

ARROWTOWN WORKSHOP

Part one: THE WORKSHOP REPORT

Report of the community planning workshop sessions
22 – 23 February 2003

Arrowtown Atheneum Hall
Buckingham Street, Arrowtown

Part Two, The Arrowtown Plan,
Sets out the community's proposals for their place
developed through the work of the Project Team.

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Introduction

In January 2002 Council agreed that a strategic plan for the district would be produced through a series of community plans, developed through a workshop process, designed to encourage maximum community participation.

With the memory of the very successful 1994 Arrowtown charette in mind, it was agreed the workshop to be held in Arrowtown would take the form of a review of that 1994 charette.

The Arrowtown workshop was held over the weekend of 22 – 23 February, with a report back to the community 25 February.

As the workshop was to be a review of the 1994 Arrowtown charette, it was decided to reassemble as far as practical the project team responsible for that workshop and report. Di Lucas, of Lucas Associates, Christchurch, was appointed as facilitator. The full project team is listed below.

The workshop consisted of discussion sessions, reviewing the summary and recommendations of the 1994 charette, then working through current issues as they relate to each of the District Plan zones in Arrowtown. It was attended by around 120 members of the public, with many attending through both days.

The record of their discussions forms the majority of Part 1 of this report. Part 2 is the record of the responses of the Project Team, as reported back to the community, and subsequently refined by the facilitator, taking community comments into account.

As anticipated, the majority of the conclusions reached in 1994 remain valid. Current circumstances have been taken into account, and design and planning responses proposed further the expressed aspirations of the Arrowtown community.

Steering Committee

David Clarke (Chairman),
Ian Bowie
Melanie Hill
Barry Lawrence
Taylor Reed
John Wilson

Project Team

Di Lucas	(Facilitator)
Kobus Mentz	(Urban Designer)
Philip Blakely	(Landscape Architect)
Jeremy Head	(Landscape Architect)
Ralf Kruger	(Landscape Architect)
Max Wild	(Architect)
Ken Gousmett	(Consultant, Reserves and Facilities)
Chris Gregory	(Infrastructure Specialist -IMTECH)
Jenny Parker	(Policy Planner – Civiccorp)
Helen Tait	(Project Manager Community Planning, QLDC)

Summary themes/issues from Discussion Sessions - Saturday

Values

- consistent with 1994. Heritage and landscape key drivers
- protection of unique character is vital

Roles

- low key tourism. Working heritage town, not museum

Town Centre

- general agreement on importance of compactness and heritage character
- question to be resolved as to whether any expansion of commercial activity outside present zone should occur
- concerns re through traffic and parking require further resolution

Historic Residential Area

- character has generally been maintained. zone works well
- spacious feel, large sections favoured
- wide grass verges, no kerb and channel favoured

New Town - Low Density Residential Area

- character not unique to Arrowtown. too many aspects of typical suburbia – specially high fences
- a range of traffic issues was identified, specially near the school and speed at town entrances
- distinctive and clearly defined town entrances are required
- uncontrolled infill in residential areas not favoured because of impact on spacious open character, but some flexibility was felt worth exploring. infill preferred to expansion

Summary and Themes – Sunday

Town Edges and Surrounds

- present size of town generally favoured. Protect McDonnells Rd as edge.
- three golf courses seen as a good buffer
- town access points to be better defined and designed
- river areas left wild but tidied and weeds cleared

Trees and Paths

- backdrop of autumn colours highly valued – deciduous trees appropriate
- some formed paths on main streets are required, but low key in style
- maintenance and planting regimes required for town trees

Retail Expansion

- generally keep within the limits of the present Town Centre
- retain heritage character eg. No fast food franchises
- no expansion of present limited retail in residential areas

Professional and Other Offices

- limited dispersed locations in residential areas OK if appropriate design and scale
- consider the top side of Arrow Lane

Community Needs

- walking tracks extended and developed
- swimming pool to be repaired
- provision for elderly persons housing favoured
- camping ground to be retained, but with more recreational access

REPORTS FROM DISCUSSION GROUPS

SATURDAY SESSIONS

1. VALUES /STRENGTHS /ASSETS

The summary of the 1994 workshop was discussed. Groups noted what they considered key values strengths and assets of Arrowtown expressed in that summary which are still important, and added others.

GROUP 1

- GROWTH AND EXPANSION HAS REDUCED THE SURPRISE ELEMENT IN THE TOWN LOCATION
- NO LONGER RURAL SERVICE TOWN
- VISITOR TOWN
- PERMANENT
- EMPLOYMENT HIGHER
- MORE PRE-SCHOOLS
- SCHOOL ROLE DOUBLED
- MORE HOME BASED BUSINESS
- BROKE TOWN INTO 3 AREAS
- NEW RESIDENTIAL COULD BE DONE BETTER
- PEACEFUL STILL RELATIVE
- CHANGES – MORE EVENTS, RESTAURANTS, CAFÉS, MOVIES, AMENITIES INCREASED AND IMPORTANT IN FUTURE

GROUP 2

- REAFFIRMATION OF ARROWTOWN CHARACTER
- LOTS OF ISSUES FROM 1994 STILL STAND
- HISTORIC ZONE BOUNDARIES OK TODAY
- NEW AREAS NEED BETTER DEFINITION
- OTHER NEW AREAS LOOK AT EITHER INFILL OR SPILL
- A VARIETY OF SECTION SIZES IS APPROPRIATE
- NATURAL BOUNDARY IS DEVELOPING WITH THE 3 GOLF COURSES
- LARGER SECTIONS IN HIST AREA WORK WELL NO DESIRE INFILL THERE
- PRESSURES IN CBD
- BUSINESS ZONE REAL PRESSURE INDUSTRIAL ZONE NEEDS TO BE ADDRESSED
- EXTRA SUBDIVISION LOT SIZE OPTIONS ADDRESSED? POSSIBLY DIVERSE SIZE, SMALL SIDE YARDS ETC

GROUP 3

- SURPRISE ISSUE – ELEMENT OF SURPRISE DIMINISHED
- ESSENTIAL MINING TOWN ORIGINS PRESERVED

- LOW KEY STREETS FOOTPATHS NOT KERB & CHANEL NOT SUBURBIA. TOWN QUIET PEACEFUL
- RETAIN LOW KEY CHARACTER – DIFFERENT FROM QUEENSTOWN AND WANAKA
- MAINTAIN CBD AND RIVER & MOUNTAIN BACKDROP
- BALANCE BETWEEN BUSINESS AND RESIDENTIAL
- BUSES IN MAIN STREET TRAFFIC BUSY CBD WHERE NEXT
- CARE IS REQUIRED NOT TO OVERDO VEGETATION

GROUP 4

- KEY VALUES: DISCRETE LOCATION, TOPOGRAPHIC CONTAINMENT, RURAL LAND PROVIDES BUFFER FROM OTHER DEVELOPMENT
- UNIQUE BUILT HERITAGE
- STRONG SENSE OF PLACE IS ERODING AT THE EDGES
- HOLIDAY CRIBBERS LESS IMPORTANT
- PERMANENT RESIDENCE VALUE
- PEOPLE PLACE FAMILY PLACE
- WALKING TOWN
- LANDSCAPING IMPORANT GRASS GRAVEL
- TREES AND WILDERNESS AS A BACKDROP
- CONCERN RE NEW FENCING TREND
- KEEP DIFFERENT FROM QUEENSTOWN AND WANAKA
- NOT JUST SERVICE TOWN BUT HAS ITS OWN IDENTITY
- VEHICLE SPEED IS AN INCREASING CONCERN
- ARROWTOWN SHOULD RETAIN WHAT QUEENSTOWN HAS LOST – HERITAGE
- SEEN AS HUGE PLUS ARROWTOWN VIEWED AS WORKING HERITAGE TOWN NOT A MUSEUM

GROUP 5

- BUCKINGHAM STREET PEDESTRIAN ONLY IN SUMMER KEEP CARS OUT EYESORE LABOUR WEEKEND TO END OF APRIL
- AUTUMN COLOURS ARE A HIGHLIGHT AND TOURIST ATTRACTION – SPECIALLY RAMSHAW LANE TO THE BRIDGE –MAINTAIN
- LOW KEY STREETSCAPES KEPT STONEMWORK INSTEAD OF CONCRETE KERB & CHANNELLING
- RETAIN LARGER SECTIONS HISTORIC ZONE
- MAINTAIN ARROWTOWN AS UNIQUE – SPECIAL FEELING
- PROTECTION HISTORIC ZONE KEPT AND STRENGTHENED
- SOME NEW DEVELOPMENT APPEARS TOTALLY AGAINST ZONE OBJECTIVES

GROUP 6

- 1994 VALUES AND STRENGTHS ARE STILL RELEVANT
- THERE IS A COHESION BETWEEN BUILDINGS AND TREES
- TREE TYPES OLD ENGLISH STYLE
- SUBDIVISION REQUIREMENTS SHOULD BE COMPLEMENTARY TO ARROWTOWN VALUES – TREE PLANTING ETC.
- SECTION SIZE
- NO CALIFORNIAN MANSIONS IN HERITAGE AREAS BUT DON'T WANT TO MIRROR ORIGINAL BUILDINGS
- ENTRANCES ARE OF CONCERN - OVERHEAD POWERLINE, NEEDS BETTER LANDSCAPING
- ARROWTOWN NOT SOLD AS BIG PLACE – KEPT SMALL AND DISCREET OTHER SELLING POINTS
- BUSES IN MAIN STREET ARE A CONCERN
- SPEED CONTROLS NEED TO BE SET AND ENFORCED
- AUTUMN COLOURS ARE VALUED

2. ARROWTOWN'S ROLE

Groups discussed the current role of Arrowtown

GROUP 1

- PRESERVE HISTORIC ORIGINS: COMMERCIAL NECESSITY, AESTHETIC REASONS, CULTURAL REASONS
- PRESERVE A SENSE OF COMMUNITY AND SUPPORT FAMILY VALUES
- STAND ALONE COMMUNITY
- PRESERVE AND ENHANCE SPACIOUSNESS
- ARROWTOWN IS NOT A MINIATURE QUEENSTOWN AND NOT JUST A DORMITORY TOWN
- NOT A "PLAYGROUND" FOR DEVELOPERS
- ARROWTOWN HAS A UNIQUE ROLE AND CHARACTER

GROUP 2

- 40-50'S SERVICE TOWN
- 60-70'S CRIBBIES
- 70 - 80'S AN INCREASING RETIREMENT COMPONENT
- 90'S AND PRESENT - TOURIST DESTINATION /SPECIAL AMBIENCE
 - ARROWTOWN DORMITORY OF QTWN
 - SERVICE FOR GIBBSTON & MILLBROOK
 - CRIBBY COMPONENT DECREASING
 - LIFESTYLE DESTINATION

- SAFE CARING COMMUNITY
- EXCELLENT SCHOOLING
- NOT OVER COMMERCIALISED
- MAKE IT THE TOWN OF CHOICE IN THE WAKITIPU BASIN
- AFFORDABLE
- OPEN SPACES AND NEW FACILITIES EG. HILLBROOK - ADD TO TOWN

GROUP 3

- ARROWTOWN HAS DUAL ROLE ORIGINALLY RESIDENTIAL AND SHOULD CONTINUE TO PROVIDE SERVICES FOR RESIDENTS PLUS PROVIDE JOBS SERVICES RECREATION SPORTS CROSSOVER FOR TOURISTS
- HISTORIC CENTRE MAINTAINED
- ACCOMMODATION AT ALL LEVELS
- FOCUS ON CAMPING GROUNDS - MAINTAIN OR LOSE?

