

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 11:31:31 AM
Last Modified: Monday, June 26, 2017 11:37:01 AM
Time Spent: 00:05:29
IP Address: 203.173.142.4

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sally Ford

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

None

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Pleased to see the under passes. Crossing the road has become very dangerous. Please design them so Bikes with kid carring trailers can cross too. No sharp corners etc.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 11:35:18 AM
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IP Address: 111.69.114.156

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Clare Tomkins

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Queenstown housing is not ever going to be 'affordable'. and i think we need to accept this a the case, our building costs are the highest in the country and that is not going to change. There is enough land currently zoned for development to cater for growth without doing it in an area which will have such a detrimental effect on the landscape, which is why we live here. Areas such as Shotover Country and Lake Hayes Estate were built below the road to minimise the effects, and now this is going to be reversed. Ladies Mile is the entrance to Queenstown and should not be wall to wall houses, areas such as Gorge Rd would cater to this demand much better, as it is close to existing infrastructure.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

The lot sizes are very small, although the set back of 70 meters is good, the amount of housing and other development proposed is not sympathetic to the landscape, We should not be forced to deliver houses in such areas, and the government should not force housing to be built in areas of beauty, otherwise where will it stop. I do not support this masterplan.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 11:43:35 AM
Last Modified: Monday, June 26, 2017 11:47:20 AM
Time Spent: 00:03:45
IP Address: 125.237.255.132

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Alicia Mather

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

absolutely disgusting. there is no need for more housing in queenstown. Do you not realise that in 20 years time, there will be no one wanting to live or visit Queenstown anymore as the beautiful country town that people are flooding here for, will no longer exist if the growth continues on the scale it is at the moment.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

as above

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 11:55:41 AM
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IP Address: 125.239.75.9

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Laura Brown

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Strongly disagree. This is the main road into Queenstown and once it is turned into housing this can not be taken back. It is an iconic beautiful stretch of road.

I believe housing areas should be saved for areas that are less visible to residents and visitors.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
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IP Address: 125.236.206.94

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

chris brown

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am against the development of ladies mile as currently proposed. I have a number of concerns:

1 - Visually - This is a key visual area when driving into the Queenstown area, and this development would retract from magnificent views that we are renowned for.

2 - development - The shotover bridge is currently the bottleneck for people travelling from the lake hayes/shotover country developments into the Frankton area. Allowing further development of housing before catering for the increased traffic flow and corresponding safety impacts is irresponsible.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

no

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sarah Asher

Full name

Q5

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I strongly disagree to the proposal. I don't think the land should be developed at all, it is such a beautiful entry to Queenstown the way it is and more housing will just ruin it. Especially high density housing. With Shotover Country and Lake Hayes Estate it's great because you can't see them from the road whereas this will be so devastatingly obvious from the road it is just too much. Not even planting out the distance between the houses and the road will work, we will still see it. It's great Queenstown is getting bigger but it needs to be in less obvious areas. There is already so much congestion with the subdivisions already on Ladies Mile.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Dont develop it at all. Or if 100% necessary make it in to more life style larger blocks. Put the high density housing somewhere else. Stop getting rid of our beautiful open land.

Q9

I understand

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COMPLETE

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Time Spent: 00:37:57
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Hannah Clowes

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think the Council has done a fantastic job of preventing all of Queenstown's new, large-scale subdivisions over the past couple of decades from being highly visible from public places. Quail Rise, Lake Hayes Estate, Jacks Point, and Shotover Country and are all well located in terms of their ability to use natural and man-made landforms to ensure visibility levels are low, and all are well set back from the major roads in to and out of Queenstown.

Whilst I appreciate the pressure QLDC is getting from Central Government to provide land for future housing stock, I would strongly argue that doing so in a place like Queenstown is highly likely to result in significant, long-term, adverse effects. Given Queenstown is so topographically constrained, and the QLDC have done a great job of retaining higher-level land as free from residential development, the development of remaining flat, rural land for residential development will constitute urban sprawl, have a significant adverse impact on existing rural amenity and character, and further exacerbate existing traffic problems.

If we HAD to provide further land for housing development, then I understand some of the merit for the proposed Ladies Mile SHA. However, I would argue that we don't HAVE to. Sufficient land has already been zoned for future residential development under the Operative District Plan.

Other areas in New Zealand are much better placed to provide land for future housing stock. QLDC, please push back on Central Government with the response that you have already done your job. Remind them that:

- sufficient land is currently zoned for future residential development.
- work is being done to encourage further intensification of existing residential areas.
- you wish to maintain your existing track record of the subdivision of rural land ONLY in areas where there is capacity for this to be absorbed without significant adverse effects on visual amenity and existing rural character.
- History has told us that designating an area as a SHA ultimately removes the decision making power of the QLDC to prevent poorly located development, such as the retirement village along Ladies Mile. This outcome is a shame, but let's not have it set a precedent for further development along Ladies Mile.

In summary, the proposed Ladies Mile SHA is not an appropriate place to locate a SHA, and I strongly oppose it.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

The proposed Masterplan constitutes urban sprawl, and will have significant adverse effects on the existing rural amenity and character of Ladies Mile, given its proximity to the State Highway, and the flat topography, which does not provide sufficient opportunity for significant adverse effects to be mitigated through physical separation and landform.

Q9

I understand

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Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 12:27:36 PM
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Time Spent: 00:15:10
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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Mark Philip Nickolls

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I support the development of this area, due to the close proximity of the Frankton flats shopping, power, water treatment plant.

Also childcare facilities, schooling, access to cycleways & Lake Hayes recreation areas are extremely handy.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

None. Looks well thought out.

Q9

I understand

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Collector: Web Link 1 (Web Link)
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Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Steven Rowden

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It is a terrible idea.

Ladies mile is the gateway to Queenstown.

To make it high density will ruin the overall appeal, I believe of the whole Queenstown area.

Queenstown is the jewel in the crown of New Zealand tourism, its distinctive feel needs to be kept.

I understand that Queenstown does need more accom, but high density can be done out at gorge road.

As a owner of property in Queenstown, and a rate payer, I feel very strongly about this, and preserving Queenstowns distinctiveness.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

That like lake Hayes development, and Shotover, no development should be seen from the main road.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:10:22
IP Address: 115.189.98.173

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Full name

Q5

Email address

Q8

Postal address

Respondent skipped this question

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Thanks for your consultation on Ladies Mile. While it is important to address the needs of housing in this district, it is important to cherish what makes this area so desirable.

It is critical that green belts are left alone and that rural settings, mountains views and iconic vistas are preserved. These provide the aesthetic of Queenstown and the very reason that people want to live here. I strongly disagree with Ladies Mile becoming an SHA.

Allowing a high-density development to occur along one of the entrances to Queenstown should not be allowed to go ahead. We have already seen the unsightly way that the 5 Mile area has been developed, by developers who claimed that it was respectful to its natural environment. Not really!

I think we should look at allowing higher density development in areas that are already heavily developed and populated. These are the central Frankton area and central Queenstown.

I would like to see Queenstown council portray itself as a council that is strong and intelligent, as a message to developers that it is not open slather here. Of course, there is a need for development in Queenstown, but it must be smart and sustainable. Many good Queenstown locals are fed up by what is happening here and leaving town. If this happens, we lose the heart and soul of the town, as well as the open spaces and iconic vistas.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Good to see that community consultation is being sought.

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

zaimon

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

seems that most logical place. will impact the environment and visuals the least, can take some stress of queenstown

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Yeah Good

Q9

I understand

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COMPLETE

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Suzanna Bothamley

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I completely and utterly disagree. It needs to be left as it is.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Stop gap at best.

Q9

I understand

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COMPLETE

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Time Spent: 00:03:46
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Suzanna Bothamley

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I completely and utterly disagree.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

The masterplan feels very much a stop gap.

Q9

I understand

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COMPLETE

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sarah Harris

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am NOT in support of this area being used as a special housing area. I am 100% behind new housing areas but this is 'the gateway into Queenstown' and must be supported as such. We are quickly becoming an overcrowded area and losing what makes Queenstown so popular to begin with. The beauty and the rural areas, by having high density and medium density housing on this stretch will bring Queenstown into the same realms of suburbs of larger cities. We're taking away from what brings people here in the first place.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Emma Hanson

Full name

Q5

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I don't agree with this idea as it will ruin the image when you arrive in Queenstown and will just become another highly populated city and take away from the beauty of the landscape. Instead of driving down gorgeous ladies mile it will be built up with special housing and become an eye sore

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above, I don't believe ladies mile is the best option for a special housing plan, it would ruin the feeling of Queenstown and take away from the landscape massively

Q9

I understand

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COMPLETE

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Time Spent: 00:08:29
IP Address: 107.77.228.49

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Ashley Robb

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am strongly against the developement of ladies mile, or any more of our rural land. The appeal of Queenstown and arrowtown alike is the small town feel and our gorgeous scenery and it is scary how quickly that is changing.

Our roading systems and parking spaces are already terribly suited to the population we have much less an increase to that, we couldn't possibly add such a huge amount of housing without first addressing the poorly suited infrastructure. We surely do not have the space in our schools, electrical grid or enough jobs to support such a huge increase in population.

As a long term local who has spent the majority of my life in Queenstown, it would be a real shame to see Queenstown lose any more of its small town charm.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Last Modified: Monday, June 26, 2017 1:54:08 PM
Time Spent: 00:08:05
IP Address: 101.98.171.227

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

joan waldron

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

i dont agree with developing the ladies mile,i feel we need some beauty for people to see when, entering queenstown, plus it will not be affordable housing, suggest the council look at obtaining crown land where young families can afford,we need people to service this growing town now

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

no

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Time Spent: 00:03:06
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Full name

Q5

Email address

Q8

Postal address

Respondent skipped this question

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Can you explain publicly in more detail what you mean by medium to high density for ladies miles? I'm personally not keen for simply more quarter acre style subdivisions on ladies miles (like lake Hayes estate) as that seems a poor use of precious land. Do you mean two or three story blocks? Something else?

