

Q7

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

Just do it, successive previous councils have allowed unabated mass urban sprawl which has destroyed the culture of Queenstown. With a bit of luck and a few more bad decisions there will be plenty of housing soon as a lot of those thinking they are moving to paradise once they arrive will realize what a dump that has been created and move on.

Q8

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

Can't wait for the crash in housing prices to occur as a result of uncontrolled expansion.

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.

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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

William Jin

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 a good option to build more houses for the increase of people to coming to live in Queenstown. More people, means more jobs, more shops and more public services (Like a bigger hospital).

Q8

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

no comments

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

Ann Sutherland

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 is a terrible idea, the entance way to Queenstown should be left as the green space it currently is. What makes Queenstown the special place it is is the unspoilt open spaces. The enterence way to Queenstown is beautiful and should be left alone. Just because there is a green open space doesn't mean it has to be built on.

Q8

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

It shouldn't be changed, leave our green spaces alone, esp one that is so important.

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

Daniel Gerard

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 the idea of developing the beautiful entrance to Queenstown appalling. I live in lake hayes estate and I really like the LHC and SC subdivisions, as they can hardly be seen from the road. A lot of tourists wouldn't even know they were there.

I understand the need for development, however it must be planned as centrally as possible for transport reasons.

Any development on Ladies mile shouldn't happen. However if the council REALLY deem it necessary, then it should at least be set back and not visible from the road. For example, have a tree lined road similar to LHE where the housing can't be seen.

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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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 Charles 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 absolutely against it!

Most of the special housing or any housing previously has had to be away from the main road and this is right on the Ladies Mile.... the entrance to our Town.

I am against cutting the trees along Ladies Mile as well.

This stretch of road has to be preserved as the entrance to our town.

Development at the expense of the natural beauty is NOT acceptable.

Q8

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

I am opposed to all of it.

I don't think the Retirement Village should have gone there, as well!

Q9

I understand

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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

John Borrell

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?

For Council to have published a proposed Plan Change and then to over ride their proposal by the use of the Special Housing Accord disenfranchises the residents of the QLDC and contradicts the existing and proposed District Plans. In my view Queenstown is not a low housing area and hopefully never will be. Employers need to be encouraged to pay their employees sufficiently to compensate for the higher living costs in Queenstown.

At some point Council will have to acknowledge that uncontrolled growth will result in the despoiling of the very landscape that tourists come to see. To approve the Queenstown Airports intent to maximise flights and passenger numbers despite inadequate infrastructure and insufficient housing is not acceptable to many residents. An intent not to increase passenger numbers until the infrastructure and housing have substantially improved would be logical

Q8

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

The only place for indicative master plans is in the Proposed District Plan.

Q9

I understand

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Q1

An individual

I am giving feedback as:

Page 2

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Respondent skipped this question

Name of organisation

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Respondent skipped this question

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

Page 3

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Full name

Q5

Email address

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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?

Affordable housing is never going to work in this area, market forces determine the cost of anything including housing. If you SPOIL the area enough the people wont come.....then the market will determine a lower price. PLEASE dont ruin our beautiful paradise with houses everywhere. Ask "why do visitors cone here"? There is so much more to here than adventure tourism, lugging, biking, etc dont ruin our natural beauty. ONCE ITS GONE ITS GONE FOREVER..

Q8

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

Q9

I understand

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Q1

An individual

I am giving feedback as:

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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

Colin Tanner

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?

My general feeling is that the proposal to include Ladies Mile is a bad idea.

It is just going to be "more of the same" - spread out dwellings, more cars, less consideration to the overall aesthetics of the environment.

With well intended "affordable houses" becoming part of the unstoppable market forces.

The developments at LHE and Shotover country have worked well, part of the success, I believe, is that they are there but not "in your face". The same can be said about Glenda Drive - industrial if you need it but only if you need it!

I'm not sure the same can be said about the Mega Mitre 10 and Pak n Save store frontage.

The proposed Ladies Mile development will be in your face!

Q8

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

When I read the indicative master plan, I see words like "urbanisation" of the Queenstown region. I think this is a misnomer. If we were to urbanise then surely greater density housing centrally located with pre designed transport infrastructure would be a high priority, but such things seem to be an add-on thought and comment.

It seems we are determined to continue to sell the idea that all homes and dwellings should be single storey built on a section - "dream homes". (After all if we don't build dream homes however are we going to rent it out for top dollar on Air BnB?)