GROUP 4

- COMMUNITY SAFE AMBIENT BEAUTIFUL LIVING HISTORIC WORKING TOWN
- MARRY BEST OLD AND NEW TOURISM
- F.I.T. TRAVELLERS DESIRE PERSONAL EXPERIENCE NOT MASS TOURISM
- ACCOMMODATION SHOULD BE ADDRESSED: SMALL EXCLUSIVE HOTELS
- LOW IMPACT HIGH YIELD TOURISM DESIREABLE
- KEEP THE TOWN AS IT IS
- NO FAST FOOD FRANCHISES

GROUP 5

- A SENSE OF COMMUNITY IS MOST IMPORTANT
- PRESERVE AND STRENGTHEN A SENSE OF PRIDE
- MAINTAIN HOLIDAY ASPECT FOR NEW ZEALANDERS
- ENCOURAGE TOURISTS
- PASSIVE TOURISM OPPOSED TO QUEENSTOWN'S "TERROR" TOURISM
- SAFE FOR WALKS
- MAINTAIN EVENING SERENITY. CHILL OUT SPACE
- NO FAST FOOD FRANCHISES. NO BIG HOTELS

GROUP 6

- FAMILY BASED COMMUNITY - COST OF LIVING THREATENS THIS ROLE
- LOCAL HOLIDAY TOWN NO LONGER A KEYFOCUS

- MIXED VIBRANT DIVERSE COMMUNITY
- SELF SUFFICIENT
- SUPPORT TOWN OF QUEENSTOWN (STAFFING)
- TOURIST TOWN ATTRACTIONS THAT ARE UNIQUE TO ARROWTOWN – SPECIALLY HERITAGE ASPECTS EG. MUSEUM
- MORE DAYTIME TOURISTS ARE COMING. WOULD LIKE TO SEE LONGER STAY TOURISTS
- GROWTH OPTIONS - 1. SMALL HAMLETS 2. MAINTAIN NATURAL BOUNDARIES
- AIR QUALITY, INFRASTRUCTURE, SERVICES GROWTH MUST BE COMPATIBLE

3. ISSUES AND THREATS TO HISTORIC RESIDENTIAL AREA – AREA 1

Groups discussed issues and threats in each of the town zones in turn

GROUP 1

- EXISTING DENSITY POSITIVE QUITE MIXED ALREADY - RETAIN
- RETAIN CHARACTER. NO CBD “CREEP” INTO RESIDENTIAL
- SUPPORT PRESENT RULES
- SOME SUPPORT FOR COMPLEMENTARY COMMERCIAL DEVELOPMENT IN A MIXED ZONE – ON A CASE BY CASE BASIS

GROUP 2

- COMMERCIAL PRESSURE
- CIRCLE/BOUNDARY BUSINESSES ARE ALREADY IN PLACE - NEEDS TO BE MANAGED
- POTENTIAL OF LAND VALUE CAUSING PRESSURE TO INFILL
- MAINTAIN LACK OF ADVERTISING. SIGNAGE AT MINIMUM
- CARPARKING REQUIREMENT FOR COMMERCIAL DEV
- PEDESTRIAN NEED TO WALK ROUND VEHICLES ONTO ROADS
- BETTER MAINTENANCE OF WALKWAYS
- VEGETATION MAINTAINED
- BETTER DRAINAGE OF PEDESTRIAN AREAS IS NEEDED
- THE NEW MACE MOTEL PROPOSAL IS NOT SEEN AS DESIRABLE IN CREATING A CONTRAST TO THE HERITAGE IMPRESSION
- STATUS QUO SHOULD BE MAINTAINED –PRESERVATION IS PARAMOUNT
- NEED TO INTERPRET NOT IMITATE THE EXISTING CHARACTER AND SURROUNDINGS
- LACK STREET LIGHTING IS A CONCERN

GROUP 3

- THE INCREASING DEMANDS ON THE AREA ARE SEEN AS A THREAT
- THREATS: VOLUME AND SCALE, SECTION SIZE, HEIGHT. CHECK BUILDING GUIDELINES
- EMPOWER THE ARROWTOWN PLANNING COMMITTEE – SHOULD HISTORIC PLACES TRUST BE SO INVOLVED
- FOOTPATHS INFORMAL. NO KERB AND CHANNEL
- PLANTING IS AN INTEGRAL COMPLEMENT TO BUILDING CHARACTER
- CONSIDER TRAFFIC REDIRECTION, OR CLOSING OF STREETS?
- FEEDER BUSES WOULD KEEP TRAFFIC CONGESTION OUT OF KEY AREAS
- LOW IMPACT COMMERCIAL SPREAD PRESSURE HAS THE POTENTIAL TO CAUSE LOSS OF CONTROL

GROUP 4

- RESIDENTIAL A AREA IS THE MOST CRITICAL AREA OF ARROWTOWN
- UNDER THREAT FROM COMMERCIAL BUSINESS DEVELOPMENT – ENCOURAGE THIS TO GO TO THE INDUSTRIAL AREA
- MAINTAIN AS RESIDENTIAL ONLY
- CRITICAL TREESCAPE AREA- EMPHASISE TREE PROTECTION
- PARKING AND TRAFFIC ARE A THREAT
- RESERVES ARE PRECIOUS
- RESIDENTS SHOULD BE ENCOURAGED TO MAINTAIN CHARACTER
- OPPOSITE THE PETROL STATION IS MESSY – SHOULD BE TIDIED. POSSIBLY A CARPARK?
- TREED, SMALL SCALE, LOW DENSITY, SPACIOUSNESS ARE ALL VALUABLE ASPECTS
- CONSIDER TIGHTENING RULES FOR COLOURS, SCALES ETC
- ARE THE PRESENT RULES BEING ADEQUATELY ENFORCED?
- APPLICATIONS FOR COMMERCIAL BUSINESSES IN RESIDENTIAL AREAS SHOULD BE DECLINED

GROUP 5

- CONCERNED THAT PROVISION FOR BUSINESS MOVING INTO AREA A WILL BECOME A COMMERCIAL PRESSURE
- MAINTAIN SECTION SIZE IN HISTORICAL MANAGEMENT AREA - NO INFILL
- NEW HOUSING SHOULD HAVE DESIGN RESTRICTIONS
- NO HIGH DENSITY HOUSING
- MAINTAIN VILLAGE FEEL - STONE PAVING, NO KERB AND CHANNEL
- STREET LIGHTING SHOULD BE IN CHARACTER

- UNDERGROUND POWER LINES WHERE POSSIBLE
- NEW COMMERCIAL DEVELOPMENT, HOTELS ETC MUST HAVE SUFFICIENT ON SITE CARPARKING

GROUP 6

- THE AREA IS VERY FRAGILE
- CONTEXT AND SCALE IS CRITICAL TO STYLE - HOUSES SPACIOUS
- HIGH DENSITY IS ACCEPTABLE IF CHARACTER IS MAINTAINED THROUGH PLANTING ETC
- OLD SCHOOL SITE SHOULD BE DEVELOPED IN A COMPLEMENTARY STYLE TO THE PRESENT SURROUNDING AREA
- 5M HEIGHT LIMIT MUST BE STRICTLY ADHERED TO
- NO FOOTPATH OR KERB AND CHANNEL
- FENCING AND PLANTING CONTROLS MUST BE ADHERED TO
- REAL ESTATE AGENTS SHOULD BE KEPT INFORMED AS TO FRAGILITY TO ENSURE THAT BUYERS ARE AWARE OF RESPONSIBILITIES
- BOUTIQUE HOTELS ARE OK - AGAIN IN CHARACTER WITH A LIMIT OF 5-6 ROOMS MAXIMUM
- RESERVES MUST RETAINED
- CAMP LANE SHOULD BE UPGRADED

GROUP 7

- INCREMENTAL CREEP OF INAPPROPRIATE SCALE AND COMMERCIAL PRESSURES EG. PROPOSED MACE MOTELS NOT CORRECT CHARACTER
- IS COMMUNITY BEING LISTENED TO AND THEIR WISHES ENFORCED?
- SYMPATHETIC MATERIALS SHOULD BE USED FOR KERB AND CHANNEL - NO MORE CONCRETE
- CBD CREEP IS ENCROACHING ON RESIDENTIAL AREAS
- BALANCE NEEDED BETWEEN COMMUNITY NEEDS AND TOURIST NEEDS
- CBD - LEAVE AS CURRENT CLEAR BOUNDARY OR REVISIT ?
- ONLY EXCEPTION TO BUSINESS SPREAD SHOULD BE COMMUNITY USE FACILITIES EG. MEDICAL OR LEGAL
- NEED CLEAR VISION AND RULES FOR THE CBD
- RESERVES GREEN PLACES TO BE KEPT
- ENCOURAGE RESIDENTS TO WALK OR BIKE INSTEAD OF DRIVING
- A LOCAL SHUTTLE BUS WOULD HELP PREVENT TRAFFIC ISSUES
- PROMOTE BIKE PARKING PRAM AREAS IN CBD

