

Arrowtown Village Association
Submission to Ladies Mile Development Proposal
May 2021

Introduction

The Arrowtown Village Association (AVA) is a volunteer-run incorporated society that works in an energetic, co-operative and organised way for the benefit of the village of Arrowtown. The AVA is a recognised community association by the Queenstown Lakes District Council and is the appointed guardian of the *Shaping Our Future Arrowtown (SOF) 2017 Report*. SOF is the most recent visioning document for the future in Arrowtown compiled following intensive community consultation.

Arrowtown Village Association wishes to provide the following feedback on the Ladies Mile Masterplan.

We take an opposing stance to the Te Putahi Ladies Mile Masterplan due to the proposed rezoning to high density housing.

Our concerns relate to the following:

1. High intensity multi-storey development changing the character of the Whakatipu Basin
2. Potential traffic congestion
3. Parking Issues
4. Potential alternative of intensification in other built-up areas in the Whakatipu Basin
5. Loss of greenspace
6. Other Effects

1. High intensity multi-storey development changing the character of the Whakatipu Basin

- a) Potential exists for the Ladies Mile development to become a precedent for other high to medium development areas in the Whakatipu with six to seven storey buildings, inadequate parking, difficult vehicle access, limited green space and the risk of public transport being too infrequent with limited destination options to replace private vehicles

Our view is that a multi-storey high-rise development in Ladies Mile is inappropriate land-use within the given landscape.

2. Potential Traffic Congestion

Our reference point is taken from the SoF (2017) Visioning Report for Arrowtown:

Community Pillar 6.4 p12

Recommendation: QLDC/ORC provides a regular, cost effective public transport system that enables easy access between Arrowtown and other districts in the region

- a) Appendix b 2 Transport Strategy in the Masterplan states that only 17% of residents in LHE/SC are tradesmen. This is a group who may well be attracted to living in Ladies Mile

and, unable to utilize public transport, would contribute to traffic congestion particularly in early evening when returning home.

- b) Current Traffic congestion is attributed in part to 34% families dropping their children to school. The plan intends to reduce this stating on p4 that 57% people would be non-car alone travellers ie bus, e bike, walk, still leaving 43% of an increased population using car alone mode. This remains a significant impact on congestion. In our view, not enough effort or thought has been put into public transport solutions to ease the inevitable congestion problems – for example effective bus lanes etc
- c) A second Shotover Bridge has been deemed unnecessary. No matter what plan is accepted, the wider community is still contending with an increased population, and it must be remembered that people will still be commuting from Wanaka, Cromwell and Arrowtown.
- d) It is not readily apparent in the Masterplan how the timing of any infrastructure for traffic management will be put into effect. In our view, any introduction of bus lanes would need to be prior to the onset of the proposed development, and changes to bus scheduling would need to be implemented concurrent with the development since the development itself is likely to cause considerable disruption to traffic.

Our view is that this commuting population will disproportionately suffer from increased commuting times due to the congestion, and that more thought needs to be put into solutions for this interest group.

3. Parking Issues

- a) The Ladies Mile Plan allows for a high-density development of 6 storey buildings with limited provision for parking vehicles. There is an assumption that a small provision of parking spaces will decrease traffic volumes.

Our view is that as well as impacting on Ladies Mile this would create a precedent for other areas in the Whakatipu.

4. Potential alternative of intensification in other built-up areas in the Whakatipu Basin and generally setting a precedent for other high- medium density development

Our reference point is taken from the SoF (2017) Visioning Report for Arrowtown:

Heritage appendix 1 p16

Long term aspirational goal: 2(b) Trees, streetscapes and greenspaces are protected and enhanced to reflect the character of Arrowtown – continually maintaining the heritage of buildings, greenspaces and local environment

Character appendix 2 p18

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

- a) Arrowtowners remain relieved that the Intensification proposed several years ago has been put to rest. Our community values highly the special character we have due to relative low density with reasonable greenspaces. This, with our historic management zone, is a real drawcard for both residents and visitors alike. We wish to express concern should any changes to the Ladies Mile Masterplan result in intensification being considered in our small village, recalling that we were voted NZ's most beautiful small town in 2020.

5. Loss of greenspace

- a) From the perspective of residents in the wider Whakatipu, Arrowtown Village Association expresses concern at the continual eroding of greenspace and agricultural land in the Whakatipu Basin. We wonder at what point will there have been enough development in this area, despite it being a sought-after place to live?

Our view is that greenspaces are a key feature of the wider Whakatipu district

6. Other Effects

- a) Disposal of Sewerage

We enquire as to the disposal of sewerage. Media reports indicate that the Whakatipu Basin is potentially at maximum level for disposal at the Shotover ponds and excess is already transported to the Awarua site in Central Southland. Our view is that this is an unfair situation which would be further exacerbated by increased housing development.

- b) Impact of COVID on Whakatipu Growth

No consideration seems to have been given to the impact on growth of the pandemic, the slump in tourist numbers and the desire of the Government to ensure that New Zealand does not return to unbridled and uncontrolled growth lead by tourism in the future.

- c) Overall Growth of the Whakatipu

The Masterplan supports the idea that all growth must be accommodated regardless of whether the resulting change in the area's character creates considerable overdevelopment. The masterplan for Ladies Mile on the main entrance to Lake Whakatipu seems to be setting the tone for turning the region into another overdeveloped tourist town that people used to like to visit.

Our view is that the very attraction of living in the Whakatipu is going to be eroded by it becoming a mass of urban sprawl. Where is the plan that shows the roading into and around the region, water supply, sewage systems, electricity supply and environmental crisis management that can cope with the increasing numbers?

Arrowtown Village Association thanks you for the opportunity to provide feedback on this issue.

Kind regards,

Susan Rowley

Chairperson
Arrowtown Village Association