Related to this I've always thought you should encourage thru planning high rise apartments along gorge road, perhaps 5-8 stories high kind of thing.

Roger somerville.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

See above.

Q9

I understand

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COMPLETE

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Started: Monday, June 26, 2017 2:10:51 PM
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Time Spent: 00:05:28
IP Address: 122.56.235.158

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tania Daly

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Utter Greed and Ugliness. Look at Shotover Country all crammed in and looking disgusting. Our traffic is already out of control and is a damned cold area in winter.

Just who is this growth good for? NOT those of us who have been here for 30 years and fine from beauty to ugliness and congestion.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I don't need to read your master plan to know that it's packed worth Lies.

Q9

I understand

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Collector: Web Link 1 (Web Link)
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Time Spent: 00:05:41
IP Address: 118.149.148.43

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Max Perkins

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It's a bloody great idea! It's an area that already has much housing so it is a natural progression to make it all housing.

It will be a great step forward to making Queenstown for everyone and not just some! Best of luck in your plans! Cheers

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I will leave comment on the master plan to people more qualified than myself. But I wholeheartedly support more residential development on the ladies mile.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 2:49:03 PM
Last Modified: Monday, June 26, 2017 2:51:30 PM
Time Spent: 00:02:27
IP Address: 121.75.215.12

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Grace Lindsay

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I understand there is a need for accomodationin queenstown, but a true what cost does it come. The entrance to queenstown has been coming down last lake Hayes onto this lovely long stretch of green and bush land, its great as LHE and SC are relatively hidden. I see this contirbuting more to the issues that we currently have here rather than solving them.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 2:45:34 PM
Last Modified: Monday, June 26, 2017 2:52:19 PM
Time Spent: 00:06:45
IP Address: 121.75.219.95

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tamsin Orr-Walker

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

As a private landowner all locals must ensure that any proposed new dwelling is low impact on the landscape and doesn't detract from the beauty of the area. This proposed development in Ladies Mile seems to be doing the opposite and is likely to make the entrance to Queenstown an eyesore. The recent concern about the felling of the trees along this area shows that many locals consider this area to be important as a natural asset.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Queenstown is growing at an unprecedented rate; one which if continued is likely to impact on the beauty of the wider environment (which is what people come to see). I would think that Council should be focusing on providing proper infrastructure for the area (maybe a hospital would be sensible for instance) rather than loading more people into the system. Constant growth is not necessarily a good thing.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 2:54:05 PM
Last Modified: Monday, June 26, 2017 3:01:06 PM
Time Spent: 00:07:00
IP Address: 121.75.216.200

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Vivienne Smith

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Please don't do it. It's the wrong area and forms the entrance to our beautiful alpine town - that's being ruined by poor planning and hideous design. We should be reflecting the wonderful alpine history through wood stone and shist not using cheap materials to build with. Yes we need places for people to live but that's the wrong location. Why so much room for retail?? Frankton Flats and 5 Mile would be perfect for housing. The car rental companies are using land that people could - get the cars out of there and build houses in the sunshine

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 3:19:11 PM
Last Modified: Monday, June 26, 2017 3:27:52 PM
Time Spent: 00:08:40
IP Address: 101.100.156.162

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

heather

Full name

Q5

Cunningham

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

More housing is needed, but actually what is needed is AFFORDABLE housing! Much of LHE already has 3,4 and 5 individuals living in a 'family' home, that most families cannot afford. I think that this location is fine. Despite arguments saying QT is growing too fast (so object to new housing), many companies cannot find housing for their staff. No staff = no ski resorts, hotels, bars, etc etc.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Be mindful of the necessary infrastructure needed to support PEOPLE (not just houses). I.e, hospitals, doctors, childcare, playparks, green spaces, shops. Soooo many housing areas are build in QT, without even a decent shop/dairy!

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 3:16:43 PM
Last Modified: Monday, June 26, 2017 3:33:43 PM
Time Spent: 00:17:00
IP Address: 203.86.200.185

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rebecca Viale

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I believe that it is a sensible location for much-needed development. This area has already been intensively developed (on the other side of the Ladies Mile Highway) and it is not a huge leap to expect to see development on this side too. I do think, however that there needs to be design controls to ensure that any development is not too dominant as the surrounding landscape is still rural in character. I also believe that there must be a mechanism that ensures a percentage of development or land is gifted to the Lakes Housing Trust that does a great job in helping low income families into their first homes.

I can't think of any other flat and reasonably sized areas of land in the basin that could absorb such development.

So I am absolutely in favour of this development, as long as there are controls and development is sensitive to the wider rural character.

Though I know this is not the right forum, I would like to take this opportunity to say I would be absolutely in favour of high density apartments being built on land at the Lakeview site and the existing High School site on Gorge Road. What we really, desperately need, is housing for short - medium term workers. They do not require houses, just compact, warm, well built apartments close to work. Please can we seriously look into preparing tenders for potential developers to build this much-needed housing option. We could then free up a lot of homes in suburb areas for families who actually want gardens and 3 bedrooms! Why don't we invite some architects to test their creativity on this issue and look for potential solutions?

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I'm generally in favour - we do need high and medium density development but there should be strict design controls. Also, I'm sure the grids are indicative only - I would like to see a more organic configuration of development to make it slightly less urban.

I am concerned about traffic and infrastructure. It can already be very busy on this road and I believe we will need some roundabouts at junctions, reduced speed limits etc, or at least some serious input from traffic engineers. They will need to think about "worst case scenario".

We need to preserve the trees on the Ladies Mile Highway too!

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 3:45:49 PM
Last Modified: Monday, June 26, 2017 3:48:42 PM
Time Spent: 00:02:53
IP Address: 202.49.81.209

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kathryn Nicol

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Great Idea

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Nope - just get on with it. We have too many large blocks of land and people sleeping in cars and caravans in freezing conditions. We who have lovely houses and require workers for our businesses should not be letting those on wages live in cramped and cold conditions that our pets wouldnt suffer.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 3:38:02 PM
Last Modified: Monday, June 26, 2017 4:13:47 PM
Time Spent: 00:35:44
IP Address: 125.239.32.45

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Karen Miles

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I find it very alarming that council is even considering Ladies Mile as a SHA. This will have huge impact on the existing lifestyle owned blocks along this route which have been a tasteful addition. What will happen to The Ladies Mile Pet Lodge? But council already opened the floodgate when Queenstown Country Club was allowed to happen. This 'in your face' development alongside such a beautiful stretch of road makes me very sad. Not to mention more traffic so more roundabouts I'm guessing. Ladies Mile with speedbumps.....

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

See above.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 3:58:44 PM
Last Modified: Monday, June 26, 2017 4:18:57 PM
Time Spent: 00:20:12
IP Address: 121.75.85.76

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Stephen Farquharson

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It should be left has a green zone , we do not need such a big housing estate...
Knowing what I know now of living at shotover country there is going a over abundance cars .
There is going to be more then two cars per house there (renting room) and you now they well so two bedroom home you looking at min 3/4 cars with this in mind the traffic is bad enough as it is and With the retirement Village The hosing estate we'll add to the problem .

We know the sewage at the moment is struggling to cope, even with the upgraded system..this is not even with the new house at brides dale..

If you going to chop up that pice if land at lest make it life style blocks. 2/3 acres each

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Needs to be reversed. And have the whole of Queenstowm interest at hand not only the developmenters

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 4:47:18 PM
Last Modified: Monday, June 26, 2017 5:06:44 PM
Time Spent: 00:19:25
IP Address: 125.238.204.69

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jimmy Carling

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am not against development and accept change as a part of life, particularly in a dynamic and sought after place like Queenstown. However I believe the proposal fails the district in a number of ways and for a variety of reasons.

The character of the ladies mile is of huge importance for amenity purposes, serving as a beautiful avenue to welcome people into the district. This character would be severely damaged if not lost completely by high density housing which has proven to be unsightly in other parts of the district. High density housing has its place, but the ladies mile is not it.

The idea of quenching a never ending thirst for accomodation by developing the ladies mile is also false. As long as free market economics are at play there will be nothing affordable about housing in this area. This has been proven by million dollar sales in Shotover Country and Lake Hayes estate, essentially failing to cater for their intended market.

The severity of the accomodation shortage in Queenstown within the residential sector could be improved dramatically by doing away with Air BnB. With residences now acting more like hotels, what accomodation already exists is being used to house short term tourists instead of local working residents, driving up rental prices and pushing people out of homes. This should be the councils primary short term focus for improving availability of accomodation instead of churning up what is one of or greatest assets.

The ladies mile could be developed more than at present but should be done more sympathetically than what is outlined in the proposal.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

none other than the above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 5:08:23 PM
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Time Spent: 00:03:15
IP Address: 125.239.128.15

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Gigi Hollyer

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think we need to look at this in the wider context. If all proposed and currently consented sub divisions come on line as planned do we need more in the immediate future. It is a shame that the retirement village has ruined this visual corridor already. This is not licence to repeat the mistake on the outer side of the road.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

A master plan is a fantastic idea. It should give he wider context of development in he basin according to other infrastructure too.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 5:31:52 PM
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Time Spent: 00:05:23
IP Address: 121.75.85.42

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

amanda gatward-ferguson

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am not in favour. This is the one area of rural green space between Amisfield and Queenstown. To fill it in would make a 12km long suburban corridor. It is flat land and already the Retirement Village is making a huge impact upon its character. If it was set low like Lake Hayes/Lower Shotover it could possibly work, but having housing along that route close to the road would be a very negative landscape.