4. ISSUES AND THREATS TO THE TOWN CENTRE – AREA 2

GROUP 1

- EXPANSION? NEEDS TO BE INTERLINKED WITH TRAFFIC MANAGEMENT
- PARKING STRATEGY NEEDED
- RETENTION OF CHARACTER CRITICAL
- POSSIBLY EXPAND THE CBD TO INCLUDE THE ARROW LANE BERKSHIRE ST TRIANGLE – LOW SCALE COMMERCIAL
- NO FAST FOOD FRANCHISES
- MAINTAIN THE CHARACTER OF THE RIVER RESERVE
- NO DEVELOPMENT ON THE RIVER SIDE OF RAMSHAW ST.
- NO PARKING IN BUTLER PARK
- SIGNAGE - APPROPRIATE, NO OVERUSE
- ENFORCE BYLAWS AND PARKING RESTRICTIONS

GROUP 2

- CONSIDER CLOSING THE MAIN STREET? SERVICING OF SHOPS WOULD BE AN ISSUE
- CLOSE FOR RESTRICTED HOURS OR DURING BUSY SUMMER MONTHS?
- BUSES - IF BANNED WHERE DO THEY GO?
- ADEQUATE PARKING SIGNAGE NEEDED
- RE-EDUCATE LOCALS TO PARK AND WALK
- ADDRESS STAFF PARKING
- MAIN STREET PARKING IS CHAOS. DOUBLE PARKING AND BUSES AN ISSUE – SAFETY ISSUES
- BETTER POLICING OF BYLAWS: EG DOGS IN MAIN STREET
- PLAN FOR PROGRESS – PRESSURE ON LOCAL BUSINESS SPACE AS DEMAND INCREASES
- ARROW LANE AN ISSUE: INFILLING POTENTIAL ON THE REAR OF ARROW LANE
- COMMERCIAL BOUNDARIES NEED STRICT PLANNING
- SATELLITE COMMERCIAL AREA OUTSIDE CBD?
- POSSIBLE FOR BUSINESS ACTIVITIES TO BLEED OUT INTO THE COMMUNITY, BUT NOT RETAIL
- LACK OF SIGNAGE FOR OVERFLOW PARKING
- MAINTAIN INTEGRITY OF MAIN STREET
- BUSH CREEK MANSE ROAD BUSINESS ZONE COULD RELIEVE PRESSURE

GROUP 3

- TRAFFIC: GENERAL FLOW - LOOK AT REGULATING LOADING ZONES AND BUSES

- NO PARKING IN THE MAIN STREET?
- FOOTPATH SURFACE SHOULD BE REVISITED.
- RAMSHAW LANE LIGHTS DIFFER. NEED OVERALL PLAN FOR LIGHTING
- SIGNAGE - DIRECTIONAL AND ADVERTISING REVISITED. KEEP LOW KEY
- PRESSURE TO EXPAND – EFFECTS OF 95 PERCENT COVERAGE AND 7M HEIGHT RESTRICTION TO BE REVIEWED. DO WE REALLY WANT 100 PERCENT SITE COVERAGE ?

GROUP 4

- MAINTAIN THE INTEGRITY OF THE MAIN STREET EXISTING BUILDINGS
- HERD THROUGH TOURISTS - DROP AT TOP AND COLLECT?
- NO OBJECTIVE DATA ON VEHICLE MOVEMENTS – NEED STUDY
- LINKAGES TO ARROW LANE ARE POSITIVE AND SHOULD BE ENCOURAGED
- SENSE OF DEPTH IS GOOD EG. SAFFRONS AND DOROTHY BROWNS HAS GOT IT RIGHT
- ALLEY WAYS HAVE EXPANSION/ACCESS POTENTIAL
- SERVICE VEHICLES PROBLEM NEEDS TO BE CONSIDERED FOR EACH DEVELOPMENT
- SIGNAGE FOR THE NEW CARPARK IS NECESSARY
- RAMSHAW LANE TO RIVER AREA SHOULD BE LEFT ALONE AND NOT TARTED UP
- UPGRADE CARPARK AREA TO AVOID MUD AND DUST
- IS UNDERGROUND PARKING A POSSIBILITY?
- SIGNAGE SHOULD BE DISCREET AND SUBTLE
- KEEP CBD AT ONE LEVEL
- NEED TO CONSIDER INFRASTRUCTURE IN CONJUNCTION WITH PLANNING AND DEVELOPMENT
- LESS COVENANT FLEXIBILITY SHOULD BE ALLOWED
- RAMSHAW LANE HAS NO LOADING ZONE, PARKING IS INEFFICIENT – LEADS TO CONGESTION.

GROUP 5

- KEEP CBD AS IT IS – STATUS QUO
- 7M IS TOO HIGH KEEP IT AT EXISTING LEVEL - STANDARD HEIGHT TO PROTECT LIGHT AND PREVENT SHADOW
- 7M HEIGHT AT THE BACK LANE IS OK WITH LINE OF SITE TO MAIN STREET
- NO ENCROACHMENT ON GREEN AREAS
- CAN'T REASONABLY SAY NO TO FAST FOOD. ONLY THING THAT CAN BE RESTRICTED IS SIGNAGE. CAN'T DICTATE THE TYPE OF COMMERCIAL OPERATION

- CBD LAND HAS GONE FROM \$500 SQ. M TO \$2,500 SQ. M IN TWO YEARS
- CAP ON MAIN STREET HEIGHT LIMIT TO RETAIN AS IS. RETAIN BUCKINGHAM ST PROFILE AS IT IS TODAY - MEASURE AND FIX HEIGHT AND PITCH LIMIT
- THE DISTRICT PLAN IS NOT RESTRICTIVE ENOUGH AS IT IS
- RAPID VALUE RISE WILL CHANGE RETAIL MIX – LEADING TO CONCERN FOR COMMUNITY RETAIL OUTLETS
- NEGATIVE TO ABANDON MAIN STREET AS TOURIST GHETTO
- RETAIN SERVICES EVEN THOUGH NOT HIGH RETURN BUT FOR LOCALS
- FOOTPATHS AT PRESENT NOT WHEELCHAIR ELDERLY FRIENDLY
- CLOSE MAIN STREET AT PEAK TIME LABOUR WEEKEND TO AUTUMN FESTIVAL
- GREEN SPACE - ESSENTIAL RETAIN AND ENHANCE
- WALK IN MAIN STREET AND KNOW NEIGHBOURS – PART OF THE SENSE OF COMMUNITY
- ARROW LANE IS A CONCERN - UNEVEN SURFACE
- MUSEUM PROPOSAL OVER 7M COULD BE A DANGEROUS PRECEDENT

GROUP 6

- PARKING
 - APPROPRIATE DESIGN LOCATION AND ENFORCEMENT
- TRAFFIC
 - BUSES OUT OF MAIN STREET AND ENFORCE THIS
- SIGNAGE
 - INCORPORATE SIGNAGE INTO BUILDINGS.
 - FINGER SIGNS (DIRECTIONAL)
 - REMOVE SANDWICH BOARDS
 - HISTORICALLY SYMPATHETIC SIGNS.
 - NO BRANDING (EG. MCDONALDS)
 - SIGNAGE ENFORCEMENT
- GROWTH
 - INCORPORATE HISTORIC ASPECTS INTO HIGH DENSITY CBD
 - MAXIMISE USE
- KEEP GREEN AREAS - MAXIMISE USE OF GREEN AREAS
- LOW IMPACT COMMERCIAL WOULD BE APPROPRIATE AT THE MINERS COTTAGE END OF CBD
- PROTECT HISTORIC NATURE - ALL RESOURCE CONSENTS PUBLICLY NOTIFIED

GROUP 7

- CONCERN RE EXPANSION OF CBD ACTIVITIES INTO RESIDENTIAL AREAS. WILL THREATEN RESIDENTIAL CHARACTER. ANY EXPANSION SHOULD BE ONLY COMMUNITY FACILITIES – MEDICAL ACCOUNTANTS ETC. AT MOST
- CLOSE BUCKINGHAM STREET TO VEHICLES PEAK TIME OF DAY AND/OR SEASONAL. OPEN AT NIGHT FOR DELIVERIES ETC.
- NEW KERB AND CHANNEL NEEDS TO BE MORE USER FRIENDLY IN MAIN STREET
- PARKING: 15 MIN PARKING ONLY ON MAIN STREET
- IF CLOSED MOVE PARKING TO RAMSHAW LANE REMOVE SPACERS AND CREATE PARALLEL PARKING ON THE OTHER SIDE OF THE ROAD. RAMSHAW LANE ONE WAY. SUBTLE SIGNAGE FOR PARKING RULES
- ARROW LANE – SHOP FRONTAGE OFF LANE OK BUT NEED HEIGHT RESTRICTIONS (NOT 7M ITS TOO HIGH). SETBACKS INCLUDED PARKING LOADING EASY ACCESS. RETAIN VIEWS THROUGH TO TOWN AND RIVER
- CONSIDERATION OF ANOTHER SATELLITE SHOPPING AREA (INDUSTRIAL AREA OR MILLBROOK)?
- EXTREMELY TIGHT AND CONSISTENT CONTROLS GENERALLY

5. ISSUES FACING NEW TOWN - AREA C - LOW DENSITY RESIDENTIAL

GROUP 1

- PRESSURE ON SUBDIVISION – LARGE OPEN SECTIONS IN CENTRAL TOWN SMALLER SECTIONS OUTER - POSSIBLE INFILL IN AREA C – REVERSE OF TOWN PLANNING PATTERNS ELSEWHERE
- SOFTEN WITH LANDSCAPING
- CONTROLS IN NEW SUBDIVISIONS TO BE REVISITED – SHOULD BE MORE AKIN TO AREA A. CURRENTLY LESS ATTRACTIVE
- CAMPING GROUND – MORE DISCUSSION REQUIRED ALWAYS PART OF ARROWTOWN AND ESSENTIAL TO ITS CHARACTER BUT IS IT GOOD USE OF SPACE? USE AS A RESERVE? DO NOT SELL
- TRAFFIC AND SAFETY – SCHOOL CHILDREN ON BIKES
- FOOTPATHS AND LIGHTING SHOULD BE DESIGNED IN KEEPING WITH ARROWTOWN CHARACTER
- ADAMSON DRIVE - NEED FOR BIKE TRACK?