Recent developments - from Remarkables Park, and Frankton Flats are prime examples of design with no thought to the future. By this I mean the design of such areas has at its core the premise that you need a car to get there, you need a car to go to the shops - the designers assumed this as a given. So roads were drawn, and the shops and buildings are built around the roads!

Then low and behold "we have a traffic congestion" problem - who could of seen that coming!!!?

I would challenge the people who oversee the master plan to consider such things as "public spaces" - where are the spaces that allow our community, and visitors to share time and space.

Think what Queenstown would be like with out Queenstown Gardens, or Earnslaw Park, or the Rec Ground, or the Village Green?

Are there any public spaces planned in Frankton Flats???

Remarkables Park has a very small area just next to Evoke Cafe - and that is it.

Make the developers (\$\$\$) design and build public spaces.

Stand strong with the values that have made this region successful.

We might have to make some tough decisions now, but that will be our success in the future.

Q9

I understand

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Q1

An individual

I am giving feedback as:

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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 Raymond Rogers

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 currently has enough property to fulfil the market demand, The main problem we face is affordable housing not necessarily the demand. It looks to me that council are bullying the public into thinking this is what we need, mass subdivisions to drive land prices down also use the contributions from these to fix there infrastructure failures. "never ending circle" I think.

We would be far better of to action the ever debated Bed tax that seems clearly to be the best solution, be it a little Late.. "by Far". Upping Rate payer input/contributions through Mass subdivisions screwing with the balance of a "Top world class resort town" would be a catastrophic mistake.

What council wants to leave that legacy..

Q8

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

"Density of the proposal is far to high"

Ladies mile should reflect the existing lake Hayes and shotover country Formatt if any. Council reasoning for high is the need for public transport systems and density makes them viable, another bullying tactic. Surly between lake Hayes/shotover country/Threpp wood/Quail rise with the addition of Ladies mile there would plenty of population to allow a viable transport system

Also why is the "Treepwood Zone" not included in there proposal ...

High density Zone on the plan is to small, reason being by the time Henley Downs and Jacks point hit capacity we will be needing a substantial shopping centre along the Ladies mile easing traffic flow over Shotover bridge.

Q9

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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

Verona Cournane

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?

In asking this first question there are in reality two complex issues to reflect on, [not one issue as this question infers]. The first element is whether or not medium to high density housing should be permitted on the ladies Mile zone. The second element is, what planning mechanism should be used to facilitate the establishment of permitted housing. I think the wording of this first question could therefore be considered to have elements of entrapment for the naive submitter, and i am sorry that QLDC has set this situation up. I do not support the proposal for medium to high density housing in the Ladies Mile zone. I submit that the Ladies Mile roadway entry to the Frankton / Queenstown area needs to remain as it is, meaning with no more than very low - density housing, with extensive high hedging, or new deciduous trees added, and the current extended set backs from the Highway preserved. The existing electricity lines should be placed underground, and current deciduous trees protected. It follows then, that i do not support QLDC facilitating the establishment of medium to high density housing in the ladies Mile zone, by using an amendment to the lead policy for Special Housing. The Special Housing Accord is a politically biased approach favoured by current Central Government to the housing affordability issue, and i submit that no Regional Authority/ Central Government [either elected or paid staff] have the right to compromise forever, such an important environmental matter as the Ladies Mile area. To plan achieve this change using the Housing Accord would be disgraceful, as this would fast track something that very few residents of this area will support. In fact if any changes were to be achieved with the Ladies Mile zone, it should be by amendments to the QLDC District Plan. Yes we residents want to find solutions to housing affordability. There are other strategies to this problem, which do not exclusively favour increasing the supply of publicly purchased housing, for instance re- thinking the approach to State Social housing. Instead of using the Ladies Mile area, there are other areas that could be used for affordable housing. I submit the Remarkables park/ Hanly Downs / Jacks point zones, provide many opportunities for the integration of, as many affordable houses as is being proposed for the Ladies Mile. Each of these areas can have small appropriate community hubs, and be given access to enhanced public transport and schools. It is laughable for the QLDC to hold up the Country Club retirement village as an example of comprehensive planning for older persons affordable housing, and which was fast tracked into the Ladies Mile zone on this affordability basis [via the Housing Accord.] The percentage of units which end up being classified as affordable will be extremely low, and as well, their prices will be at least 800 or 900 thousand each. Watch the advertisements on the TV about this retirement village, nothing affordable about this! Sadly the Stalker family withdrew from their proposal for older persons housing, on the basis of the QLDC consent being given to the Country Club village. Please do not proceed with this Ladies Mile Proposal, in any shape or form. It will be heartbreaking if this Council allows this, or puts our citizens at risk of the Minister of Building and Construction of ignoring our opposition to this proposal

Q8

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

Nil

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

Full name

Q5

Email address

Q6

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?