The reason development along there has worked up until now is because it has not been visible from the road.

It is possible that a very wide green corridor might be acceptable, such as at Threepwood, and maybe if there were berms and plantings to obscure the developments but not the views.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

See above.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 6:11:11 PM
Last Modified: Monday, June 26, 2017 6:16:34 PM
Time Spent: 00:05:22
IP Address: 121.75.216.74

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kevin Renard

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

we are going to ruin Queenstown's beautiful immediate countryside by erecting about 2,800 cheap houses?? The axis Glenorchy - QT - Arrowtown shouldn't be up for sale. Its beautiful vistas and almost untouched countryside shouldn't be for sale. If we ruin it, say goodbye to tourism. If we say goodbye to tourism, Queenstown will become a ghost town. Your brand new cheap houses won't be of much use once everyone is gone...

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Why expand in the countryside when downtown QT is far from being used at its full potential, housing wise??

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 4:30:55 PM
Last Modified: Monday, June 26, 2017 6:31:42 PM
Time Spent: 02:00:47
IP Address: 121.75.84.236

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jonathan Clark

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This is a poor idea for the visual amenity of the Wakatipu Basin. The proposal is simply taking the easy option out

Community Feedback on the Future of Ladies Mile

This is a poor idea for the visual amenity of the Wakatipu Basin. The proposal is simply taking the easy option out for the council to defer housing pressure until the Basin is completely out of flat land and looks more like Auckland than Central Otago. By proceeding with this proposal the council is helping erode the very reason that people want to visit this place or live here in the first place. There are other ways to solve the housing supply issue without incurring the undesirable side effects of low-density, low-value development where it severely impacts the visual amenity of the 'gateway to Queenstown'.

There is a significant volume of land close in to the CBD between (Fernhill and Frankton including Gorge Rd) perhaps if the QLDC changed the Zoning Density rules and gave an incentive for local land/house owners to develop that land by putting two or more dwellings (houses, town houses or apartments) on it then it would be a win, win, win for all parties. By increasing the Zoning Density you obviously increase the value of this land, to realise that increase in value an owner or developer has to knock down there existing 'cold box' (of which there are plenty) and build 2+ brand new housing units. Doubling supply in the central area (Fernhill-Frankton). By doing this development is concentrated close to the town centre which reduces the impact and demand on logistics and infrastructure and removes the visual impact to the Wakatipu Basin that ugly and unconstrained low-density, low-value developments (highly visible from anywhere in surrounding mountains destroying visual amenity) like Shotover Country present. This type of low-value, low-density development miles from the centre of Queenstown reduces the visual beauty of the region. The higher the Zoning Density the more financial motivation there is for existing owners and developers to develop properties close to the town centre and the greater the housing supply that will meet the needs of the market. If QLDC looks to places such as the resort towns in the French Alps in particular (Chamonix, Morzine etc) development has been achieved in almost all such examples by building high-density apartments and townhouses close in to the resort centre, these buildings are typically very warm, with builtin underground car parking, due to their proximity to the centre of the resort/town these sorts of developments are within easy 5-10mins walking distance to the town centre. Building high-density housing like this reduces wasted land from people trying to achieve the 'kiwi quarter acre dream' being enforced by the council with each required to have a back yard, front yard and 2m + 4.5m on each side of their house between the adjacent property.

Queenstown is a crazy market, the bulk of housing that is continuing to be built here that does not meet the demands of a great portion of the population - seasonal or itinerant workers, this pushes these workers further out in to the type of residential housing that a typical family might want, in turn this means that the typically family has to look even further a field and pay even higher prices. To 'fix' the housing issue in Queenstown the QLDC would go a long way to alleviating the issue by ensuring that the incentive to supply housing to meet the needs of the itinerant, seasonal and for that matter New Zealand workers (all who actually provide the labour to make this town tick) who want to dwell close to the town centre can, by doing this it would take significant pressure off the housing slightly further from the CBD as there would not be the same desperation for accommodation that exists today. This could be achieved by increasing the Zoning Density on land within 3-5kms of the town centre - all within walking distance of either the town or existing public transport.

Ask yourself this question, how many metres squared of land is required to house 1-2 or 3-4 people? At the moment it seems like the QLDC's answer is somewhere between 300-600m² for most of the Queenstown area other than the central CBD - WHAT A WASTE. Who is paying the bill for this extravagance, all the residents of Queenstown that make this town actually function for those that are still here putting up with crap, overpriced, below-par, far-to-far-removed-from-the-centre-of-town-housing that we must use a car to get anywhere. Who has allowed through crap planning and foresight for it to get to this state? Well it is not the people who have to endure the side effects of this lack of strategic planning and development. So when you are done with Ladies Mile where shall we develop high-density next, Dalefield perhaps, Slope Hill all the way out to Arrowtown? Because the way land area is being wasted it won't take until 2048 to get there. Will the tourists still come when you all you have to show them is another generic sprawling city?

With the right public Ferry service in place between Kawerau Falls, Frankton/Airport, Frankton and Kelvin Heights QLDC could easily help address the traffic issues in Queenstown and at the same time make high-density development in these areas more viable. Time to think outside the box instead of the easiest option. Queenstown has a great un-congested superhighway to everywhere right in front of it that is currently unused for anything other than Jetboat rides down the Kawerau, why is this not being evaluated as a means to linking housing areas off Frankton Arm to the town centre and vice versa? Certainly faster, more-direct, more scenic than driving.

Higher-Density housing should ensure a lower cost per housing unit that building individual low-density dwellings over a wide area, not to mention ensuring an efficient use of land area as opposed to the current wasteful approach.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Numbered points below taken from Lead Policy Appendix, comments inline below marked with -->

Recommendation from the Lead Policy Appendix:

That Council:

1. Note the need to provide more land for residential development arising from the:

a. unaffordable nature of the Districts rental and housing markets

--> It is not more land that necessarily needs to be allocated but more development and higher-density housing on land in the right places. Therefore simply adding land supply as has been now shown in Queenstown with Kelvin Heights, Remarkables Park, Jack's Point/Hanley Farm zones is that supplying more land is not the answer for the local populations needs. This land suits the needs of large developers not the actually needs of the residents and community. Legislating to stimulate construction of high-density and medium density dwellings close in to the town centre will alleviate a significant amount of pressure on larger lower density dwellings more suited to long term resident families etc.

11 The work undertaken to date to assess what meeting the NPSUDC requirements means for the District indicates that Council will need to provide land for approximately 9158 additional dwellings by 2028 (medium term) and 17,462 by 2048 (long term).

--> Is the council sure that a mixture of low, medium and high density dwellings located some 10km from the town centre is actually aligned to the diverse accommodation needs of the community. Where is the plan for adding capacity close to the town centre where needs and demands are highest?

The Dwelling Capacity Model

13 Council's dwelling capacity model is under review as part of the Proposed District Plan, and also to inform the Council's planning response to the NPSUDC.

Results are still being reviewed and more detailed information will be available shortly.

14 Initial findings of the DCM identify that there is adequate and feasible residential capacity within the urban growth boundary for Queenstown to provide for projected growth in the short, medium and long term.

15 However, analysis of this data indicates that approximately 56% of this capacity is contained in three ownerships, specifically within the Low Density Residential zone at Kelvin Heights, Jacks Point / Hanley Downs, and the Remarkables Park zone.

--> As mentioned above, why are the QLDC continuing to pander to large developers who can hold control over market but ignore incentivising small developers, builders and existing home/landowners to more specifically meet the needs of the market rather than generic mass housing developments?

--> The issues with uptake of the Low-Density residential land that has already been allocated are: poor transport links, poor proximity to town and other areas, high traffic to get anywhere and high entry cost to get in to the market.

16 Therefore while an initial review of the DCM would suggest that while Council has zoned enough land, having over half of the supply in three ownerships is problematic because:

a. Little residential development has occurred within the Low Density Residential zone at Kelvin Peninsula over the last ten years

--> Where is the simple quick public transport links to the town centre to make this location feasible? Regular Ferry service linking residential areas to the town centre, airport and vice versa.

b. Little residential development has occurred at Remarkables Park over the last ten years

--> Allow a gondola to be build from Remarkables Park to the The Remarkables Ski Area and this issue will soon disappear. Where is the compelling reason for people to want to live next to an airport?

c. Some residential development is occurring at Jacks Point and residential development is underway at Hanley Downs

--> Both costly and a long/difficult transport connections to get to places of work & leisure.

17 Queenstown therefore does not have a shortage of zoned land but rather an extremely low uptake of the land that is zoned for development. This is constraining the market as indicated by the unavailability of land for housing at the present time.

--> Exactly this is not a land supply issue but a housing supply issue, the incentives and rules need to change to reflect this need. The current diagnosis and cure of more land does not meet the symptoms.

--> Why is there a poor uptake? Potentially because this land is not in a location where it is of much use to solve people's accommodation and locality needs. It creates a major transport issue for a great deal of people and all road users in general.

The Housing Infrastructure Fund (HIF)

22 Council has submitted an application to the Governments HIF. This is a billion dollar interest free (for ten years) loan facility available to local government to help fund infrastructure associated with enabling residential development. Four Queenstown proposals were put forward in the final application to Central Government, including the Ladies Mile. The criteria for assessing applications to the fund are tightly linked to enabling land for housing development, and therefore intentionally favour greenfield proposals over intensification.

--> The criteria for assessing access to the HIF are not aligned to the meeting the needs of the population in Queenstown. One can understand why QLDC are making application by using Ladies Mile as a greenfield's site in submission to take advantage of the funds the HIF would provide the council access too, however for Queenstown's needs this is skewed, we don't necessarily need more land but will/do need more infrastructure (3 Waters & roading upgrades etc). QLDC need to present Queenstown specific case to the Housing Minister for specific consideration for HIF funding outside the national criteria for the HIF.