GROUP 2

- TRAFFIC MAJOR ISSUE – ADAMSON AND CENTENNIAL FASTER THAN BEFORE, PROBLEM – SPEED BUMPS, EDUCATION?

- CHILDREN WALKING TO SCHOOL SAFETY ISSUES RELATED TO HIGH VEHICULAR USE – POSSIBLY A FOOTPATH ON ONE SIDE?
- COMMERCIAL DEVELOPMENT - RETAIN THE SMALL RETAIL AREA IN ADAMSON DRIVE BUT CAP
- INDUSTRIAL ZONE POSSIBLY APPROPRIATE FOR BULK RETAIL OUTLETS EG. HARDWARE
- NEW SUBDIVISIONS FENCING BLOCKING VIEWS AND SITE LINES NOT CHARACTERISTIC OF ARROWTOWN – REGULATE THIS IN FUTURE?
- SUBDIVISION DESIGN TENDENCY SMALLER SECTIONS TOO LATE TO CHANGE THIS?
- BOUNDARIES (MIXED VIEW) EITHER ADEQUATE OR COULD BE EXPANDED
- SELL SEWERAGE PONDS SITE AND KEEP FUNDS FOR ARROWTOWN USE - POSSIBLY SPORTS FACILITY
- CAMP GROUND - DEVELOP FOR MULTIPLE COMMUNITY/SPORT USE
- UPGRADE RESERVES LIGHTING IN PLAYGROUNDS AND SEATING
- RIVER RESERVE LOOP WALK MAINTAIN WILD STATE REMOVE NOXIOUS WEEDS
- AIR POLLUTION SHOULD BE ADDRESSED IN NEW AREAS – POSSIBLY NO COAL/OPEN FIRES
- DENSITY/BOUNDARIES RETAINED THIS CREATES PROBLEM – HARD DECISIONS WILL HAVE TO BE MADE

GROUP 3

- NO MORE HOUSES
- REGULATIONS STATUS QUO. 40% SITE COVERAGE OK. 6M HEIGHT OK
- INFILL IS A CONCERN - EMPTY SECTIONS TO BE USED FIRST
- AFFORDABLE ACCOMMODATION SHOULD BE DEVELOPED – HOUSING CORPORATION?
- NEW HOUSE DESIGN SHOULD BE IN ARROWTOWN VENEZUELAN
- TRAFFIC – FOOTPATHS POSSIBLY REQUIRED IN NEW AREAS BUT SEPARATE FROM ROAD BY GREEN BELT
- SCHOOL PARKING IS A PROBLEM – PROMOTE WALKING BUS?
- CENTENNIAL AVE PEDESTRIAN CROSSING?
- SLOW CENTENNIAL TRAFFIC - MORE POLICING
- TREE PLANTING APPROPRIATE SIZE
- GREEN SPACES GOOD IN ADAMSON DRIVE AREA. RETAIN GREEN LINKS – NOT ENOUGH IN NEW AREAS
- SCHOOL HALL/GYM NEEDED
- SWIMMING POOL SHOULD BE UPGRADED. FIX LINER AS A TEMPORARY MEASURE
- PRESENT BOUNDARIES TO BE KEPT

GROUP 4

- NEW ENTRANCE TO TOWN OFF MACDONNELL ROAD FOR EASIER ACCESS TO SCHOOL. AVOID ADAMSON DRIVE (TURN LEFT BEFORE SCHOOL)
- MCDONNELL ROAD TO BE SEALED
- THREE GOLF COURSE BOUNDARY TO BE KEPT
- NO FURTHER DEVELOPMENT BEYOND PRESENT INFRASTRUCTURE CAPACITY
- BRING BACK QUARTER ACRE SECTIONS IN NEW SUBDIVISIONS
- NO HIGHRISE
- CAMPING GROUND TO BE KEPT
- FACILITY FOR THE ELDERLY - ZONE FOR RETIREMENT VILLAGE

GROUP 5

- CONSISTANT PLANTING WITHIN SUBDIVISIONS AND AT ENTRANCES
- EXISTING RESIDENTIAL BOUNDARIES TO BE RETAINED
- WESTERN SIDE BUTEL ROAD BEST FOR FURTHER DEVELOPMENT IF ESSENTIAL
- POSSIBLY EXTEND BUILDING ON MCDONNELL RD CENTENNIAL AVE. TOWN ENTRANCE BACK TOWARDS GOLF COURSE ENTRANCE
- CONCERN WANT BUILDING RESTRICTIONS ON SOUTHERN FACE OF ESCARPMENT
- STREET LIGHTING INADEQUATE
- OXIDATION POND EYESORE NEEDS TO BE ADDRESSED

GROUP 6

- EMPTY LAND TO BE KEPT TIDY OR DEVELOPED
- CAMPING GROUND RETAINED AS IS
- NEW DEVELOPMENTS LARGE HOUSES/FENCES NOT GOOD
- PARKING ON STREETS A HAZARD
- KEEP CARS OFF GRASS
- LOW DENSITY IS OK
- FOOTPATH GRASS AREAS ARE OK
- RECREATION AREAS KEPT LOW KE. FOR MAJOR ACTIVITY GO TO EVENT CENTRE. POSSIBLY POOL AT FRANKTON?
- TOO MANY WANDERING DOGS
- BETTER STREET LIGHTING REQUIRED BUT SHOULD BE LOW KEY
- TRAFFIC WILL INCREASE -COTTER AND DEVON NEED TO BE SLOWED
- INCREASE UNITS BY ALLOWING FOR GRANNY FLATS ETC.
- ELDERLY HOUSING PROVISION IS REQUIRED
- DEVON STREET IS BECOMING A SPEEDWAY. COTTER AVE. IS A THROUGH WAY. INTRODUCE ISLANDS OR SPPED BUMPS?

GROUP 7

- GOLF COURSE BUFFER SHOULD BE KEPT
- POSSIBLE EXPANSION OF HOUSING ALONG MCDONNELL ROAD. COUNTER ARGUMENT IS THAT THERE SHOULD BE NO FURTHER BUILDING ON THE ENSCARPMENT
- OXIDATION POND RECREATION AREA?
- RESIDENTIAL BOUNDARY ON MCDONNELL ROAD
- CONSIDER OTHER SIDE OF MCDONNELL AS RURAL RESIDENTIAL AS A POSSIBLE MEANS OF PROTECTING THE TOWN EDGE
- INCREASE DENSITY PROVISION FOR SMALLER LOT SIZES BY ALLOWING COMPREHENSIVE HOUSING DEVELOPMENTS
- INFILL HOUSING - EXPLORE COTTAGES GRANNY FLATS
- DISCOURAGE FENCES DON'T WANT SUBURBIA
- PLANTING CONTROLS OR AT LEAST GUIDELINES
- NEW HAMLETS AS A WAY OF PROVIDING FOR ARROWTOWN EXPANSION MAYBE ARROW JUNCTION - USE LAKE HAYES ESTATE AS MODEL. DON'T WANT CONTINUOUS SPRAWL.
- HAPPY TO HAVE DESIGN CONTROLS INTRODUCED LIKE THE HISTORIC AREA

GROUP 8

- ENTRANCE WAYS NEED IMPROVING TO GIVE SENSE OF PLACE
- AVENUE OF TREES PERHAPS TO FLOW TO ENTRANCEWAYS
- CENTENNIAL AVE NEEDS WORK
- MCDONNELL RD COTTER AVE SHOULD BE THE ENTRANCE POINT
- SUBDIVISION – FAIRWAY SUBDIVISION UNFORTUNATE IN NOT MAINTAINING ARROWTOWN CHARACTER. LEARN FROM IT
- SUBDIVISION CHARACTER PROBLEM. GUIDELINES IN DISTRICT PLAN ARE TOO GENERIC AND NOT NECESSARILY SPECIFIC ENOUGH TO PROTECT ARROWTOWN CHARACTER
- REVIEW RESOURCE CONSENT PROCESS - WANT BETTER CONSULTATION. CONSENTS TO BE CONSIDERED ON A CASE BY CASE BASIS
- GUIDELINES FROM THE COMMUNITY FOR DEVELOPERS
- 6M HEIGHT PLANE TOO HIGH
- NO PARKING SHOULD BE ALLOWED ON OUTSKIRTS
- SUBDIVISIONS LACK SENSE OF ARROWTOWN NEED MORE CHARACTER PLANTING/TREES
- LARGER SETBACKS FOR TREES
- WALKING TOWN SO MAY NEED SMALL COMMERCIAL CENTRE IN AREA C
- CAMPING GROUND SHOULD BE RETAINED ESSENTIAL

SUNDAY SESSIONS

6.EDGE/SURROUNDS TO ARROWTOWN - WHAT AND WHERE ARE THE ISSUES?