Quite simply, the council should be applauded for taking a pro-active approach to addressing the lack of affordable housing in a timely and coordinated fashion.

The Ladies Mile precinct is a logical place to provide for the region's future housing needs. Rather than simply allowing further sub-development to occur in a piecemeal manner, the proposal ensures that Ladies Mile will be an integrated community.

Q8

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

To me, the indicative master-plan ticks all the 'boxes'. It maintains a rural aesthetic from the highway, it provides for a range of housing types and sizes, it provides for numerous community areas, it ensures that transportation needs are provided for and it provides for a true 'town center' for the Ladies Mile area.

Most importantly, the master-plan ensures that an integrated community will be developed on the Ladies Mile, rather than separate 'rabbit warren' housing estates with little or no coordination of transportation or other community needs.

I fully support the proposed master plan.

Q9

I understand

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IP Address: 121.75.84.163

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

Stuart Victor

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 support the development of Ladies Mile as a SHA.

Tourists enter Queenstown along this beautiful section of highway. Tourists and New Zealanders visit Queenstown for its beauty, scenery, remoteness, and country feel. Queenstown is New Zealand's crown jewel and we need to protect it from becoming over developed.

Development along Ladies Mile will have a huge negative impact on Lake Hayes - the Lake will lose it's tranquility and pristine appearance with such a large development so close to it.

I understand people dream to live in Queenstown but just like any other resort town in the world, they are not affordable for every person. People are not forced to live in Queenstown - there are many other towns and cities in the South Island better suited to development without affecting their beauty - and where people can live affordably. The council and government both need to focus on these towns and cities with better infrastructure to cope with growth - Queenstown's geography does not allow for growth without ruining its beauty.

Both Labour and National propose cutting immigration rates significantly - this will therefore slow the need for future housing and now makes the forecasted figures inaccurate in the 'National Policy Statement on Urban Development Capacity' chart.

If more housing really needs to be built, then, instead of having such a wide urban sprawl, why are we not focusing on the Frankton Flats area instead of approving more commercial buildings? Also, another good location for housing (close to amenities) would be near the new High School / Remarkables Park, and lower Quail Rise areas.

Q8

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

I agree that any plan to develop Ladies Mile must ensure that dwellings would be set back from the roadside by a minimum of 75 metres, with a large amount of green space between that and the road ensuring this area retains a high level of amenity. Any development should not be visible from the road and structures should be single level to ensure they are not visible.

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

Stuart Victor

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 submitted the below information but I don't think it submitted successfully, so I am trying again).

I do not support the development of Ladies Mile as a SHA.

Tourists enter Queenstown along this beautiful highway. Tourists and New Zealanders visit Queenstown for its beauty, scenery, remoteness, and country feel. Queenstown is New Zealand's crown jewel and we need to protect it from becoming over developed. I understand people want to live here but just like any other resort town in the world, they are not affordable for every person.

Having such a large development so close to Lake Hayes will have a huge negative impact on the Lake. It will affect the Lake's tranquility and pristine appearance. It will also likely suffer from issues that are currently seen on the Kawarau River banks, below Lake Hayes Estate, where it is becoming a place for parties and bonfires with a large amount of broken bottles and other rubbish ruining this beautiful river.

People are not forced to live in Queenstown. There are many other towns and cities in the South Island better suited to development without affecting their beauty - and where people can live affordably. The council and government both need to focus on these towns and cities with better infrastructure to cope with growth - Queenstown's geography does not allow for growth without ruining its beauty.

Both Labour and National propose cutting immigration rates significantly - this will therefore slow the need for future housing and now makes the forecasted figures inaccurate in the 'National Policy Statement on Urban Development Capacity' chart.