23 The Indicative Business Case seeks formal approval to provide infrastructure that will bring forward the supply of developable land within the Queenstown Urban Area. One of the applications was for the three waters and roading infrastructure to supply core services for just over 1,000 medium density residential units within the Ladies Mile development corridor, should the Council decide to amend its Lead Policy or change the current zoning.

24 A summary of the four HIF proposals were considered at Full Council on 24 March 2017. Council lodged its application to the HIF on 31 March 2017 and this is currently being assessed by an independent panel. A decision is expected by 30 June 2017.

Housing Affordability

25 Housing affordability and an adequate supply of suitable housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. Currently the District's housing market is experiencing issues with the supply, affordability, and suitability of housing.

26 Businesses report difficulties attracting and retaining long-term and short-term staff due to a lack of affordable or suitable housing. This issue may become more pronounced if housing supply does not respond adequately to housing demand, especially demand for more compact and affordable housing closer to employment. Unaffordable homes contribute to increased pressures on families, communities, the social housing system, and on Government and Council support.

--> Yet again the type, location of dwellings that the council providing land development to encourage are wrong and does not meet the significant housing demand of the community. I think the council has already established both in this Policy Appendix and over the past 10 years that land supply ever further from the town centre is not the answer to point 26 above, or point 27, 28, 29 and 30 below.

27 Average house prices in the district have increased by 29.5% over the last year as shown in the table below:

28 In January 2017, average weekly rents in Queenstown were the highest in the country at \$550, up 22.8 percent from \$448 in January 2016 and above average rents in Auckland (at \$518).

29 The median multiple (the ratio of median house prices to median incomes) for Queenstown was the highest in the country in February 2017 at 10.71: above the North Shore (10.04), Auckland Central (9.45), and the wider

Community Feedback on the Future of Ladies Mile

the country in February 2017 at 10.11, above the North Shore (9.05), Auckland Central (9.15), and the wider Auckland metropolitan area (8.84).

30 As a tourist area, the District also has a high proportion of holiday homes and visitor accommodation which adds further pressure to the housing market and residential land supply. The increasing prevalence of existing housing stock used for short-term rental through websites like Airbnb (due to the higher rental returns) further constrains the local rental market.



I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 6:35:38 PM
Last Modified: Monday, June 26, 2017 6:50:14 PM
Time Spent: 00:14:36
IP Address: 103.37.205.53

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Claire Todd

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It's a great idea. The Wakatipu basin land use study highlighted it as an area which can absorb growth, and frankly you would have to have rocks in your head if you still believe the fiction about a rural approach to Queenstown, that disappeared in the '90s. The rural aspect now ends at Amisfield.

It is clearly the best area for growth in terms of infrastructure, public transport, flat land, sunny and close to amenities.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

The 75m setback seems excessive and a ridiculous waste of developable land (approximately 34ha). The rural approach is a fiction which should be abandoned once and for all - a beautiful landscaped entrance can still be achieved with much less setback.

Also, 10% gifting to the QLCHT seems like a land grab, and although that organisation does good work in housing people, it has failed to retain or allow the retention of affordability - developers should be able to present alternative options/models to that of the QLCHT.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 6:42:57 PM
Last Modified: Monday, June 26, 2017 6:52:15 PM
Time Spent: 00:09:17
IP Address: 118.149.212.42

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Paul James Simpson

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

A lot more things need to be done before this. Sure we need more housing but we need proper infrastructure to support the housing first. It will also ruin the entrance to Queenstown with another mediocre subdivision that will age horribly, especially if the "affordable" part of Shotover Country is anything to go by. Maybe the council should come up with a comprehensive plan to sort of Queenstown's many challenges instead of this shortsighted, reactionary, piecemeal approach.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 6:48:15 PM
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Time Spent: 00:30:33
IP Address: 121.75.85.60

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rachel Turner

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This is ruining the heart and beauty of Queenstown. There are better places for Special Housing Areas. Council owned land, such as along Thompson Street, or the old Wakatipu High School land. This land could be used to build multi story apartments without it becoming an eyesore. Tourists visit Queenstown for its beauty, if council continues allowing for land to be developed, we will lose the essence that is Queenstown. When driving in to Queenstown, Lake Hayes Estate and Shotover Country are below, the drive is still along a green belt. This Ladies Mile development in its current form of medium and high density living will detract from the rural feel Queenstown has. Remarkable Residences should assist with high density living needed for this area. This is not Special Housing, this is another developer in it for a profit.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As stated above, Ladies Mile is not for medium and high density living. This is for rural and medium-low density living.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Monday, June 26, 2017 7:16:12 PM
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IP Address: 121.98.203.35

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Dan Egerton

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This is not a good idea. The Wakatipu needs to retain its rural amenity for that is one of the things that makes it so attractive to so many.

There is a limit to how much development one region can handle. The threshold was met sometime ago. To continue to create this type of development will just be a detriment to the basin.

You will be ruining it for our future generations.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

It is a terrible idea.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 7:41:08 PM
Last Modified: Monday, June 26, 2017 7:44:57 PM
Time Spent: 00:03:49
IP Address: 103.224.129.43

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Lea Hulme

Full name

Q5

Respondent skipped this question

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think you are ruining the area and turning queenstown into another Auckland. This is an area of natural beauty for tourists, not to be developed as an urban centre. 5mile looks terrible and cheap. Lots of locals are leaving because the place is changing so rapidly and all due to greedy developers

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

It will be a real shame to see the green spaces disappear. Very shortsighted, there are other towns people can move to.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 7:11:58 PM
Last Modified: Monday, June 26, 2017 7:45:49 PM
Time Spent: 00:33:51
IP Address: 125.239.75.149

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Matthew Parker

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This is a mistake. There are many issues involved in this discussion, such as; ideal population, population centres, intensification of existing development, infrastructure, tourism growth or decline, existing appropriately zoned land, vision for the future. Including Ladies Mile in the Lead Policy for SHAs is a cop out that fails to address any of these concerns in a comprehensive way and ensures that a path of least resistance type development model continues that benefits only the developers who carve up our very limited open spaces. We live in an area of outstanding natural beauty and that should be held above all in any discussions around housing an increasing population.

The council report for the agenda item relating to the Council's Lead policy for SHAs including Ladies Mile comes from a perspective of needing to provide more land for housing. I am aware of the population projections for the next 20-50 years that Council is using to inform this discussion, but we should also be talking about whether we want the population to grow to that extent? Can we have a report to balance the debate coming from a perspective of needing to limit growth in this area to retain the unique charms that attracted us all to this area in the first place? Maybe tourism will continue at historic levels if we are a sprawling suburban mess of housing, maybe it won't, but have we done any research that shows that increasing the amount of development won't impact on the tourism numbers? I think we're jumping very quickly into attempting to meet the needs of an increasing population, without debating whether we actually want that permanent population to increase.

One of the major issues identified in the report is that there is currently enough land zoned for development, but the land holders are too slow in releasing it for development. In that case what mechanisms have been investigated for speeding up the release of this land? Rather than shrug our collective shoulders and be resigned to opening still more rural land for housing we need to be firm in the way we handle existing landholders with appropriately zoned land, rather than saying things like "experience shows that the delivery of additional units can be limited due to a range of economic and existing land use reasons".

Intensification of existing areas would be a much smarter use of the limited space that we enjoy here, and if economic and existing land use reasons limit that then we should be looking to release those bottlenecks, not take a path of least resistance that is going to diminish the whole.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Considering mixed use development is ridiculous. We should be concentrating on high density development done well, with suitable amenities for the number of people to be housed. Existing development around the central Queenstown area (maybe Suburb St to the High School and Thompson St) should be zoned high density and intensified. Multi-storey apartment blocks that are well designed and meet/exceed modern urban design guidelines should be replacing existing single unit dwellings. The same zoning should be used around existing retail centres in Frankton. This should be the focus, but if Ladies Mile is to be considered as an SHA then we should not be entertaining low and medium density development areas. Just look at the mess that is Wanaka and realise that single unit dwellings are no longer appropriate for the population that we have in the Wakatipu Basin.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 7:42:40 PM
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Time Spent: 00:08:55
IP Address: 115.189.102.167

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Brent Carpenter

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Build for the people that can support the future growth. Make it affordable NOT CHEAP there is a difference. Don't be greedy! Queenstown is becoming a very greedy place and that's not good! Expensive and a rip off is a label that is becoming Queenstown. It's a beautiful place keep it that way. We don't need retirement villages we need housing to support families that support the economy.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

If it's done fairly with the good of all in mind I think it's the right place for the development.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 8:46:53 PM
Last Modified: Monday, June 26, 2017 8:49:15 PM
Time Spent: 00:02:22
IP Address: 101.98.208.7

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Justin Edwards

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Build up you idiots! Get away from single story houses

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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IP Address: 121.75.82.169

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nicky Busst

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Concerned with this area due to the over population of this area already as the lead thoroughfare into Queenstown from both a visual capacity as the "entrance to Queenstown lakes" but also due the heavy traffic that is already present on this road with the ever increasing community traffic coming in from Cromwell, Alexandra etc as well as current housing estate. To increase the capacity to home the same quantity of homes again to what is currently in place with these housing developments will make that road a gridlock into Frankton area and stop the community being able to access these areas. I believe the area on the other side of the bridge opp Remarkables Ski field is a much better area to develop as a special housing area esp with the new bridge coming into effect and might also fast track a second bridge that was alerted that would probably be needed over the coming 5-10 years and would be where it should have built in the first place.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Just concerns on increasing traffic and visual aesthetics as above comment.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:13:41 PM
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Time Spent: 00:04:45
IP Address: 121.75.85.76

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rachel Land

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Please don't allow development along Ladies Mile. It's bad enough that the "Country Club" is building there and 5 Mile has already destroyed the entrance to Queenstown. We should keep a green, natural corridor to welcome locals & visitors alike.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Please don't allow development along Ladies Mile.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:16:06 PM
Last Modified: Monday, June 26, 2017 9:20:12 PM
Time Spent: 00:04:06
IP Address: 101.98.100.236

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rosa Meekums

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Yes yes yes! But only if it's properly affordable this time allowing for us local families to stay permanently and raise our kids here and stop deserting the town at the rate of knots like Aspen in Colorado!