GROUP 1

- SMALL HOLDINGS ON PERIPHERY MIGHT STOP EXPANSION
- LINK MCDONNELL ROAD TO SCHOOL
- NO EXTENTION OF THE RIBBON DEVELOPMENT ALONG MCDONNELL BUT WALKWAYS ARE NEEDED
- LOWER COST HOUSING NEEDED
- ESCARPMENT AND HILLS ARE IMPORTANT, CONTROL LARCH AND SYCAMORE TO MOVE UP TO RIDGELINE, RETAIN TUSSOCK AND ORIGINAL LANDSCAPE OF UPPER SLOPES
- WILDING TREE CONTROL NEEDED
- TOO FEW RESERVES. NEED TO ACT NOW
- POSSIBLE RESERVE ON MILLBROOK CORNER OR DAGGS HILL OR CAMPING GROUND – SITE NEEDS TO BE SUNNY
- ANTICIPATE THAT ARROWTOWN WILL SPREAD TO ARROW JUNCTION MAKE IT A SEPARATE COMMUNITY WITH GREEN BUFFER
- EXTEND THE WALKWAY ALONG RIVER AND UP ON TO ESCARPMENT

GROUP 2

- BOUNDARIES STATUS QUO
- MORE INFRASTRUCTURE PLANNING NEEDED
- NEED TO PLAN AHEAD FOR GROWTH
- MANSE ROAD CORNER LEFT OPEN RETAIN THE PROPOSED 160M BUFFER ZONE AS THE TOWN ENTRANCE
- LAND OPPOSITE THE INDUSTRIAL AREA COULD BE RESIDENTIAL
- COMMERCIAL EXPANSION INDUSTRIAL AREA TO ALLOW FOR VIDEO STORE, SUPERMARKET ETC
- GROWTH LIMIT CAN CREATE AN ELITIST AREA. NEED TO LOOK AT BIG PICTURE OF WAKATIPU BASIN. LEAVE ARROWTOWN AS A TOWNSHIP. PROVIDE FOR GROWTH IN OTHER AREAS OF THE BASIN
- AFFORDABILITY IS NOT AN ISSUE AT THE MOMENT - ALLOWING AN ENDLESS SUPPLY OF NEW HOUSES WITHOUT PLANNING DOES NOT CREATE AFFORDABLE HOUSING
- SEWAGE PONDS COULD BECOME RESIDENTIAL
- ENSCARPMENT SHOULD BE RETAINED AS RURAL GENERAL
- LOW DENSITY BOUNDARY SHOULD BE RETAINED

GROUP 3

- POPULATION GROWTH PUTS THE AREA UNDER PRESSURE. NEED TO RECOGNISE THIS AND MANAGE CHANGE
- BOUNDING MALAGHAN ROAD TO THE WESTERN BOUNDARY OF BUTEL PARK AND MCDONNELL ROAD TO THE RIVER, TO THE GOLFCOURSE – DEVELOPMENT TO CONTINUE, MORE RESIDENTIAL
- NO DEVELOPMENT BETWEEN MCDONNELL AND LAKE HAYES ROAD UNTIL MCDONNELL AND MALAGHAN BOUNDARY IS FULL
- THE RIVER SHOULD BE A DEFINING BOUNDARY WITH NOTHING BEYOND
- NO INTRUSION INTO HIGH ELEVATED AREAS
- INDUSTRIAL AREA IS NOT SUFFICIENT. COULD BE FURTHER DEVELOPMENT CONSIDERED NEAR THERE
- CONTINUE GREEN THEME. ENCOURAGE FUTURE SUBDIVISIONS TO ADOPT TREE THEMES
- TREES DEFINE TOWN PARTICULARLY IN AUTUMN
- ACCESS TO BE PROVIDED FROM MCDONNELL ROAD TO CENTENNIAL AVE AND MCDONNELL ROAD SEALED
- COUNCIL SHOULD PROVIDE FOR FUTURE TRAFFIC FLOW. CARRIAGEWAY FOR HEAVY TRAFFIC FLOW IN AN AREA PLAN
- MCDONNELL TO CENTENNIAL AVE TO GOLFCOURSE COULD BE LIFESTYLE BLOCKS WITH POTENTIAL FOR INFILL IN THE FUTURE

GROUP 4

- RELAXED ABOUT EXPANDING BOUNDARIES TO THE NATURAL BOUNDARIES: GOLF COURSE TO THE SOUTH. SEWAGE SITE COULD PROVIDE FOR MIXED USE – RECYCLING, RESIDENTIAL, LIGHT COMMERCIAL, SPORTS
- MCDONNELL ROAD BLOCK COULD BE INCLUDED BUT DO NOT CROSS MCDONNELL ROAD
- WESTERN END MILLBROOK CREATES A NATURAL BOUNDARY
- 160 M SETBACK ON MALAGHANS ROAD SHOULD CONTINUE ON BOTH SIDES OF MANSE ROAD

GROUP 5

- AT THE MCDONNELL CENTENNIAL AVE END OF TOWN THE MCDONNELL RESIDENTIAL BOUNDARY SHOULD BE RETAINED
- NEW ZONE ELDERLY PERSON ZONE? - BLOCK ON THE HILLBROOK SITE AS A RETIREMENT VILLAGE?
- MCDONNELL CENTENNIAL AVE AREA EXTENDTHE RESTRICTION ON BUILDING ON THE FACE
- ACCESS OFF MCDONNELL TO THAT END OF TOWN TO ASSIST TRAFFIC MANAGEMENT

- SEWERAGE PONDS AS A POSSIBLE GREEN WASTE ZONE OR LIGHT INDUSTRIAL AREA
- MANSE RD: CONTINUE LOW DENSITY RESIDENTIAL (EASTERN SIDE) TO THE BUFFER ZONE OFF MALAGHAN ROAD
- MALAGHAN ENTRANCE LOOKED AT, TRAFFIC CALMING NEEDED AND IMPROVEMENT TO APPEARANCE
- MANSE ROAD REQUIRES FOOTPATH OR SAFE WALKWAY
- PROTECT AND RETAIN THE RIVER FRONTAGE
- TOBINS TRACK - PROHIBIT TRAFFIC. WILDING PINE AND BROOM CONTROL
- EXTEND RIVER TRACK TO ARROW JUNCTION – LOOP TRACK (RIVER TRACK ORC FUNDED)
- RETAIN EXISTING WALKING TRACKS BUSH CREEK, SAWPIT - NEW TRACKS WHERE POSSIBLE
- DAGG HILL (FEEHLY HILL) TRACK UPGRADE BROOM CONTROL AND WILDING PINE ISSUES

GROUP 6

- BACKDROP TO NORTH AND EAST STAY SAME AUTUMN COLOURS
- TENURE REVIEW - PUBLIC OWNERSHIP PREFERRED
- FLOODING/RIVER MANAGEMENT - ARROW BUSH CREEK ORC ISSUES – MITIGATION NEEDED
- RIVER AREA WILD IN CHARACTER – IMPORTANT TO RETAIN THAT. WANT MORE TRACKS
- WILDING TREES OK ON LOWER SLOPES. CONTROL OF SPREAD NEEDED
- DAGGS HILL (FEEHLYS) SEE CLEANED UP TRACK OPENED TO SUMMIT
- WHOLE HILL A RESERVE? MANAGEMENT REGIME POSSIBLY NEEDED
- BUFFER GREEN EITHER SIDE MALAGHANS ROAD SETBACKS DESIRED AS PER BUTEL PARK DECISION
- SURPRISE SPACE AT THE ENTRY INTO TOWN RATHER THAN RESIDENTIAL SPREAD
- CELLPHONE TOWER CONCERN REGARDING FUTURE LOCATION – NOT AN OBTRUSIVE HILLTOP
- RESEVOIR (OLD AND NEW) PLANTED OUT TO BE LESS INTRUSIVE
- DEVELOPMENT ACCEPTABLE MANSE ROAD (NORTH SIDE) BUT NEED GOOD DESIGN CONTROL – SETBACKS, RESERVE LINKS TO BUSH CREEK
- BUSH CREEK IS UNDER-UTILISED
- MCDONNELL ROAD LOOKS LIKE A HIGHWAY- UNDESIREABLE
- PREFER GROUPS OF TREES TO SCREEN MCDONNELL ROAD AS OPPOSED TO HEDGE/SHELTER BELT

- NO FURTHER BUILDING ON THE ENSCARPMENT ON MCDONNELL ROAD
- WALK TRACK TO LINK MCDONNELL ROAD TO THE SCHOOL TO TAKE THE PRESSURE OFF ADAMSON DRIVE
- CENTENNIAL AVE TOWN BOUNDARY TO BE HELD
- POTENTIAL EXISTS AT THE SEWAGE PONDS
- HOUSING FURTHER ALONG MCDONNELL ON A CASE BY CASE BASIS - POSSIBLY LIFESTYLE BLOCKS

7.TREES AND PATHS

GROUP 1

- AREAS OF CONCERN WHERE FOOTPATHS NEED TO BE DEFINED:
 1. MILLBROOK CORNER TO THE PRESBYTERIAN CHURCH – MOVE 10M OFF THE CORNER
 2. BUSH CREEK – MANSE ROAD TO THE CEMETERY, THE PRESCHOOL NEEDS A DEFINED PATH
 3. CENTENNIAL AVE TO THE SCHOOL TO ARROW JUNCTION
 4. CONCERN THAT THE CAMPING GROUND TO SCHOOL PATH IS NOT WELL DEFINED. PARKING ON PATH CAUSES WALKING OUT ON TO THE ROAD - NOT SAFE
 5. WELL DEFINED PATH NEEDED FOR MCDONNELL TO HOOD CRESC. - NEED WALKING LINKS
 6. BEYOND GOLFCOURSE TO CREEK AREA ON ARROW JUNCTION ROAD
- NEED TRAFFIC CALMING AT BOTH ENTRANCE WAYS - GOLFCOURSE AND SCHOOL EXIT, LAKE HAYES ROAD
- TREES VERSUS POWER LINES – A MAJOR ISSUE
- DECIDUOUS TREES LOOK GOOD IN TOWN
- REPLACE EXISTING TREES AS THEY DIE
- POPLARS AT MILLBROOK – WHY ARE THEY THERE? PERHAPS COULD BE REPLACED WITH SMALLER TREES

GROUP 2

- FOOTPATHS ARE NEEDED - POSSIBLY NOT ON EVERY ROAD. POSSIBLY ON LINK ROADS ONLY
- NO KERB AND CHANNEL BUT ACCEPT IT NEEDS FURTHER INVESTIGATION
- KEEP THE VILLAGE FEEL
- LIGHTING - BIG SAFETY ISSUE
- CARS PARKED ON FOOTPATH AREAS - NEED TO CLEARLY DEFINE WALKING AREAS
- BEDFORD STREET IS A GOOD EXAMPLE
- A PATH IS NEEDED ON ADAMSON DRIVE INTO TOWN

- TREES NEED PRUNING
- THERE IS A PROBLEM WITH STORMWATER MANAGEMENT ON WILKSHIRE STREET TO THE FIRE STATION CORNER
- MAINTENANCE IS NOT SUFFICIENT
- REVISIT NEW SUBDIVISION TREE PLANNING REQUIREMENTS
- CENTENNIAL AVE – DEVON STREET NEED TOWN FOOTPATH LINKS
- TOURISTS TURN GRASS VERGES ISSUE NEEDS ADDRESSING