If more housing really needs to be built, then, instead of having such a wide urban sprawl, why are we not focusing on the Frankton Flats area instead of approving more commercial buildings? Also, another good location for housing (close to amenities) would be near the new High School / Remarkables Park, and lower Quail Rise areas.

Q8

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

Should and development go ahead - which I am strongly opposed to, then I agree that any plan to develop Ladies Mile must ensure that dwellings would be set back from the roadside by a minimum of 75 metres, with green space between that and the road ensuring this area retains a high level of amenity.

In addition the Trees lining Ladies Mile must be retained and well looked after. There must be plenty of green space and no structures should be visible from the road. Any structure must be single level to ensure they are not visible from the road.

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

Fran Desiree MacNamara

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?

Ladies Mile is the gateway to Queenstown and to have this beautiful landscape cluttered up with housing would be such a shame. Surely there is other land out the back of Queenstown out of site of the main road entrance into our amazing town.

If this also means shutting down the Ladies Mile Pet Lodge this would be devastating to the locals who have much loved Pets.

The pet lodge offers top quality care and attention to all the animals in their care and is very popular.

I have used this pet lodge for 15 years and there is no other pet lodge in the area that offers such an amazing service.

Q8

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

Where is the community consultation???

Q9

I understand

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Page 1

Q1

An individual

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Name of organisation

Q3

Respondent skipped this question

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

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Q4

ave migias

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! Leave it as it is. I know we need more housing but I cant see it being 'affordable'. Its a beautiful area and should be left alone. Council is destroying the Queenstown area. Not to mention you have a much needed pet lodge that needs to stay as it is.

Q8

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

Don't do it.

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

Janet Key

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 disaster as the road will become a traffic nightmare

I feel you already have plenty of residential zoned land which needs to be used as it already has the infrastructure and has passed through the process. This land can be made available if council pushes the land owners and makes them pay residential rates as per the Wellington Council recent amendment which has done this.

Ladies Mile is not the place for any high/medium residential area. Shotover Country and Bridesdale work because they are hidden from view.

Q8

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

The Shotover Country Club was a much needed area and will be landscaped beautifully and is an asset to the community, however it was agreed when it was put through that it would NOT set precedence for Ladies Mile. What you are proposing across the road will be ad hoc and will only make the current landowners and property developers very rich and will do nothing for those who need affordable housing. Shotover Country has shown this is it has now broken \$1 million for a property there. You are not gaining anything by placing it on Ladies Mile, you are adding to traffic congestion on the one road into Queenstown, and putting strain on the services already at capacity here. Look at Malagans Road side and think to add traffic to that side instead. It is not the time to push through housing by pressure from Government, and you need to think long term about what the community want. So many of your own council have fought for Ladies Mile to be kept as it is and now suddenly a U-turn which will have no accountability from your council. Why has it never been part of your masterplan before? There are reasons. Don't be pushed into this as there are serious long term consequences. Use the land already consented to residential, such as Kelvin Heights, Porters land and the many other areas already there which can absorb housing.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, July 04, 2017 1:09:18 PM
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IP Address: 125.239.130.100

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

Annie Rankin

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?

The Ladies Mile Pet Lodge provides a most valuable service to the Queenstown area and this area must be retained as Rural General. My concern is that a SHA process will not take into account the historic land use of the area nor give value to the Consents that are already in place.

Any future development along Ladies mile should go through the Resource Consent process not a SHA.

Ladies Mile area is the gateway to Queenstown and the rural beauty needs to be retained.

Finally, I concur with the assessment by Kimberly Banks (QLDC Senior Planner) that the Queenstown area has sufficient 'development capacity' as defined by the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) to meet demand to 2048.

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, July 04, 2017 5:16:07 PM
Last Modified: Tuesday, July 04, 2017 5:17:33 PM
Time Spent: 00:01:26
IP Address: 125.238.204.37

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

Gavin John Howell

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 Special Housing Areas

Q8

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

I am Against the proposals in the 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, July 04, 2017 10:05:16 PM
Last Modified: Tuesday, July 04, 2017 10:11:50 PM
Time Spent: 00:06:34
IP Address: 125.238.201.107

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 patchett

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 general infrastructure of Queenstown isn't set up to be suitable for a further large increase of the population. The geography of this area also isn't conducive to further growth.

The many things that make Queenstown such a special place and a draw card for tourist will be irrevocably ruined if this sub division is permitted.