Only sell to developers who will not rip us off! Let there be conditions that no foreign investors can buy any so actual locals get to stay. Do your bit, council before this ends up a ghost town with all properties owned by people who don't even live here.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Monday, June 26, 2017 9:16:20 PM
Last Modified: Monday, June 26, 2017 9:20:12 PM
Time Spent: 00:03:51
IP Address: 202.49.81.184

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jan rae

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Just plain no no no to developing this beautiful entry to our town. In fill the CBD before ruining the rest of our badin

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Raise the height level in the cbd to allow for affordable apartments to be built. Building on ladies mile or anywhere on the entry to town is just greedy and irresponsible.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Monday, June 26, 2017 9:18:38 PM
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Time Spent: 00:02:20
IP Address: 115.189.98.174

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Quinn

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This will destroy our entrance to Queenstown..

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:16:57 PM
Last Modified: Monday, June 26, 2017 9:27:01 PM
Time Spent: 00:10:03
IP Address: 115.189.98.174

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Simon

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it is going to be a terrible entry into Queenstown. It is so nice and one of the things that makes Queenstown so great that you can't see any big housing developments from the main roads. It will also congest the current traffic flow into Queenstown even more which is terrible and dangerous as is. A lot of people that live around the area have built there because of what is there, farm and open land. They have all paid the Queenstown premiums to live there and you are going to ruin that by filling it up with cheap and tiny houses.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I don't think if it is going to subdivide it should be minimum of 10 acres to keep the rural feel and look of the area

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Monday, June 26, 2017 9:17:10 PM
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Time Spent: 00:16:16
IP Address: 121.75.87.181

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Charlotte White

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

There definitely is a housing shortage in QT, and if the plan goes ahead for Ladies Mile, what infrastructure will be in place to cope with traffic congestion?

Also, what education needs will there be for the community? Preschool? Primary school?

What health care will be available for the community? Perhaps a health hub, such as doctors surgery, dentist etc.

With this area possibly growing further, and Ladies Mile becoming the size of Arrowtown, what other community services would there be planned, i.e. shops, etc.

I live in LHE and I think LHE and Shotover have been planned well in the fact that the areas are hidden from the main gateway along Ladies Mile into QT. Driving around the corner from Lake Hayes into QT to be then hit with a view of lots of housing would certainly not do this beautiful place any justice.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I like the pedestrian underpasses that would be planned, as currently it is dangerous crossing the road from LHE to Lake Hayes.

Could the trees be kept along Ladies Mile on either sides, to keep some of the natural beauty?

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:36:54 PM
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Time Spent: 00:07:04
IP Address: 120.22.30.21

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Liz Simpson

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Great idea. Queenstown desperately needs more housing supplied and ladies mile is in a good location, close to servicing and nearby 5 mile for shops and work etc.

My only concern is how likely will it be for section owners to take it up? Hopefully the QLCHT take a good percentage of land or cash as part of this.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

The master plan has a good combination of different density housing and will fit well with shotover country, lakes Hayes estate and the new retirement village.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

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Started: Monday, June 26, 2017 9:38:36 PM
Last Modified: Monday, June 26, 2017 9:52:46 PM
Time Spent: 00:14:10
IP Address: 122.56.209.59

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Morgan Ford

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Ladies mile development isn't such a bad idea and it is a good spot but infrastructure needs improved first. Hospitals, public transport, schools, roading, need to take priority before any more people can move into town. We are barely keeping up as it is.

The roads are far from done, no parking available, very average public transport.

The new high school will very quickly be at capacity, no staff or student car parking. It's also relying on the ILE style to work, could be a complete flop. Primary schools are at capacity.

The hospital is just hopeless. We need something that will at least match alexandra, Dunedin and invercargill. This town is now a city and we need to provide health care, the medical centres are also overloaded.

Think about these things before more housing goes in.
I employ 11 tradesmen, they all manage to find somewhere to live.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Change the road layout to be more interesting, as this is under the flight path it will be viewed by everyone coming and going, the grid style layout needs improved. Put some flare (curves) into it to match Shotover Country and lake hayes estate

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:47:33 PM
Last Modified: Monday, June 26, 2017 10:01:14 PM
Time Spent: 00:13:40
IP Address: 203.173.148.17

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jane bamford

Full name

Q5

Email address

Q6

9348

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Absolutely not. We don't have enough infrastructure or roading to manage. Not to mention we're destroying the very thing that make people want to come to queenstown. Beautiful open spaces with amazing vistas. And unless the council seriously adjusts their hasha policy we'll have no meaningful outcomes from this development. bridesdale was meant to be affordable- instead tiny properties are selling for upwards of \$700k. Developers with their unethical sales tactics (waitlists, drip feed releases And the fact they don't release prices until the day they sell) all form part of the sales frenzy and contribute to the outrageous prices in the area. Qldc needs to sort out a hasha act that makes sense and works for the community. Not the developer. Plus let's get the already zoned sections in queenstown on the market - no more landbanking - before we have any more hasha developments of any kind.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

We already have a master plan. Several years ago qldc had a vision of queenstown document. It was pretty clear that the community was sick Of unrestrained development yet here we are again. Why are you not using that information. There seems to be a real disconnect between the council and the community. Please remember you're acting for us - not against us. Whilst I understand the pressure queenstown is under we desperately need to act as guardians of our surroundings. the very thing people love about our town is being destroyed. If we are not careful we will no Longer be living in an area that people want to visit - and then we will all be in trouble.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 9:54:37 PM
Last Modified: Monday, June 26, 2017 10:26:21 PM
Time Spent: 00:31:43
IP Address: 101.100.131.97

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Salvation Army, Queenstown

Name of organisation

Q3

Yes

Would you like to include your name as part of this feedback?

Page 3

Q4

Hine Marchand

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am opposed. The SHA is a process will not work for Queenstown. Our market rates are through the roof and climbing, our rents the same. It's the low income and middle ground wage earners in this community and surrounding that are struggling. The purpose of SHA is to free up land to aid in this crisis of no affordable/rental homes, but we will never have affordable in Queenstown unless other options are urgently sought. For along Ladies Mile, the gateway to Queenstown, No way should this be carved up under the guise of AFFORDABLE HOUSING when it won't be affordable. The SHA is being used by the developer, to have a quick back door resource consent and rezoning and this is not the purpose of SHA especially when the outcome won't be changed. Still no affordable housing. And I repeat AFFORDABLE WITH REGARDS TO THE PEOPLE THAT WORK OUR COMMUNITY IN HOSPITALITY, HOSPITALS, RETAIL, SUPERMARKETS. IS NOT AND WILL NOT BE AFFORDABLE. so we are wasting our time with the SHA.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Yes, i am opposed. The purpose of this whole exercise is to aid with affordable housing. At an open forum at council last Friday, it was reiterated by a couple of council members, that the SHA won't achieve its purpose here in this town, but let's use it to control the developers. If you're not going to achieve its purpose, why do it? Let's work as a community to let the National Government know that the SHA, will not achieve what it was set up to achieve in this community. The people struggling will still be struggling.

Also Queenstown Housing Trust process although has been a great short-term aid to us, it is not sustainable long term to have rents based on the income streams of low-income earners and then the rest topped up to local market rate by the government (really the nz tax payer's money) how long can we sustain this up and down the country.. we need other options.

Tourist Bed Tax charges

Taxes on holiday homes that lay idle for most of the year.

Council (who represent our community) build affordable housing in the camping ground Mann Street. that way you are in charge of reasonable rents.

And other lands that council has.

Don't give out so many resource consents to developers who aren't contributing to our community to help it.

Make it a little harder for them to randomly develop to line their own pockets.

I see the families and people that are under duress in this community. Your process will not help them.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 10:50:06 PM
Last Modified: Monday, June 26, 2017 11:08:14 PM
Time Spent: 00:18:07
IP Address: 14.1.42.177

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

A Anon

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I don't support it.

Will the houses being built here be sold at a cost that normal people on average Queenstown salaries can afford? If not then what is the point of developing this area? It will just be more of the same, overpriced and underused housing, sold to people who live in a high income bracket. This will not help resolve the accommodation crisis that the people of Queenstown are facing.

We need more multiple story apartments in the town centre, to accomodate low paid workers who work centrally and do not require cars. These houses need to be well insulated and sold and rented at a price that people who earn \$15-\$20 an hour can afford. The council needs to think more about the people who live here and less about monetary gain. If the current housing crisis isn't something they have the power or funding to resolve then they need to get government involved to come up with a solution.

