<ul style="list-style-type: none"> • Ensure urban areas conform to the natural landscape of their area. • Take account of - natural geographic boundaries acting as green belts or buffer zones (clearly defining town from rural), the future projected population growth and allowance for people to purchase land to build on for working families, infrastructure facilities and capacity. • Include four areas within the Arrowtown Boundary: A) North-East of McDonnell Rd, B) South-West of Centennial Ave, C) Sewage Treatment Works at Jopp St, D) Bush Creek – Reserve. • Council must allow for controlled growth. There is land available and demand. If future growth is not allowed house prices will rise, forcing labour shortages and working families to leave the area.

37	Ladies Mile Partnership	Ladies Mile, Queenstown	<ul style="list-style-type: none"> • Recognise the need to manage growth to assist with the District Plan policy formulation, infrastructure planning and funding under the LTCCP. • Under the District Plan growth management will occur primarily through zoning and in accordance with the following objectives – provide a reasonable level of growth adjacent to existing settlements, the ability of the landscape to absorb additional development, the ability to connect to existing infrastructure without imposing a cost on the wider community, constraints do not artificially inflate land prices and the provision of affordable housing. • 130 Ha of land to the west of Lake Hayes Estate is contained by river banks and terraces. Its development would not promote urban sprawl. It has been used as grazing and agricultural land. There are two areas of ecological importance (terrace slope escarpments & wetland east of the Shotover river). Early survey maps (1867) show the area subdivided into lots for agricultural activity. Archaeological investigations have identified a single storey building dating to the 1860/70s. The Lower Shotover settlement grew to a level where it supported a school, hotel, community hall and blacksmith. A residential cluster still exists by the State Highway bridge, and has recently been enlarged by rural lifestyle blocks. The topography of the area sets the site into the landscape. The location of development is able to be absorbed into the landscape without adversely affecting the natural character of the surrounding ONL. The majority of the site is flat with high sunshine hours. There is also access to an established source of gravel aggregate. • The proposal is to establish a predominantly residential housing development, offering additional land for affordable housing and a site for an early childhood facility and primary school. Access would be via Stalker Rd and link through to Lake Hayes Estate.
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			<p>There would be greenspace, walkways and cycle paths alongside the road network and connection to Old School Rd giving access to Quail Rise. A park & ride facility would help to reduce traffic onto the State Highway.</p> <ul style="list-style-type: none"> • It is appropriate for long term growth planning to recognise the established resource at Lake Hayes Estate. Making provision for growth adjacent to this area, where there is infrastructure and utility services (including direct access to SH6), is appropriate. The site has the ability to absorb development into the landform. The rapid uptake of affordable housing at Lake Hayes Estate demonstrates a ready market for residential development in the vicinity.
38	G Dalbeth	Arrowtown	<ul style="list-style-type: none"> • How are the current District Plan mechanisms deficient? The perceived deficiencies need to be researched and new mechanisms devised. • Prefer more smaller self sufficient communities than fewer larger settlements. • Do UGBs need to be introduced, can the District Plan do the same work? • The Discussion Document lacked substance – therefore unsure of the purpose of UGB. • The main purpose of defining urban boundaries are to protect – a) existing natural character, b) the social well being of a settlement maintaining a positive cohesive sense of community by preventing urban sprawl and development which would extend the size of a settlement to the extent that it would materially alter the existing character of the community, c) the historic heritage of Arrowtown as a small village, d) relatively undeveloped rural land containing areas of open space from inappropriate development which is out of scale. • The most important factor is to consider the views of existing residents, as they best understand the community and will be

			<p>most affected by any change.</p> <ul style="list-style-type: none"> • Consider the level and type of development that has occurred in nearby settlements. In particular to consider whether the natural character of the Wakatipu area would be best managed sustainably by continuing to provide for growth in settlements already significantly altered by recent development and preventing the expansion of less altered communities to ensure the historic character of some parts of the area are protected for the future. • The system used to set boundaries needs to consider each settlement on an individual basis. Applying a blanket formula will fail to take account of the unique and individual needs of each community. • The land currently zoned residential should remain the urban boundary for Arrowtown. • The Discussion Document fails to mention the Arrowtown Community Plan and fails to inform the Arrowtown residents of all the relevant background information.
39	J Bagrie	Ladies Mile, Queenstown	<ul style="list-style-type: none"> • Environmental/visual minimisation. • Take account of – natural community boundaries, protection of visual landscape & light spill, adequate transport facilities, educational facilities, sports fields & community recreation facilities. • Be proactive and not reactive – what can be done rather than what may not. • Preserve physical and landscape values and ensure adequate provision is made for growth for people and housing. • Identify appropriate areas to accommodate residential development that will have a minimal effect on the landscape. • The lower Shotover area west of Lake Hayes Estate is the most suitable area within the region for residential growth. It provides opportunity for community facilities to be developed and a park &

