

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER

the Resource Management Act 1991

IN THE MATTER

A variation to the QLDC Proposed
District Plan – Urban intensification

STATEMENT OF EVIDENCE OF David Murray Hanan

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Introduction

[1] My name is David Murray Hanan. I am a Director of GHC Consulting Limited and their Principal Environmental Engineer. My family and I have been actively involved with several Environment Court actions dating back to the original Adamson's Subdivision in the 1980s. In more recent times I have been involved with the following cases:

- (a) Monk vs QLDC – Arrowtown South Boundary
- (b) Feeley vs QLDC
- (c) Banco Trustees (Newman & Guthrie) Vs Hanans
- (d) Boxer Hill Trust vs QLDC
- (e) Suburban Estates vs QLDC

[2] We seek a carve out of Arrowtown from the proposed 12 m height rule and reinstatement of the current height rules that govern building heights in Arrowtown.

Scope of evidence

[3] The Inappropriateness of a 12-Meter Building Height Rule for Arrowtown, New Zealand

[4] Introduction

[5] Arrowtown is a historic gold mining town located in the Otago region of New Zealand. Known for its picturesque landscapes, well-preserved heritage buildings, and vibrant community, Arrowtown's character is defined by its unique architectural styles and natural beauty. This scope of evidence seeks to demonstrate why a 12-meter building height rule is not suitable for maintaining the character of Arrowtown.

[6] Visual Amenity

[7] Heritage Context: Arrowtown is characterized by its historical buildings, many of which are single or double stories. A 12-meter height limit would

allow for structures that could disrupt the historic skyline and architectural coherence of the town.

- [8] Natural Landscape Integration: The surrounding mountains and hills contribute significantly to the town's visual appeal. Taller buildings could obscure these views, degrading the scenic quality that attracts residents and tourists alike.
- [9] Aesthetic Consistency: The existing structures are predominantly low-rise, which creates an intimate scale that enhances the town's charm. Taller buildings would create a stark contrast and diminish the cohesive aesthetic that defines Arrowtown.
- [10] Shade and Sunlight
- [11] Impact on Public Spaces: Taller buildings could cast significant shadows over public areas, parks, and community spaces, reducing sunlight exposure and making these areas less inviting for residents and visitors.
- [12] Residential Amenity: Increased building height could lead to shading of neighbouring properties, impacting outdoor spaces, gardens, and natural light within homes, which is vital for quality of life.
- [13] Microclimate Effects: The introduction of taller buildings could alter local wind patterns and microclimates, potentially leading to cooler and less hospitable outdoor environments.
- [14] Infrastructure Load
- [15] Increased Demand on Services**: Taller buildings typically accommodate more residents or businesses, which could place additional pressure on local infrastructure, including water supply, sewage systems, and waste management. It is already well documented the failing wastewater system of QLDC
- [16] Road and Transport Strain: Greater population density resulting from taller buildings may lead to increased traffic, exacerbating congestion on the town's roads and affecting transport systems.

- [17] Public Services: Schools, healthcare, and emergency services may struggle to meet the demands of a growing population, leading to a decline in service quality for existing residents.
- [18] Effects on Neighbours
- [19] Privacy Concerns: Increased building heights can lead to reduced privacy for neighbouring properties, causing tensions within the community and affecting the enjoyment of personal living spaces.
- [20] Overlooking Issues: Taller buildings can lead to overlooking of private yards and gardens, diminishing the sense of personal space and security for residents.
- [21] Community Cohesion: A shift in building height regulations could alter the social dynamics within neighbourhoods, potentially leading to conflicts between new and existing residents regarding lifestyle and expectations.
- [22] Heritage Value
- [23] Cultural Significance: Arrowtown's heritage buildings and historical sites are a vital part of New Zealand's cultural identity. Maintaining low building heights is essential to preserving the town's historical significance.
- [24] Tourism Appeal: Arrowtown is a tourist destination, and its charm is rooted in its historical context. Taller buildings could detract from the unique character that draws visitors, potentially harming the local economy reliant on tourism.
- [25] Environmental Considerations
- [26] Biodiversity Impact: Development of taller buildings at a greater density can lead to habitat loss for local wildlife, disrupting the ecological balance in the area. Lessens green space
- [27] Sustainable Development: Encouraging low-rise, sustainable building practices aligns with environmental preservation efforts and community values, promoting an eco-friendly approach to growth.

[28] Community Sentiment

[29] Public Opinion: The local community has historically expressed a preference for low-rise buildings that blend with the town's character. A 12-meter height rule may not reflect the desires of residents.

[30] Community Engagement: Decisions regarding building regulations should involve input from the community to ensure that growth aligns with the residents' vision for their town. This is exemplified by the Arrowtown Design Guidelines. 12 m building clearly does not align to this guideline not other community driven initiatives to preserve the "look and feel of Arrowtown".

Conclusion

[31] In conclusion, the proposed 12-meter building height rule does not align with the character, values, and needs of Arrowtown. The potential negative impacts on visual amenity, shade, infrastructure load, neighbour relations, heritage value, environmental sustainability, and community sentiment highlight the need for a more context-sensitive approach to urban planning. Maintaining lower building heights is essential for preserving the unique charm and liveability of Arrowtown, ensuring it remains a vibrant and attractive place for future generations.

Dated 20 May 2025



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Dave Hanan