Also I don't like the way you have influenced people not to give their feedback by having to disclose their name; we should be able to give anonymous feedback without risk of being judged for our opinions.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

See above

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 26, 2017 10:28:07 PM
Last Modified: Monday, June 26, 2017 11:52:38 PM
Time Spent: 01:24:31
IP Address: 111.69.113.237

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nadia Lisitsina

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am against the proposal. The council first needs to address the underlying issues which arise from Ladies Mile being developed for high and medium density housing: 1. If the central government is requiring this much housing to be added to the district, how are they/council going to make sure the growing population has access to suitable healthcare, i.e a hospital that can cope with this capacity? (It is struggling to cope even now!). The same question goes for other public services. 2. How will council ensure that all this development in close proximity to Lake Hayes will not deteriorate the amenity of that public space? Imagine Lake Hayes on the hottest day of the summer- how will this place look after the new development is complete and half of Arrowtown, Lake Hayes Estate, Shotover Country, Bridesdale Farm, and Ladies Mile are all there? What will a tourist who goes there on that day think: "Could have gone to an overcrowded lake with water not fit for swimming back home?" If tourism is Queensntown's main source of income, the things that make this district unique and beautiful and attract tourists from all corners of the globe should not be secondary to development. 3. Council states again in the discussion document that the district desperately needs affordable housing. How is it going to ensure that the Ladies Mile development actually achieves "affordability"? Bridesdale Farm and Shotover Country were also going to solve the issue of affordable housing; now 500sqm sections sell for almost \$300K and houses just south of \$1m. Giving a few scraps of land the Housing Trust doesn't really solve the issue of affordable housing either. There will always be demand to live in the region, so there need to be other controls that make sure that the people who need accommodation get it: workers, low-income families, etc...this means purpose built development in targeted areas for a specific demographic not just simply more houses. 4. The council mentioned the issue of the Shotover bridge capacity being reached earlier than anticipated, how will council ensure that this and other traffic issues which will arise from such a development be dealt with prior to becoming major congestion-causing problems? There is already a lot going on along Ladies Mile and further into Frankton. The Proposed District Plan also zones the land between SH6 and Quail Rise (across from Placemakers) medium density, which will result in housing development there, not to mention Frankton Flats, so this will put a further strain on the corridor. The Ladies Mile discussion document mentions that coping with traffic after the development is complete hinges on more residents using public transport (or as it states "encouraging and enabling greater use...". How is council going to ensure this actually happens and how can they rely on this as a traffic solution: "encouraging and enabling" is pretty vague. Until these issues are addressed, I don't believe a proposal to fast-track development in this location is appropriate.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

It's a good masterplan.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 12:59:44 AM
Last Modified: Tuesday, June 27, 2017 1:04:38 AM
Time Spent: 00:04:54
IP Address: 187.127.211.44

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Maria C R Castelano

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I'm looking forward to have a possibility to buy an affordable house for my family at the place we call "home"!!

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I am very happy with this big project! It is a hope in my heart!

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 7:03:30 AM
Last Modified: Tuesday, June 27, 2017 7:08:51 AM
Time Spent: 00:05:20
IP Address: 121.75.216.233

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Tam Clark

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

No, please don't! If you need "Special Housing Areas" then we are going to be dealing with more issues - attracting more lower income families. If people cannot afford Queenstown then they won't stay no matter how cheap the housing is. Please think about the long term effect! You are killing the future of Queenstown. it is unique and a huge tourist destination. Rather than trying to get people to move here, fix up the issues of schooling, safe roads for our children to bike on. The infrastructure will not be able to support what is happening in the Basin at present! I cannot believe that you would allow people to build there where it is freezing cold in winter! If you continue on with this, then you are going to destroy what makes Queenstown unique. Do tourists really need to drive through the bronx when they come into Queenstown? It's bad enough with the poo ponds being where they are! How embarrassing! I'm relieved there is a new Queenstown half marathon so we don't have to run past those ponds! Think of the future guys!

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

See above.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 7:04:51 AM
Last Modified: Tuesday, June 27, 2017 7:14:58 AM
Time Spent: 00:10:06
IP Address: 103.233.22.245

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nicola Parker-Webb

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it is great that council are address housing shortage issues. I do have concerns about the location due to the large hill to the immediate north of the site. This hill means the large parts of this area gets very little winter sunshine. Homes at the location risk being cold or having high heating costs which is at odds with a nation wide focus on healthier homes and energy efficiency. How will this be addressed?

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Na

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 11:16:10 AM
Last Modified: Tuesday, June 27, 2017 11:20:39 AM
Time Spent: 00:04:29
IP Address: 122.56.197.191

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Fiona Shearer

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Think it will ruin the area and impact on the approach to Queenstown. Affordable housing is a joke and why would you want to ruin this lovely area with cheap housing. At least Shotover Country is out of direct visual sight and same developer of Shotover Country is going to produce the same ugly subdivision opposite the Country Club!

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Horrible

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 6:25:05 PM
Last Modified: Tuesday, June 27, 2017 6:26:59 PM
Time Spent: 00:01:53
IP Address: 49.224.100.118

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Haylee roberts

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

No objections- you've already approved development of housing for the retirement village so precedent has been set

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Nope

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 6:24:14 PM
Last Modified: Tuesday, June 27, 2017 6:27:08 PM
Time Spent: 00:02:54
IP Address: 121.75.214.138

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Dave slee

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it is great, the town need more housing and this area has a great community with lake Hayes and shotover country

The town is growing and this is a good thing

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 6:33:50 PM
Last Modified: Tuesday, June 27, 2017 6:37:17 PM
Time Spent: 00:03:27
IP Address: 125.238.202.56

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jade Becker

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Queenstown needs more housing to keep up with the expanding population. previous developments at Shotover Country and Lake Hayes estate have worked well and I see no reason this wouldn't be as successful.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 6:49:53 PM
Last Modified: Tuesday, June 27, 2017 6:51:54 PM
Time Spent: 00:02:00
IP Address: 121.75.214.138

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sue slee

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It should go ahead

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 7:12:56 PM
Last Modified: Tuesday, June 27, 2017 7:18:30 PM
Time Spent: 00:05:33
IP Address: 101.98.44.233

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sarah Fredric

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I do not like it. Traffic and infrastructure already struggles with the growth we have. Other options for high density housing close to Queenstown are a far better idea (ie: Gorge Road). Additionally public transport would not be able to service this growth this far from Queenstown. High density in walking distance from town centres is a far better idea.

Also, the rural nature of Ladies Mile is a nice element which should not be removed. The views, landscapes and environment as you drive along there on the way into Queenstown is something which deserves to be protected.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I am against this idea.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 7:27:31 PM
Last Modified: Tuesday, June 27, 2017 7:31:52 PM
Time Spent: 00:04:21
IP Address: 222.155.143.56

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Holly Wallace

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it makes sense but as a current resident of Lake Hayes Estate, I'm just worried about the huge extra congestion on the road heading into town. I just can't see how it could cope with all those extra dwellings. Also, how do you make it look good and not like a mass block of apartment buildings which is the entrance into town. I get we need this desperately and the land and location is good for many reasons, but you're still putting huge amounts of traffic onto the roads. Surely doing this up Gorge Road where the high school is, and also on council land up near the skyline - the old campground site is a better idea as it is already in a high density zone, and means workers can walk into work and not drive. You don't have enough car parks now let alone building a second city on Ladies Mile where people will still need to commute. Good idea, but can't see how it will logistically work sorry.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

no

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 8:10:58 PM
Last Modified: Tuesday, June 27, 2017 8:11:59 PM
Time Spent: 00:01:01
IP Address: 222.155.137.208

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kharma Mains

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Think it will be great for community development

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 9:01:58 PM
Last Modified: Tuesday, June 27, 2017 9:07:19 PM
Time Spent: 00:05:21
IP Address: 103.231.90.142

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kaja Vetter

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Queenstown's accommodation crisis is beyond the option of "Nimby"ism, so we need to come up with viable solutions where we can. It is impossible to keep mid managers in town and businesses are starting to suffer. If this mean building up the Ladies Mile so be it. If doing so, please ensure that we are not experiencing another Bridesdale and houses actually are affordable for people on median or even average Queenstown wages.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 8:34:41 PM
Last Modified: Tuesday, June 27, 2017 9:25:26 PM
Time Spent: 00:50:45
IP Address: 202.49.81.229

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Lindsey Topp

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

The horse has already bolted here with the retirement village underway, it is the logical place for the town to grow lets get on with it and put energy in to the design.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

look closely at the design and setbacks along the main road, clever landscape design and building covernents along the main road will help maximise the area while keeping a green belt.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 9:33:08 PM
Last Modified: Tuesday, June 27, 2017 9:45:21 PM
Time Spent: 00:12:12
IP Address: 202.49.81.229

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Carlyn McLintock

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I see this as being beneficial to the community as long as infrastructure is well planned. With the forecasted growth in population by 2025 we need to look at housing for the families and working people. Even if people started offering up their holiday homes or rooms they are currently using for Air BnB we still need to address the housing shortage and affordable houses.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I feel the specification of the 75 metres set back from roadside should allow for sufficient green area to keep the "entrance" look as people are calling it. Happy to see the installation for under passes and the proposed trails to keep children safe traveling to and from school and adults commuting.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 9:59:27 PM
Last Modified: Tuesday, June 27, 2017 10:00:32 PM
Time Spent: 00:01:05
IP Address: 101.100.131.27

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Richard Docherty

Full name

Q5

Email address

Q8

9300

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it's a solution to a problem.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 27, 2017 11:34:01 PM
Last Modified: Tuesday, June 27, 2017 11:36:56 PM
Time Spent: 00:02:55
IP Address: 157.119.62.173

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Kristy Theresa topp

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Love it

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No comments.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 12:54:26 AM
Last Modified: Wednesday, June 28, 2017 12:57:45 AM
Time Spent: 00:03:18
IP Address: 115.189.103.136

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jessica Winchcombe

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it is a great idea and a good location to develop.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Not at this stage.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:42:57 AM
Last Modified: Wednesday, June 28, 2017 7:45:50 AM
Time Spent: 00:02:53
IP Address: 125.238.207.243

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Sahara

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I believe that as queenstown is developing more and we need to think about appropriate areas to build that enable us to have enough housing for the growing queenstown population. From what I gather the prospect of this development is good.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 9:20:08 AM
Last Modified: Wednesday, June 28, 2017 9:34:00 AM
Time Spent: 00:13:51
IP Address: 90.46.140.248

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nelly dupuy

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I believe that queenstown is in needs for sha, but would it be really affordable ? What would be the price and how build up would it be ?