GROUP 3

- RECOG PROB FOOTPATHS BUT DON'T WANT THEM TO DOMINATE TOWN ENVIRONMENT
- FEEDER CARRIAGEWAYS DEV AS FOOTPATHS
- SPEED HUMPS POSSIBLY TO ADDRESS TRAFFIC – MAJOR ISSUE MORE POLICE PRESENCE REQUIRED
- CHILDREN RIDING BIKES ON FOOTPATHS A PROBLEM BUT SAFER THAN ROAD ALTERNATIVE
- LIKE STREETScape LOOK AT PRESENT
- TREES PROBABLY NOT CARED FOR REMOVED BY DEVELOPERS – NEED ALTERNATIVE
- COUNCIL POSSIBLY MANAGE TREES AND CHARGE DEVELOPERS FEE
- TREES PLANTED IN ADVANCE TO SUBDIVISION DEVELOPMENT
- ESSENTIAL TO ARROWTOWN CHARACTER
- SPACING PREFERRED TO INTENSIVE PLANTING
- DESIDUOUS MOST APPROPRIATE TO CHARACTER
- BETTER MAINTENANCE REQUIRED
- COUNCIL FOCUS ON TYPES HEIGHTS - POLICY FOR RESIDENTS TO MANAGE

GROUP 4

- WANT PATHS – PEOPLE WALK ON SEAL RATHER THAN GRASS SAFETY ELEMENT NOT WHEELCHAIR FRIENDLY
- SURFACE OPTIONS – GRAVEL IF COMPACTED – M4 METAL – WEAK CEMENT MIX NOT ONE SIZE GRAVEL – COLOUR CONCRETE - NOT PAVERS NOT JUST STRAIGHT CONCRETE
- ADAMSON DRIVE LEVEL GRASS VERGE
- SWALES PREFERED OVER K AND C
- SWALES NEED WIDER STREETS ISSUE IN NEW SUBDIVISIONS
- NOT MANY BIKES IN TOWN COULD BE REFLECTIVE OF LACK PATHS
- NEED TO EXPLORE DROP SPEED LIMIT IN TOWN TO 40 KM?
- TREES ADAMSON DRIVE TRIMMED
- INTERSECTION TREES NEED BETTER MAINTENANCE
- FAVOUR APPROPRIATE TREE PLANTING NEW SUBDIVISION FAVOUR DESIDUOUS

- NO TREES NEAR CORNERS
- NO INVASIVE ROOT TREES
- DILEMMA HIST AREA HAS WIDE STREETS CONDUCIVE TO TREE PLANTING BUT NEW SUBDIVISION STREETS NARROW
- PREFER NOT INCREASE DENSITY HOUSING IN HISTORIC AREA

GROUP 5

- MAINTAIN SENSE OF HISTORY WITH PATHS
- PRIORITISING NEEDS – BIKES, PRAMS, PEDESTRIAN – DONT NECESSARILY WORK TOGETHER
- LOW KEY FOOTPATHS MAIN ROADS CENT TO SCHOOL TRACK FROM SCHOOL TO JUNCTION FOR BIKE RUN WALK LINK TO SCHOOL
- COTTER AVE WALKING AT DUSK TRADITIONAL - WALKING ON ROAD TRADITIONAL
- CONTROL VERGES BETTER TREE MANAGEMENT NEEDED
- ASPHALT IS SEEN AS OK IN APPEARANCE BUT THE WINTER SAFETY ISSUE WAS QUESTIONED. POSSIBLY AGGREGATE PATHS
- BETTER ACCESS IS REQUIRED AT BOTH ENDS OF TOWN. NEW PATH MANSE ROAD TO MILLBROOK - ALSO ACCESS FOR BUTEL PARK RESIDENTS
- LIBRARY TO FIRESTATION PEDESTRIAN ROUTE ACCESS IS A CONCERN RE SAFETY
- DESIGN A UNIQUE KERB AND CHANNEL SPECIFIC TO ARROWTOWN?
- NEED CONSISTENT TREE STREET PLANTING FROM OLD TO NEW AREAS OF TOWN

GROUP 6

- CONSULT DESIGNERS RE MATERIALS FOR PATHS – GRAVEL, CRUSHER DUST, EXPOSED AGGREGATE
- FOOTPATHS SHOULD MEANDER - NOT STRAIGHT LINES
- ON ARTERIAL ROUTES FOOTPATHS PATHS AND TRACKS DON'T WORK BESIDE TRAFFIC – LOOK AT NEW RESERVES TO CREATE LINKS WITH A POTENTIAL NETWORK WITHOUT BEING ON THE ROAD
- SCHOOL, CAMP GROUND AND CBD AS HUBS LINKED TO BIKE WALK RIGHT THROUGH TO WHITECHAPEL – CONTAINED BY THE RIVER – CIRCUMNAVIGATE WHOLE AREA. NEED TO MAP AND DO IN STAGES, WORKING IN WITH ANNUAL PLAN PROCESS
- MULTI USE NETWORKS FOR CYCLING/ WALKING
- TREES MANAGEMENT IS A CONCERN. NEED CONTINUE STREET PLANTING - GOOD GRADE TREES ONLY

- NEED TO MAKE RESERVES MORE INVITING SMALL SIGNAGE TO ENCOURAGE USE OF LINKS - WALK/ BIKE
- LANDSCAPING NEEDS TO BE REVIEWED IN NEW SUBDIVISION. WORK IN WITH WALK/BIKE LINKS

8.RETAIL GROWTH

Groups discussed whether further retail growth should be provided for, and if so where and in what form

GROUP 1

- SOMETHING HAS BE DONE BUT THIS GROUP COULD NOT AGREE
- CONCERN THAT LOSS OF LOCAL TRADE IN THE CENTRAL AREA WILL CAUSE PROBLEMS
- MINERS COTTAGES HAVE POTENTIAL POSSIBLY FOR TOURIST TRADE AS LONG AS FACADES ARE PROTECTED
- NON COMMERCIAL SIDE OF ARROW LANE LOOKED AT- CONTROVERSIAL. AREA ABOVE ARROW LANE WAS CONSIDERED BUT REJECTED MOSTLY
- OTHER SIDE BUCKINGHAM TOWARDS CHINESE VILLAGE IS POSSIBLY SUITABLE FOR CAFES AND RESTAURANTS BUT DOES NOT SOLVE THE LOCAL RETAIL PROBLEM
- 90 PERCENT OF THE COMMUNITY ALREADY SHOP AT REMARKABLES PARK
- AGREED THAT SOMETHING HAS TO BE DONE - HARD QUESTION

GROUP 2

- KEEP STATUS QUO. ACCEPT ISSUES AND MARKET DRIVEN STATUS OF SHOP TYPES
- INDUSTRIAL AREA IS A LOGICAL PLACE FOR A NEW DEVELOPMENT TO CATER FOR COMMUNITY NEEDS. MUST NOT COMPETE CURRENT AREA – NON TOURIST, LOWER RENTAL?
- DESIRE TO KEEP COMMERCIAL AREA TOGETHER BUT RECOGNISE NOT EASILY ATTAINABLE
- COVERAGE /HEIGHT? – DON'T WANT TO LOSE THE HISTORIC FEEL. RETAIN STATUS QUO RULES

GROUP 3

- ACCEPTABLE - SMALL EXPANSION OF RETAIL IN EXISTING AREA FOR SMALL SCALE SERVICES ONLY
- EXPANSION POSSIBLY BEHIND MINERS COTTAGE TO ROMANS LANE
- NO NEED BULK RETAIL IN ARROWTOWN. PEOPLE GO TO FRANKTON
- NEED STATISTICS ON LOCALS' SHOPPING HABITS

- CBD COULD EXPAND ACROSS ARROW LANE - NOT APPROPRIATE FOR RETAIL BUT POSSIBLY OFFICE SPACE AS LONG AS IT STAYS AS A SERVICE ENTRANCE FOR SHOPS

GROUP 4

- PRESSURE INEVITABLE
- RETAIN PRESENT BOUNDARY OF CBD. THE RETAIL MIX IS DICTATED BY COMMERCIAL REALITY
- TRADITIONAL BUSINESS IS SHIFTING FROM CBD
- POTENTIAL TO INFILL PARTICULARLY IN RAMSHAW LANE, MUSEUM, GOLD NUGGET
- LIGHT COMMERCIAL ON SEWAGE SITE PLUS POSSIBLY TRADITIONAL BUSINESS USE
- OFFICES ARE ALREADY GOING TO RESIDENTIAL AREAS - OK
- NO SUPPORT FOR LARGE SCALE ACCOMMODATION –SMALL BOUTIQUE ONLY
- NO FAST FOOD FRANCHISES (BUT WE LIKE OUR FISH AND CHIPS)

GROUP 5

- THE TOP SIDE OF ARROW LANE HAS POTENTIAL
- ARROW LANE HAS THE POTENTIAL FOR MIXED USE - RETAIN PRESENT SCALE AND DENSITY
- MINERS COTTAGE ZONE HAS POTENTIAL FOR RETAIL – SELECT
- RAMSHAW LANE DRAMATICALLY UNDER DEVELOPED - POTENTIAL THERE
- LOWER BERKSHIRE STREET POTENTIAL – NERVOUS DEBATE RE THIS

GROUP 6

- NO DESIRE TO EXPAND BOUNDARIES
- LIKE ELEMENT OF SURPRISE DOWN BERKSHIRE HILL
- POTENTIAL INFILL
- MINERS COTTAGES – CRAFTS, SMALL PROFESSIONAL OFFICES - RIGID SIGNAGE CONTROLS, DAYTIME ONLY, LOW IMPACT
- GIVE DEVELOPERS THE MESSAGE RE THE DESIRE FOR DIVERSITY AND SHOPS FOR LOCALS – PROVIDE FOR A VARIETY OF RENTS
- LIKE THE “EXPLORE” FACTOR - NO DESIRE FOR A SHOPPING CENTRE COMPLEX
- SUPPORT ADAMSON DRIVE COMMERCIAL AREA IE SMALL DAIRY
- THE INDUSTRISERVICE BUSINESSES - HARDWARE GARDEN SUPPLIES
- GET CBD TIGHT (INFILL) BEFORE EXPANDING
- SERVICES IN CBD NEED TO ENSURE THE AREA IS PROPERLY CATERED FOR WITH RUBBISH REMOVAL, DELIVERY ACCESS ETC