			ride transport hub with the least impact on the environment and landscape.
40	M & B Thomas	Arrowtown	<ul style="list-style-type: none"> • Protect the natural character of the community, the heritage of the community and against inappropriate development. • The most important consideration is the views of the residents living in the community who have the best understanding of community needs. • Each settlement should be considered on a case by case basis, due to the unique requirements of each community. • In Arrowtown the land currently zoned residential should remain the urban boundary. • In a recent poll of Arrowtown residents 97% said that they did not want the current residential boundary expanded (35% of Arrowtown's population responded to the poll). Council should consider the overwhelming response and provide Arrowtown residents with more information and consultation on any plans to move the current boundary.
41	J Saxby	Arrowtown	<ul style="list-style-type: none"> • Arrowtown should stick to its current boundaries – to extend it further will forever ruin its intrinsic nature. • The Discussion Document was neither easy to understand or concise. If the aim is to waffle us all into submission it might just work.
42	K Burdon/Lake Hayes Estate Community Association	Lake Hayes Estate	<ul style="list-style-type: none"> • In favour of the proposed Ladies Mile Partnership residential scheme. Attracted to the idea of an area zoned for childcare and schooling. Lake Hayes Estate will be mostly screened from State Highway 6. There would be alternative access in the event of an accident and school children would not need to use SH6. • While Council must keep some control on urban growth it should be flexible to allow for changing demands. • Would like to know if there are any growth boundaries for Lake Hayes Estate and where they are.

43	M Stafford-Bush & J Bennie	Arrowtown	<ul style="list-style-type: none"> • The main purpose of defining urban boundaries are to protect – a) existing natural character, b) the social well being of a settlement maintaining a positive cohesive sense of community by preventing urban sprawl and development which would extend the size of a settlement to the extent that it would materially alter the existing character of the community, c) the historic heritage of Arrowtown as a small village, d) relatively undeveloped rural land containing areas of open space from inappropriate development which is out of scale. • The most important factor is to consider the views of existing residents, as they best understand the community and will be most affected by any change. • Consider the level and type of development that has occurred in nearby settlements. In particular to consider whether the natural character of the Wakatipu area would be best managed sustainably by continuing to provide for growth in settlements already significantly altered by recent development and preventing the expansion of less altered communities to ensure the historic character of some parts of the area are protected for the future. • The system used to set boundaries needs to consider each settlement on an individual basis. Applying a blanket formula will fail to take account of the unique and individual needs of each community. • The land currently zoned residential should remain the urban boundary for Arrowtown. • The Discussion Document fails to mention the Arrowtown Community Plan and fails to inform the Arrowtown residents of all the relevant background information.
44	K Cambell	Arrowtown	<ul style="list-style-type: none"> • A drop in session should be held in Arrowtown before Plan Change 29 is progressed. Arrowtown specific documentation would help clarify the scope of the UGB.

			<ul style="list-style-type: none"> • A generic approach is unlikely to address common concerns. Queenstown, Kingston & Arrowtown have many worthwhile unique features and characteristics. • Many residents don't consider Arrowtown a developed 'urban' area as it retains a great deal of rural and non commercialised charm. • Community safety is an important principle for Arrowtown. • The unique character of Arrowtown, including year round residents means that the town's infrastructure needs are quite different compared to Queenstown's transient nature. • It is important for residents to be made aware of any commercial imperatives by landowners (rezoning or subdivision proposals). • The principles in the Discussion Document focus on extension of boundaries. They do not provide an alternative for no extension. Some of the principles are difficult to grasp and apply to the character of Arrowtown. • Unclear why UGBs are a necessary tool unless a large scale development was planned between Arrowtown and Arrow Junction. • All townships in the district have distinct character, populations, requirements and imperatives. A broad overarching policy risks standardisation and dissolving the unique aspects of our communities.
45	J Blennerhassett	Christchurch	<ul style="list-style-type: none"> • Agree with 'promoting good urban outcomes and safeguarding the setting of settlements within the wider landscape' and would add – supporting landowners in the maintenance of existing and/or heritage land values. • Issues to be taken into account - the original Wanaka 2020 community resolution (2002) before consultants altered them. Specifically, the existing natural and geographical Urban Growth Boundaries, ie lakes, rivers, mountains and waterfalls. The need for direct dialogue with landowners.

			<ul style="list-style-type: none"> • The Wanaka UGB should be drawn as per the 2020 workshops (May 2002) – lake Wanaka, Clutha River, Cardrona River, Alpha face (as determined by the Environment Court) and Waterfall Creek. • Green belts should be defined as numerous intra urban green zones with public access, as opposed to a restrictive collar. • Blue belt – water bodies are a pre existing natural and physical boundary, that was recognised at the Wanaka 2020 workshops. • Concerned about the arbitrary lines drawn around the western boundary subsequent to the Wanaka 2020 workshop. • Dialogue with land owners is essential to facilitate positive UGB definitions. • Ability for landowners to maintain existing and/or heritage land values is essential.
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Location of responses:

Arrowtown 19 + 400 'Concerned Arrowtown Residents' forms

Wanaka 8

Queenstown 5

Ladies Mile/Lake Hayes Estate, Queenstown 5

Invercargill 1

Auckland 1

Dunedin 2

Wellington 1

Christchurch 2

Lake Hayes 1

Total: 445