Queenstown is growing too fast and at an ugly rate.

I think LM is already over built (lake hayes, shotover, country club ...)

Please protect this area.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I am opposed to this plan. It's
OVERBUILT.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 10:04:52 AM
Last Modified: Wednesday, June 28, 2017 10:07:30 AM
Time Spent: 00:02:38
IP Address: 121.75.86.93

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

David van der Camp

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

i think its awesome . we need more development and i think ladies mile is the obvious choice .

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

no

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 10:50:20 AM
Last Modified: Wednesday, June 28, 2017 11:06:11 AM
Time Spent: 00:15:51
IP Address: 125.239.133.214

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jude Gardner

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am very opposed to any more development along the ladies Mile area.
I feel that the development of Lake Hayes Estate and Shotover Country(which include special housing requirements) are off the main road and not obtrusive.

The Ladies Mile road into Queenstown has a special beauty and I do not want that altered.
I opposed the felling of the trees along the road for the same reasons!

I feel that some of these developers are just using the special housing areas as an excuse to plonk more houses close together in an ugly manner, and that 'look' is not suitable for the entrance into our town. An excuse for the developers to make even more money and call it progress!
In years to come, I don't want to show pictures of the area as it used to be, and tell my grandchildren this is how it was and look at it now?!
Progress? No!
Beautiful area? No!
Not for the entrance way of our beautiful Town!
No more development along Ladies Mile!!!!

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No comments apart from the fact I am opposed to any more development!

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 11:51:01 AM
Last Modified: Wednesday, June 28, 2017 11:53:03 AM
Time Spent: 00:02:02
IP Address: 118.149.216.167

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Megs Cody

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it's great.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 1:47:56 PM
Last Modified: Wednesday, June 28, 2017 1:53:36 PM
Time Spent: 00:05:39
IP Address: 121.75.85.160

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Alison Brownlie

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I do not feel there should be housing on this beautiful entrance into Queenstown although I suspect that the die has been cast in allowing Queenstown Country Retreat. If the plan goes ahead the development should be set well back from the road with trees and shrubs to obscure the houses from the road. There should be no houses more than one story high.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 4:40:26 PM
Last Modified: Wednesday, June 28, 2017 5:08:13 PM
Time Spent: 00:27:46
IP Address: 111.69.113.46

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Michelle Bose

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am opposed to the SHA. The council notes that house affordability and adequate supply are crucial to maintaining a functioning community. It also blames short term rentals for taking supply from the local rental market.

Short term rentals may contribute to that. However they also supply a demand for tourist accommodation; local services benefit, council rates increase, new jobs are created with property managers and other required staff and owners pay taxes that all go back to the community. It is much more concerning that pure holiday home ownership has so little benefit to the community. Houses left vacant for much of the year do not contribute to the community in its essence or its economy. Furthermore, no matter how many sections are released the affordability for kiwis will not improve if they are to permanently compete against stronger foreign dollars. It is not development as such that I oppose but the short sighted attitude to supply and demand.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 6:44:55 PM
Last Modified: Wednesday, June 28, 2017 6:50:13 PM
Time Spent: 00:05:18
IP Address: 111.69.112.7

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Ruth Abraham

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I feel the houses are needed desperately and I think they location is ok, not perfect but no where is, the area is already but up with shotover country and the new retirement village so why not extend that . However is there a cap on the cost of the houses so they are affordable to the people who need it the most rather than just people looking to get rich quick with some air bnb properties? It should also be done in a manner which is tasteful and in keeping with the surrounding area.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No comment

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 6:59:17 PM
Last Modified: Wednesday, June 28, 2017 7:09:53 PM
Time Spent: 00:10:35
IP Address: 101.98.221.254

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Fiona Stephenson

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Housing is a real issue in Queenstown. Areas of affordable housing needs to be affordable though. More 1 million plus properties will not help the housing shortage, as people already on the property ladder will benefit from these rather than building genuine homes for to keep locals in the area. I think the Ladies mile is a beautiful area of Queenstown and its character should be preserved as much as possible. Any building plans for the area should look at not just the next 20 years but 50 to 100 years, so we don't keep repeating this reactive cycle of piecemeal planning in Queenstown.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I believe that there are houses in Queenstown being underutilised or used very little(In terms of holiday lets). The rise of air b an b has also contributed to make housing difficult for short and longer term locals. I think the long term affordability and sustainability of Queenstown needs to be identified rather than short term 'panic' building occurring, without the infrastructure to back it up.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:24:11 PM
Last Modified: Wednesday, June 28, 2017 7:25:19 PM
Time Spent: 00:01:08
IP Address: 103.37.204.54

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Newell Hodgson

Full name

Q5

Respondent skipped this question

Email address

Q8

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Think it's a good idea

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:25:08 PM
Last Modified: Wednesday, June 28, 2017 7:27:50 PM
Time Spent: 00:02:41
IP Address: 222.155.140.54

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Mark ward

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

No.need for this at all.arthers point,gorge rd a better area,or Kingston

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Need to read

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:33:42 PM
Last Modified: Wednesday, June 28, 2017 7:38:16 PM
Time Spent: 00:04:33
IP Address: 121.75.214.119

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Susan Kay

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I am against using the corridor of ladies mile.
Houses along the road will detrimentally affect the environment along the entrance to Queenstown.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Far more consultation is required

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:41:42 PM
Last Modified: Wednesday, June 28, 2017 7:43:17 PM
Time Spent: 00:01:34
IP Address: 125.239.32.139

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Nick Riceman

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Great idea as houses are in such high demand. Just don't sell them to investors give first home buyers a chance

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

na

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 7:46:37 PM
Last Modified: Wednesday, June 28, 2017 7:53:54 PM
Time Spent: 00:07:16
IP Address: 121.75.84.72

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Rhianon Roberts

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

The gateway to Queenstown should be setting the scene for what lies ahead and not feel like you've just arrived in any suburb of NZ. The enabling of 5 mile where it is is a tragedy but we're stuck with it, but let's not be known in future generation as the era that ruined Queenstown. There must be so many other 'pockets' that small communities could be set up without having the negative impact the Ladies Mile development would have.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:18:16 PM
Last Modified: Wednesday, June 28, 2017 8:24:25 PM
Time Spent: 00:06:08
IP Address: 121.75.212.183

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jeremy knight

Full name

Q5

Respondent skipped this question

Email address

Q8

Renter in Arrowtown

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

There is no point Building houses under the special housing umbrella unless they have a special price that is affordable for those that live work and keep this town running otherwise all you doing is building more holiday homes which will be unoccupied for the most part of the year

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Is it a master plan or is it a thinly veiled disguise for the stalkers to sell, develop and profit from the remainder of their land now that Shotover country is full ?

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:16:23 PM
Last Modified: Wednesday, June 28, 2017 8:25:57 PM
Time Spent: 00:09:34
IP Address: 222.155.142.179

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Angela Thompson

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This should not go ahead. This area has already been changed and spoiled by the building of Bridesdale Farm and Queenstown Country Club. That is more than enough development for this area and more than enough increase in traffic and strain on resources. Also Special Housing Accords are wrong and unfair. They only benefit developers by allowing them to build on land that would not normally be considered for development. None of the areas developed in this way have made housing more affordable. They just increase the problem with more overpriced houses and then rentals. If developing this area must be considered then it should be through normal procedure and not special housing accords ensuring all local people have a voice and the plans investigated properly and not rushed through without proper consultation or investigation.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

It would completely ruin this area. It is just too much development for the area.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:31:10 PM
Last Modified: Wednesday, June 28, 2017 8:34:18 PM
Time Spent: 00:03:07
IP Address: 121.75.87.207

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Andrew Collingwood

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I agree that housing is needed and I am not opposed to developing ladies mile. Shotover country club already has permission on one side of the road so not develop the other. As long as its tastefully done.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:28:00 PM
Last Modified: Wednesday, June 28, 2017 8:46:58 PM
Time Spent: 00:18:57
IP Address: 203.118.173.131

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Matthew Tyrrell

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I feel there needs to be greater thought on the subject of where we want Queenstown to be in 5, 10, 20 years time - it is in danger of being milked to death all in the name of more tourists, more hotels, more flights, more profit - at what cost?

We really are in danger of losing what makes Queenstown special. I fear it will become a transport hub hell hole that tourists will land in, drive through to escape to the 'real' NZ.

Do we really need more? Will this housing actually be 'affordable'. I note the new 'affordable' town houses proposed next to 5 Mile are well over what most locals could reasonably afford.

If the proposal goes ahead, what of the roading infrastructure? We double lane from there all the way into Queenstown? No. Frankton Road can't cope as it is, what will happen with another what, 2,000 people at this side of town??

If council is hell bent on providing more accommodation why not look at the the only non-congested side of Queenstown - Glenorchy side?

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Assuming that we can stop the traffic corridor reaching capacity by utilising public transport is essentially flawed. Most people who move to the Wakatipu do so for the lifestyle, which is outdoors based, and a private motor vehicle is required to enjoy this. With the best will in the world getting people out of cars will not happen. Add into this the fact that families need to perform multiple drop offs each morning, often with dogs involved (!) decreasing private motor vehicle usage is not to be relied upon and sooner or later this side of Queenstown will be complete gridlock. The tourists will hate it too!