I strongly disagree with this plan for future development.

Q8

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

as 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: Wednesday, July 05, 2017 6:56:57 AM
Last Modified: Wednesday, July 05, 2017 7:13:58 AM
Time Spent: 00:17:01
IP Address: 222.154.185.155

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

Jim Robinson

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?

Shotover Country & Lake Hayes Estate were developed in areas off the main highway that preserved the special rural aspect as one drove towards the Shotover Bridge and Frankton. The Retirement Village is already to much of a blot on the landscape!

Q8

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

If you allow intensive housing in Ladies mile - the gate way to Queenstown, you'll have created the same urban slum "feel" than lines the motorways in Auckland such as in Manurewa on the Southern Motorway and areas like Massey on the North Western Motorway. Consider what makes this area special !

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, July 05, 2017 8:02:29 AM
Last Modified: Wednesday, July 05, 2017 8:10:02 AM
Time Spent: 00:07:33
IP Address: 222.155.138.61

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

Allison Schwalger

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 totally disagree with the special housing development in the area proposed. What will happen to the pet lodge? The Pet Lodge have my full support and needs to stay.

Q8

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

I disagree with it.

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, July 05, 2017 12:12:54 PM
Last Modified: Wednesday, July 05, 2017 12:20:05 PM
Time Spent: 00:07:10
IP Address: 202.36.149.5

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Public Health South

Name of organisation

Q3

Yes

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

Page 3

Q4

Delvina Gorton

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?

Thank you for the opportunity to provide comment on the proposed Special Housing Area (SHA) for Ladies Mile. Public Health South's (PHS) primary concern is that any future urban development is carried out in a way that positively influences the health and wellbeing of residents. This includes physical, mental, social and environmental health and wellbeing.

Urban design can positively impact health through features such as provision for green space, street connectivity, safe walking and cycling opportunities, public space to foster social connectivity, and increased density to limit urban sprawl and private motor vehicle reliance. It can also provide for diversity of housing type that reflects diversity of need, and foster sustainable development.

Q8

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

Higher density development

Density that is done well has positive impacts by limiting urban sprawl, providing a population base to support public transport, infrastructure, and mixed-use design. There is an established relationship between housing density and travel mode, with lower density associated with higher car use and less active travel. PHS supports QLDC in encouraging higher density development, along with a range of housing types to suit diversity of requirements.

Mixed use

Providing for mixed land use provides destinations for people to travel to within the community and reduces the need to travel by car to services. To promote active travel and community cohesion, mixed use development is favoured that is designed around a shared space for people rather than easy access for cars. In the proposed location, mixed use development is strongly supported as there are no existing local services, facilities or destinations within easy walking or cycling distance. However, focusing increased density of development closer to Frankton and Five Mile would facilitate inter-connectedness and provide closer destinations.

Integrated public transport

Providing transport choices and creating a shift in transport behaviours towards public and active transport has positive benefits for health, the environment, and the community. This occurs through increased physical activity, improved air quality, fewer greenhouse gas emissions, improved road safety, and increased social connectedness. This in turn translates into positive effects on physical and mental health, including reduced risk of cancer, cardiovascular disease, respiratory disease, diabetes, and vehicle crashes.

In the proposed location, an affordable, efficient, reliable public transport system will be necessary to provide interconnectedness between work and home. We note proposed improvements to the bus system, but this is on a trial basis and thus not certain to remain in place.

Active travel, cycleways and walkability

PHS prioritises cycling along with other forms of active travel over other methods of travel because of their potential to increase physical activity. The SHA indicative master plan can support opportunities for activity that make an active lifestyle an attractive and compelling choice.

The New Zealand Household Travel Survey shows that of those who travel by bike, nearly half travel distances of less than 5km. This would make the areas of 5-Mile and Frankton within reach if direct bike commuter cycle ways are put in place.

We also highlight some areas for consideration in relation to cycling and walking if the SHA progresses:

- The development is separated from other residential areas and Shotover Primary School by SH6, with a speed limit of 100km/hour. This creates a barrier to connectivity and safe walking or cycling between the two areas and Shotover Primary School. Provision has been made for safe pedestrian and cycling connections across SH6. This

Community Feedback on the Future of Ladies Mile

Snotover Primary School. Provision has been made for safe pedestrian and cycling connections across SH6. This needs to be achieved in a way that supports walking and cycling in the places where people naturally wish to cross the road, and in a way that is attractive and safe. Underpasses need to be carefully designed as they have potential to create situations where people feel unsafe due to lack of visibility within a confined space. Safe crossing areas need to be usable day and night and by all ages and physical abilities, and should consider Crime Prevention through Environmental Design principles. These underpasses will be important to provide safe active transport routes for children to go to school.