- SMALL SCALE ACCOMMODATION AT A MIXED PRICE RANGE IS OK IN THE RESIDENTIAL AREA

9. PROFESSIONAL AND OFFICES/ ACCOMMODATION

Groups discussed appropriate locations and provisions for professional and other office accommodation

GROUP 1

- SPECIFIC ZONE FOR PROFESSIONAL OFFICES WOULD ENCOURAGE SUPPORT FOR LOCAL BUSINESS
- TWO STAGES: 1 MINERS COTTAGES 2 FROM MOBIL STATION TO BUCKINGHAM STRETT
- ONSITE PARKING REQUIREMENT
- MUST HAVE RESIDENTIAL COMPONENT
- SIGNAGE MUST BE LOW KEY
- MAXIMUM STAFF OF SEVEN
- ACCOMMODATION SHOULD STAY DISPERSED AND SMALL
- NO SPECIFIC ZONE FOR ACCOMODATION
- ANY ACCOMMODATION RESOURCE CONSENT PROPOSALS SHOULD BE PUBLICLY NOTIFIED
- SUGGEST ACCOMMODATION BY SEWAGE PONDS AREA (minority view)

GROUP 2

- PROFESSIONAL OFFICES SHOULD BE ALLOWED ON A CASE BY CASE IN THE RESIDENTIAL AREA
- THEY MUST PROVIDE OFF STREET PARKING
- A CLEAR DEFINITION OF PROFESSIONAL OFFICE IS ESSENTIAL - NO RETAIL
- CURRENT LIMIT TO THREE STAFF IS TOO RESTRICTIVE
- AN OCCASSIONAL OFFICE WITH LOW IMPACT DESIGN IS GOOD USE LAND
- CONCERN THE A BUSINESS ZONE WOULD ATTRACT BUSINESS FROM OUTSIDE ARROWTOWN. HOWEVER A MIXED USE ZONE IS PROBABLY USEFUL. BUSINESS USE SHOULD BE DISCRETIONARY ELSEWHERE IN THE RESIDENTIAL AREA
- PROFESSIONAL OFFICES GIVE A GOOD MIX TO THE TOWN
- ACCOMMODATION RULES SHOULD REMAIN STATUS QUO – IE DISPERSION RETAINED AND SMALL SCALE
- CAMPING GROUND NEEDED BUT SHOULD POSSIBLY ALSO PROVIDE FOR RECREATIONAL USE

GROUP 3

- PREFER OFFICES SPREAD RATHER THAN IN A DEFINED AREA
- BEYOND THE HISTORIC ZONE THERE COULD BE SOME HOME RELATED BUSINESS ACTIVITY BUT ONLY LIMITED AND LINKED TO RESIDENTIAL OCCUPANCY
- OFFICE AND LOW KEY RETAIL WOULD BE SUITABLE IN THE MINERS COTTAGES
- DON'T FAVOUR BACKPACKER ACCOM – NOT ARROWTOWN STYLE
- DON'T FAVOUR LARGE SCALE HOTELS
- ACCOMMODATION KEPT TO FOUR GUESTS
- FOR ANY MORE - MAKE NON COMPLYING IE NOTIFIED CONSENT APPLICATIONS
- PREFER TO SEE DISPERSED AND LOW KEY SIGNAGE CONTROLS

GROUP 4

- HOME BASED BUSINESS ARE OK BUT RESTRICT SIZE
- MUST PROVIDE CARPARKING
- NO RETAIL – ACCEPT THAT IT CAN BE DIFFICULT TO DISTINGUISH
- KEEP OFFICES IN THE CBD – NO RETAIL IN ARROW LANE
- POTENTIAL FOR CONFLICT IN RESIDENTIAL AREA EG BUILDER'S GOODS STORAGE
- EFFECT OF EMPLOYEES/PARKING SHOULD BE CONSIDERED
- ACCOMMODATION - EXCLUDE MASS MARKET
- RECOGNISE NEED FOR MORE, BUT NEED LIMITS
- WELL DISPERSED
- STATUS QUO OK
- NO LOGOS OR MULTI NATIONAL CHAINS
- LODGES ON A CASE BY CASE BASIS ON THE RESIDENTIAL AREA
- TOO MUCH ACCOMMODATION AT PRESENT IS NON NOTIFIED

GROUP 3

- PROFESSIONAL OFFICES ARE HAPPENING ALREADY IN RESIDENTIAL AREAS
- CONCERN THAT SMALL SCALE OFFICES CAN DEVELOP INTO LARGER OPERATIONS
- SIGNAGE AND PARKING ARE ISSUES OF CONCERN
- BEHIND ARROW LANE COULD BE MIXED USE
- ZONING - STATUS QUO
- PROFESSIONAL OFFICES IN RESIDENTIAL AREA SHOULD BE RESIDENTIAL IN ARCHITECTURE
- CUMULATIVE EFFECT IS AN ISSUE. CONSIDER ON A CASE BY CASE BASIS
- ACCOMMODATION SHOULD BE SMALL SCALE AND FIT INTO RESIDENTIAL STRUCTURE OF ARCHITECTURE

- NO FIXED ROOM NUMBER SHOULD BE SET. IT SHOULD BE SITE SPECIFIC, DEPENDING ON THE ABILITY TO ACCOMMODATE PARKING AND DEAL WITH NOISE ISSUES
- MIXED ACCOMMODATION FOR ALL BUDGETS
- DISCERNING BACKPACKERS ONLY
- CAMPING GROUND PROVIDES AFFORDABLE ACCOMMODATION
-

10.COMMUNITY NEEDS

Groups discussed needs for community facilities, and locations

GROUP 1

- MORE WALKING TRACKS
- CENTENNIAL BRIDGE TO WHITECHAPEL, TOBINS TO ARROW SPURR, UPGRADE BUSH CREEK, KEEP PAPER ROAD NEXT TO THE CHINESE VILLAGE. POSSIBLY INCLUDE AN OLD ORCHID IN AN UPGRADE OF BUSH CREEK RESERVE. ARBORETUM - LUPINS KEPT
- MAINTAIN RIVER RESERVE PARK-LIKE AREAS
- TEENAGE FACILITIES ARE DIFFICULT –SKATEBOARD PARK
- A MULTI PURPOSE BUILDING AT CAMP GROUND COULD PROVIDE FOR BASKETBALL, CLIMBING WALL ETC
- POOL RELOCATED IN THE LONG RUN, POSSIBLY AT THE CAMPING GROUND
- PLAYGROUNDS ARE UNSUITABLE FOR YOUNG CHILDREN AND NEED UPGRADING
- STREET FURNITURE IS NEEDED BESIDE LIBRARY AND ON BUCKINGHAM GREEN OPPOSITE LOCATIONS
- THERE ARE NO FORMAL GARDENS IN ARROWTWON. POSSIBLY A TIERED GARDEN ON BUTLER GREEN?
- POSSIBLE DOWNGRADE OF STREETS IN THE HISTORIC AREA. PLANT ORCHARDS OR TREES TO CREATE A ONE WAY EFFECT. TURN INTO PARKS BY LIMITING TO SMALL CARRIAGE WAYS- POSSIBLY ANGLESLEA STREET AS AN EXAMPLE
- ARROWTOWN NEEDS MORE ELDERLY HOUSING. PUSH FOR THE OLD SCHOOL SITE ABBEYFIELD PROJECT. POSSIBLE SITE FOR ELDERLY HOUSING IN THE PRESBYTERIAN CHURCH AREA
- USER FRIENDLY FOOTPATHS ARE REQUIRED FOR THE ELDERL
- GRANNY FLATS OR OTHER DUAL RESIDENCY PROVISION IS OK - AREA C
- RIVER RESERVE SHOULD BE KEPT WILD FOR PASSIVE RECREATION

GROUP 2

- PLAN FOR TEENAGERS. NUMBERS WILL INCREASE DRAMATICALLY IN THE NEXT TEN YEARS
- RETAIN AND UPGRADE THE SWIMMING POOL
- CLIMBING WALLS, GYM ETC
- ICE SKATING RINK?
- A PRE SCHOOL IS REQUIRED AT THE NEW END OF TOWN
- RIVER RESERVE SHOULD BE RETAINED AND EXTENDED IF POSSIBLE WITH NEW TRACKS

GROUP 3

- LIGHTING AT SKATEBOARD PARK? ARGUMENTS PRO AND CON LIGHTING AS A SECURITY MEASURE
- GROUP WAS HAPPY WITH THE PRESENT TENNIS COURTS. DO WE NEED A SQUASH COURT?
- UPGRADE OF CAMP GROUND FACILITIES SUPPORTED BUT NOT TO FIVE STAR LEVEL LIKE QUEENSTOWN - THREE STAR IS ADEQUATE – THE CAMPING GROUND HAS A SOCIAL FUNCTION BEING AN ACCOMMODATION BACKSTOP
- LINK RESERVES WITH PATHS
- THE GROUP LIKES RUGBY IN THE CAMPING GROUND – RETAIN
- DOG PROBLEM NEEDS TO BE ADDRESSED
- MORE SIGNAGE IS REQUIRED AT THE CAMP GROUND
- PROGRESS POOL UPGRADE AND HEATING
- IF/WHEN AN EVENT CENTRE AQUATIC CENTRE GOES AHEAD, STILL KEEP AN ARROWTOWN POOL
- THERE IS A LACK OF ORGANISED YOUTH GROUPS. SUPPORT MORE YOUTH FACILITIES
- HOUSING FOR THE ELDERLY: SUPPORT ABBEYFIELD. DON'T SUPPORT AN ELDERLY HOUSING ZONE, BUT ENCOURAGE DEVELOPERS BY MAKING PLANNING RULES APPROPRIATE
- RESERVES AND THE RIVER AREA NEED MORE SIGNAGE TO RAISE AWARENESS. LIKE NATURAL STATE BUT NOT NOXIOUS WEEDS - NEED NATIVE PLANTINGS IN PLACE OF WEEDS
- A PATH IS REQUIRED TO WHITECHAPEL
- UPGRADE TOBINS TRACK – TRAILBIKES ARE AN ISSUE PARTICULARLY WITH NOISE AND SAFETY. BETTER SIGNAGE IS NEEDED AND POSSIBLY BARRIERS
- THE COMMUNITY IS OFTEN UNSURE OF RESERVE STATUS