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:31:24 PM
Last Modified: Wednesday, June 28, 2017 8:53:06 PM
Time Spent: 00:21:42
IP Address: 101.98.215.22

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

James Jones

Full name

Q5

Email address

Q6

Respondent skipped this question

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Terrible idea. I agree with Jim when during his mayoral campaign indicated that the best developments are tucked out of view so the view of the green space is maintained (especially prime farming land like that) and the urban spread minimised. The special housing application is also a misrepresentation and the proposal should at least go through the full process as the land and housing prices will not be affordable, look at bridesdale's prices for small sites.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Higher density in Queenstown CBD is need to reduce the need for cars & hence parking and congestion issues. QLDC should redevelop the soggy rugby field so that there is a large multi storey underground car park at the bottom, the rugby field reestablished on top of it in a Dunedin like stadium which incorporates function areas (i.e. a conference area - that way the kitchens can be used for the conference centre and the stadium - games & concerts) and commercial space to accommodate at least the one office QLDC allowing the camp grounds (proposed site for conference centre), Ballarat St carpark (proposed site for the one office QLDC) and the gorge rd offices/car park to be released for redevelopment. The car park is well positoned for the man st bypass & Tucker beach highway entry via industrial area (as opposed to the over developed Frankton rd).

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 28, 2017 8:54:41 PM
Last Modified: Wednesday, June 28, 2017 8:59:07 PM
Time Spent: 00:04:26
IP Address: 94.197.121.100

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Will

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it's a ridiculous idea to propose more housing to be built. Queenstown is already a busy town, with limited facilities and infrastructure. The roads are already clogged every morning and afternoon, the bus service is terrible and expensive and we don't even have a proper hospital yet. We have some of the most fun and extreme sports in one place and we can't even receive proper medical care in the town. These development plans are nothing but money grabbing by a greedy council who couldn't care less about the beauty of Queenstown and care more about the bank accounts. Queenstown is a stunning place, but the more you build here, the less so that is and the less people that are going to come here. Sort out the rest of the town's infrastructure and basic facilities before deciding that we can build more houses.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Not at this time.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 29, 2017 6:45:07 AM
Last Modified: Thursday, June 29, 2017 6:49:43 AM
Time Spent: 00:04:35
IP Address: 118.92.12.78

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Scott kugler

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

We are moving to qt next year. I love it and have lived on and off for 20 yrs here.

Ladies Mile? Madness. You have enough retail and supermarkets now.

There is enough stock at shotover and Hanleys farm.

Affordable means high rise apartments for seasonal and hospo workers not families. This is covered.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Madness. Will be just like the hole in the ground in the next downturn.

Qt doesn't need this. Build up around gorge road. Make studios for hosp Workers. They should be able to drive to the cbd. Get cars off the roads and people living up. Look at aspen as an example.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 29, 2017 9:22:43 AM
Last Modified: Thursday, June 29, 2017 9:29:48 AM
Time Spent: 00:07:05
IP Address: 111.69.112.98

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Dion Richard Dunlop

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

Definitely opposed. It's a far to important to the whole town to be rushed thru without proper consultation.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

We should be promoting higher density housing within QUEENSTOWN. Not carving up more of the wakatipu basin.

Q9

I understand

I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 29, 2017 9:49:40 AM
Last Modified: Thursday, June 29, 2017 10:51:01 AM
Time Spent: 01:01:21
IP Address: 115.189.102.226

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Robert Leslie Britton

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I have no objections to developing Ladies Mile, but the Council needs to look at the transfer of waste water across the Shotover Bridge to the treatment station on the west side. The bridge currently has two sewer pipes inside it for the transfer of wastewater. I have been living beside the bridge for 30 years (75 metres south of the bridge on the east bank of the river) and know that both of the sewer pipes inside the bridge have been leaking. The pipe on the south side started leaking some years ago and was patched up. It was still leaking from this patch job in February 2016, and dripping sewage into the river. I brought this to the attention of Veolia, who eventually decommissioned this pipe, leaving the pipe on the north side to handle all wastewater from Arrowtown, Lake Hayes, Lake Hayes Estate and Shotover Country. The north side pipe started to leak in September 2016 and was attended to by Veolia. These two sewer pipes were installed inside the bridge when Lakes Hayes Estate was just starting to be developed. At that time the pipes were probably large enough to handle the expected wastewater. Shotover Country wasn't even in the planning stages then. With Shotover Country wastewater now included, and the future development along Ladies Mile also planning to use the bridge sewer pipes, I am concerned that the additional wastewater passing through the remaining pipe inside the bridge will severely overload the pipe, and it may eventually fail. QLDC should have the sewer pipe system examined by engineers and upgraded to handle the extra capacity that will come from future development east of the bridge. If the remaining pipe inside the bridge does fail, then all households sending their wastewater through the pipe will have to stop using their toilets, showers, washing machines etc. until the pipe is repaired. I wrote to QLDC on this matter on 22 June, 2017, including photos I have taken over the past few years showing the leaks happening, and the patch repairs to the south side pipe.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

No comment.

Q9

I understand

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Collector: Web Link 1 (Web Link)
Started: Thursday, June 29, 2017 11:37:08 AM
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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Katrina Gardiner

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

It is unfortunate that the SHA has become a means of fast tracking the infill of our Wakatipu Basin. It is essential to maintain the green entrance corridor to Queenstown across the Ladie's Mile area. Already this has been compromised by the queenstown Country Club and the Frankton Flats and Five Mile Developments.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

I notice that the Threepwood area has been left as rural? As there are a number of dwellings in this area is this correct?

Q9

I understand

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COMPLETE

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Started: Thursday, June 29, 2017 11:30:15 AM
Last Modified: Thursday, June 29, 2017 12:18:38 PM
Time Spent: 00:48:23
IP Address: 222.155.141.3

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Jeffrey Robert Williams

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

This madness must be stopped..we need a big plan not another easy intrusive approval.

See my comments below for a overview but other areas will accommodate more accommodation.

We need to look at the type of building and must embrace multistory and very intensive within city boundary infill.

Ladies Mile is a agrarian and soft entrance experience.Hands off.

The excuse of it being developed where the retirement home is does not wash. This was a huge mistake and lawyers and planners love the precedent argument..that is using a agrarian retort "bullshit" .No need to continue such stupidity.

What about Frankton flats and the golf course. these are.already within approved boundaries and close to services.

Council has been voted in to offset these greedy promoters and show the people do have the power.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

When will our Councillors stand up to knee jerk decision making and step back and ask some big questions.

1 The biggest and the one that people in city hall are afraid to ask due to pressure from developers and career driven planners and bureaucrats is,' What do we as a community want this region to be in say 20-30 years?'

I'm a oldie but do have my ear to the ground and overwhelmingly a large number of residents are despairing that a stand has not been taken to deal with indiscriminate poorly planned growth..its a easy out to say you cant stop growth and this excuse is trotted out more and more by city hall office holders who have been elected because of their at the time(pre election) protestations about this blight.

2 Why on earth can a affordable Queenstown be ever possible?....Queenstown is no different to an expensive suburb in a city..limited space , desirable environment , and appeal to buyers with big budgets. So stop this madness and hand wringing and take on board that it will always be a expensive place to live.

We are not like a block of chocolate with a piece for everybody.

3 So the big issue is accommodating the people needed to service the town...two sides to that..

(a) hold/slow its growth and master plan where/how the accommodation can be provided.

(b) let it rip and end up with an environment that scars its landscape to a extent that the tourist will go elsewhere.This is already happening with numerous comments from visitors who despair over what a lumpen balls up we are making.

Im only interested in (a) and Im sure anybody who believes in leaving behind something to proud of will support intelligent ,long term planning. I would like to appear at any hearing

Q9

I understand

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Collector: Web Link 1 (Web Link)
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IP Address: 121.75.85.60

Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Lesley Turner

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think it is a ludicrous idea. It is our front door to Queenstown. Lake Hayes Estate has very little visual impact as it is below the road. The area should remain the way it is.

It is totally the wrong area for "special housing".

Queenstown has long passed the notion of "Affordable Housing". With an entry level at between \$600,000-\$700,000, this is not affordable housing.

QLDC should be looking at apartment style complexes, with shared communal green areas. Three areas that could be suitable for this is:

Adjacent to Remarkables Park exiting housing, by the Kawarau River. Similar to "Remarkables Residences" Gorge Road and out towards Arthur's Point, medium rise apartment buildings.

The old camping ground above Thompson Street, medium rise apartment complexes.

There is also a desperate need for workers accommodation. These apartments could have shared kitchen/lounge/laundry facilities.

So to reiterate Ladies Mile is not the place for special housing.

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

Absolutely this area should not be high density or medium density. It should remain rural and low density.

Q9

I understand

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COMPLETE

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Carolyn Cafe

Full name

Q5

Email address

Q8

Postal address

Page 4

Q7

What are your thoughts on the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas?

I think this is a knee jerk reaction to central government demands. It needs much more thought. We must look at the area as a whole. We need a lot more suitable single staff accommodation close to where the majority of them work, or to easy public transport, not more than 2 stops away from work. Arthur's Point, Gorge Road, Remarkables Park all are better suited. If that style of accommodation was available it would free up the many family sized houses, currently being used as multi-occupancy flats, for families. Each family house has one or two cars, multi-occupancy creates 3 or 4 cars, or more, all having to drive around our clogged roads. Better to get those people into situations where they don't need to buy some cheap old banger to clog and pollute the roads with. Nick Smith never sees the whole picture and I don't see why we should be told to follow his thoughtless lead. Yes we do need more accommodation, but we need the right sort first!

Q8

Do you have any comments on the indicative masterplan as described in the Lead Policy Appendix?

As above

Q9

I understand

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Page 1

Q1

An individual

I am giving feedback as:

Page 2

Q2

Respondent skipped this question

Name of organisation

Q3

Respondent skipped this question

Would you like to include your name as part of this feedback?

Page 3

Q4

Grant Meredith

Full name

Q5

Email address

Q8

Postal address

Page 4