- Roundabouts can increase the risk of bicycle crashes, so must be well-designed for cyclists in order to improve safety. SH6 appears to be a popular bike touring route and road cycling route according to Strava heat maps.
- If development in the SHA proceeds, we recommend assessing with NZTA the appropriateness of the 100km/hour speed limit on SH6.
- Encourage the design of well-connected residential streets that are designed to encourage walking and cycling and calm traffic.

Green space and recreational areas

The provision of public green space and greenways within the development is important to promote active lifestyles, social interaction and mental wellbeing. Thus, we support the master plan requiring sufficient allocation of green space and greenways that are easily accessible and useable.

PHS supports the proposed wide setback from SH6 with tree planting, but note the need for this to be significantly wide to accommodate any potential road widening of SH6, without compromising the setback, cycle lanes and footpaths. As well as being aesthetically appealing, planted setbacks also serve the purpose of reducing air pollution and road noise for properties closest to the state highway.

Provision for affordable housing

Healthy housing is an important social determinant of health. PHS supports the concept of inclusionary zoning and providing more affordable housing within the development.

Recommendations:

- While we recognise the constraints QLDC is facing in planning for development, high density development closer to existing services and destinations in Five-Mile and Frankton is preferred.
- Development should require funding of separated cycle trails that connect to commuter cycle lanes and the Queenstown Trails cycle network to support both commuting and recreational use.
- Future proof the setback from SH6 so that tree planting, green space, cycle lanes and footpaths are not compromised if the highway is widened in future years.

Summary

Public Health South thanks QLDC for the opportunity to comment on the proposed SHA in Ladies Mile. Public Health South supports the urban design principles that QLDC has incorporated in the master plan that promote housing density, community cohesion, mixed land use, affordable housing, and provides opportunities for physical activity, walking and cycling, commuter cycle ways, public transport, and access to green space.

Our two main concerns with the proposed SHA are:

- that the location is not sufficiently close to existing services to avoid car reliance; and
- the likelihood of partial uptake of the development and potential for the mixed use and high density components, which may be more complex, to be omitted.

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, July 05, 2017 11:06:53 AM
Last Modified: Wednesday, July 05, 2017 12:24:33 PM
Time Spent: 01:17:40
IP Address: 219.89.205.34

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

Annette Seddon

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 concerned that housing being created anywhere, particularly on the lovely open approach to Queenstown, is being done so under the SHA for the wrong reasons. When council have openly admitted that they cannot prevent any future housing going the same way as LHE and Shotover Country have, with High prices and non resident purchasers.

Until council has a way to control this exploitation of available properties in their ward, increased housing, pushed through under the SHA will not address the problems caused by 'housing unaffordability and continued high population growth'

Q8

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

This will give a very different image for Queenstown to that which it has become well known and loved for.

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, July 05, 2017 2:57:31 PM
Last Modified: Wednesday, July 05, 2017 3:11:42 PM
Time Spent: 00:14:10
IP Address: 222.155.143.156

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

Rhonda Frew

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 we should resist the urge to add to the urban sprawl and go for more high density housing particularly along the hillsides in Queenstown itself as then we are providing for all the workers who come in and out of the town each season. They can walk most places in Queenstown, helping to cut down on the number of vehicles. If housing is provided in town for the more seasonal workers then hopefully the current number of houses (many of which are still to be built) will be enough for families in the area.

Q8

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

Ladies Mile should stay as rural and not change to a SHA. i think its too important a part of our landscape to be changed in a hurry.

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, July 05, 2017 3:12:24 PM
Last Modified: Wednesday, July 05, 2017 4:01:30 PM
Time Spent: 00:49:05
IP Address: 122.56.235.249

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

Harold Price & Margaret Bramley

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 believe that Ladies Mile should remain Rural General as a perfect entrance to our town. If there was to be a change of zoning in fairness to those already living there and operating business like Ladies Mile Pet Lodge this should only be done through a full Resource Consent process so everyone both for and against any change can have sufficient time and assistance to make their case NOT rushed through by using SHA process.