GROUP 4

- POOL PROGRESS UPGRADE
- FUND FOR SQUASH COURTS MUST BE USED OR WILL BE LOST
- THE SCHOOL IS TO BUILD A NEW MULTI PUPOSE HALL - NEEDS SUPPORT

- SEWAGE PONDS – POSSIBLE SKATING RINK, SOCCER FIELD OR GREEN WASTE
- TWO PRESCHOOLS AND PRIMARY SCHOOL ARE OK FOR NOW AND THE SCHOOL HAS LAND TO EXPAND FOR 10 YEARS GROWTH
- YOUTH FACILITIES ARE NEEDED. NEEDS COORDINATION
- NEED MORE ELDERLY HOUSING – POSSIBLY THROUGH ZONING TO ENCOURAGE THEIR DEVELOPMENT. POSSIBLY SHOULD BE CONSIDERED AS A WIDER DISTRICT ISSUE. QLDC TO ACT
- RIVER NEEDS CONTROLS. RIVER FLOODING MITIGATION MANAGEMENT IS REQUIRED TO HELP PRESERVE THE BEACH FOR RECREATIONAL USE AND A CARPARK
- SKATE PARK IS OK BUT AREA NEEDS A MANAGEMENT PLAN
- TRAILBIKES ARE AN ISSUE - NOISE POLLUTION
- ADAMSON SUBDIVISION EXISTING WALKWAYS ARE OK BUT REQUIRE BETTER MAINTENANCE
- ROSE DOUGLAS PARK IS AN ISSUE. ADDRESS WITH RESERVE CONTRIBUTION FUNDING

GROUP 5

- A SPORTS FIELD IS NEEDED – POSSIBLY SEWAGE LAND OR POSSIBLY BUTEL PARK SETBACK LAND, BUT FIRST CHOICE WOULD BE THE CAMPING GROUND
- LANDSCAPING PLAN HAS BEEN DONE FOR THE SKATEPARK – SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE
- THE POSSIBILITY OF AN ICE SKATING RINK SHOULD BE INVESTIGATED. EXPENSIVE BUT TRADITIONAL WINTERS ARE CHANGING AND MORE ACTIVITIES ARE SOUGHT
- TOILETS NEEDED: EG BUTLER PARK NEAR THE CHINESE SETTLEMENT
- HOUSING FOR ELDERLY - SUPPORT ABBEYFIELD
- ELDERLY HOUSING SHOULD BE TIED INTO SERVICES – POSSIBLY ADDRESS THROUGH GRANNY FLATS BUT CONCERNS WERE FELT RE CONTROLS. FAVOURED BECAUSE IT ENCOURAGES THE EUROPEAN SCENARIO OF FAMILIES IN ONE AREA
- OLD SCHOOL HOUSE WOULD BE A GOOD SITE FOR A PRE SCHOOL
- SPECIALIST EDUCATION (LANGUAGE, HOSPITALITY EDUCATION) WOULD BE A POSSIBLE ASSET. IN CONJUNCTION WITH MILLBROOK?
- RIVER RESERVE SHOULD REMAIN WILD. MAY BE MORE MANICURED NEARER TOWN. NOXIOUS PLANT MANAGEMENT IS REQUIRED.

Summary of Written Submissions Received

1. Traffic. Growth. Reserves

- Dangerous driving increasing. Greater policing presence required
- No parking in Buckingham Street, but not a mall – working street
- Strict enforcement of planning controls to encourage green and spacious appearance. Cap growth to retain village feel
- River reserves to be tidied up, but not manicured. Remove noxious weeds.

2. Traffic and Parking. Community Facilities

- Close Buckingham to traffic at all times (map supplied)
- Ramshaw St one way West to East. Angle parking one side, parallel on the other (to replace Buckingham Street parking)
- Extend overflow carpark to beyond Poplar Lodge
- Extra carparking on Dudley's Green. Replace paddock look with Arrow River gravel and seal
- Shorten Marshal Park area and provide bus drop off point
- Provide information Centre on Marshal Park with video info. on local features.

3. Traffic

- Close the northern end of Anglesea St. to link the reserve stretching from the fire station to the Anglican church. Improves the town entrance and removes a dangerous intersection. Supported by majority of Anglesea St residents.

4. Walking Tracks

- Provides history of work on Arrowtown/Macetown track and its use
- Proposes 3 more bridges, with details of type, proposed locations, and suggestions for funding

5. Industrial Sites

- Shortage of sites for tradespeople and heavier contracting. A larger industrial zone is required. Old oxidation pond site a possibility.
- Bush Creek Rd industrial zone site recently sold, leases terminated and costs increased

6. Traffic Issues – Industrial Estate

- Huge increase in heavy and bus traffic into town, via Berkshire St – excessive speed and engine braking
- Traffic for industrial estate should not travel via historic precinct – could travel down Manse Rd. to Malaghans Rd. From Arrow Junction, travel via Hogans Gully and McDonnell Rd.

7. Infill Housing Provisions

- Proposals for encouraging attractively placed infill housing require amendment to site density provisions, but not coverage or height limitations (diagram provided).

Summary of the 1994 Charette Report

Arrowtown has a special character from its discrete location. It is not widely displayed on an open shore like other towns in the District. The town is tucked into a corner of the dramatic glaciated Arrowtown Basin, behind Feehlys Hill and surrounded by mountains and the glacial plateau of Crown Terrace. Its topographical containment has meant it has traditionally been come upon by surprise, a pleasant surprise easily accessible within the wider basin. The rural and dramatic moraine lands provide a dramatic buffer to different developments and different pressures elsewhere in the basin and elsewhere in Central.

Developed on a flight of river terraces which are followed by the street and building pattern, Arrowtown rises as an amphitheatre above the Arrow River, the town is framed by mountains and hill. It appears as a snug location for a town, giving it a strong sense of place.

The town also has a special additional value from its unique built heritage. The town proudly displays and celebrates its age. Its origins. The known as Fox's, the town sprang up in 1862 with the gold rush in the Arrow River. Arrowtown has since been rural service town, holiday town for cribbers and campers, visitor town, and, home to workers in Queenstown. However, for the heart of Arrowtown, the mining town origin remains a proud heritage.

The expressions of the early town, in the historic main street and commercial buildings, tiny cottages, great trees, spaciousness, low key streets, have a cohesion. There is a sense of equality in the town rather than grand individual houses or grounds. A people place. A family place. Quiet and peaceful – especially in the evenings. A walking town. A place for living, not posturing.

A town at home in its location, with buildings arising from that place, in stone, cob and wood. Hugging terraces. Surfaces of earth and gravel. Vegetation in spontaneous abundance. A very green town, strongly seasonal. Beyond the cottage garden, primness spurned. Managed wilderness welcomed. Naturalistic.

These characteristics are valued by the community today. They seek to retain the low key, the spacious, the age, the trees, the wilderness, but also the life. They wish it to remain discretely tucked into a corner, a surprise. Yet not a town frozen in the past. A living, ever-changing town that respects and celebrates its past. A special town. A town not needing to titivate and seek grandeur. A town wanting honest expression of its place and past.

Participants agreed that the isolation, the surprise, the small size, the low-key character, the spaciousness and the strong relationship to the land, and a lack of tarring up and manicuring are all preferred by the community. The genuine evidence of age is important, and wish the built and planted heritage secured.

There was a clear need to clarify what buildings are old and what are new, through a combination of appropriate restoration, adaption, repair and maintenance of original buildings and sympathetic design of new buildings which do not create a pastiche of the old.

They want Arrowtown to remain very different from Queenstown and Wanaka.

Dominance by more, faster and larger vehicles was of concern. Increased building density with larger buildings and small sections was also seen as having serious implications for the town's image.

The analysis of change and potential resulted in proposals for the town to be managed in terms of four distinct areas:

1. a central Heritage Protection Area (H.P.A.)
2. an adjoining Old Town Management Area (O.T.M.A.)
3. the markedly different New Development to the south; and,
4. the Town Belt, the environs of the town including the Arrow River and Bush Creek, and the enclosing hills and valleys that give Arrowtown its context.

List of Attendees at the workshop

Roger Monk	Debbie MacColl	Alva Shaw
Ray Currie	Les Rogerson	Des Stronach
Taylor Reed	Pam Miller	Ben O'Malley
Leon Ryan	John Wilson	Bruce Gibbs
Philip Hickin	Peter Taylor	Alan Garrick
Barbara Hamilton	Tony Allan	Brett Thomson
John Borrell	Alma Stevenson	Derek Bell
Cerise Walton	Dave Duston	Miranda Spary
Antony Newcastle	K. Joyce	Max McDermid
Phil Hamell	Craig Jones	Melissa Edwards
Pat Hamell	Ron Bye	Lex Perkins
Graeme Bates	Ray Lines	Barbara Glass
Carl Feinerman	John Harrington	Karen Swain
Gordy Gibb	Malcolm Boote	Alma Stevenson
June Thomas	A Shaw	Linda Rogers
Jim Ryan	Janine Askham	Maurice Maxwell
Don Spary	Adele Hewlett	David Cantwell
Verona Cournare	Brenda Turner	Anne Currie
Jocelyn Robertson	Ollie Turner	Margaret Ryan
Rupert Iles	Jim Robbie	Robert Holland
John Mincher	Mel Hill	Alan Eyles
Mick Burdon	Barry Lawrence	Geoff Martin
Jane Burdon	Wayne McKeague	Alan Garard
Ian Bowie	Angeline Hanna	Marty Black
David Clarke	Margaret Hyland	J R Newman
John Guthrie	Karen Reid	Jane Loe
Karen Swaine	Owen Lawrence	John Moore
E LeBern Iles	Pam Miller	Marilyn Moore
Allan Coburn	Alison Baba	Emma Simmers
Peter Gawron	Margaret McDonald	Ian Beud
Michelle Buckham	Ray Clarkson	Graham Parker
Eleanor Morgan-	Doug Frew	J Cotter
Northcoate	Owee Frew	Evan Pitts
Bill MacLaren	G. Paape	Michael Tierney
J van Wichen	Tony Clear	