Q8

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

Sorry we could not get it to open!

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, July 05, 2017 5:12:12 PM
Last Modified: Wednesday, July 05, 2017 5:16:47 PM
Time Spent: 00:04:35
IP Address: 115.189.101.191

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

Kevin van de Water

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 totally opposed to it

Q8

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

I feel it is a knee jerk reaction to the currant spike in demand for housing options.

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, July 05, 2017 6:46:44 PM
Last Modified: Wednesday, July 05, 2017 6:51:39 PM
Time Spent: 00:04:54
IP Address: 49.224.106.86

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

Duane Ingley

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?

Lake Hayes is full, it's the next obvious choice as people that work in this town need to live somewhere and all can't afford life style blocks.

Q8

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

The town can't grow if affordable housing is not available, simple

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, July 05, 2017 9:33:58 PM
Last Modified: Wednesday, July 05, 2017 10:47:01 PM
Time Spent: 01:13:02
IP Address: 222.155.136.212

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

Melissa Read

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 have concerns around the proposal to create more medium and high density living along Ladies Mile. While it is maintained that the existing water and sewerage schemes can support this additional load, there is much else that doesn't seem to have been given enough consideration. There are already high traffic volumes on this "gateway to Queenstown" road, and this plan will clearly exacerbate this. Increasing the traffic volume very much leaves the area at the mercy of being cut off from Frankton and Queenstown if there is an accident on the Shotover Bridge, or even by virtue of the traffic at a standstill. The number of households in Lake Hayes Estate and Shotover Country combined is already larger than Arrowtown, yet there are no medical services, fire and emergency services or other basic services. Market supply and demand will dictate prices, and carving up this area does not guarantee any more affordable housing. High density living should be encouraged near urban areas, so that people can live close to their work should they choose to, thereby alleviating the need for people to travel to work. The QLDC should be encouraging more apartment-style living in town and around commercial areas, rather than pockets of dense population in otherwise rural areas. I have every sympathy for people trying to find accommodation, and employers struggling to attract staff to the area, but we shouldn't make decisions in haste trying to attend to one problem while concurrently detrimentally affecting the safety and living standards of current residents.

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, July 06, 2017 9:52:24 AM
Last Modified: Thursday, July 06, 2017 10:11:10 AM
Time Spent: 00:18:46
IP Address: 49.224.111.254

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

Sandra dainton

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 one main concern about the proposed development at Ladies Mile: as a dog owner I use the dog kennels regularly and need them to be there. High density housing in the proximity could potentially lead to conflicts over noise (barking dogs). I think you would need about 200m of buffer zone. The dog kennels in Wanaka recently closed so I would not like to lose Ladies Mile kennels.

Keri and Roland do an excellent job of looking after all the dogs at their kennels. The kennels are kept to a very high standard of cleanliness. It would be a great loss to the Queenstown community if we lost the facility.

I take my dog to Ladies Mile Pet lodge about 4 times a year and have done so for the past 4 years.

So it would be a great loss to myself and all the families who use this service.

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: Thursday, July 06, 2017 10:02:19 AM
Last Modified: Thursday, July 06, 2017 10:40:18 AM
Time Spent: 00:37:59
IP Address: 203.118.173.145

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

Lisandra Rossi Macaes

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 strongly oppose to include Ladies Mile as SHA.

- bias: why would the QLDC only mention arguments in favour of it in the "Future of Ladies Mile" page without pointing out the cons is very concerning and appears to me to mislead the public;
- no rational and no grounds for the proposal, and actually the evidence is against it: further reading of information confirms that: a) there is enough residential land without the need to convert Ladies Mile, b) it does not mean affordable housing, but market prices and developers would be only benefitted c) the traffic in the area only indicates that no further housing should be developed around SH6
- democracy and the council role: the process this is being done threatens the fairness of community having their say. The council is supposed to guarantee that processes are fair and not fast tracked,
- the council is supposed to look at the long term and abide by decisions taken in keeping some rural areas as they are,
- disregard to existing long term and existing businesses: there are services being provided for the community in this area, such as the pet lodge. These services are very much needed and part of the Queenstown infrastructure, to which I do not see any comment on how it would be dealt and what alternatives will be presented. Are we supposed to drive to Alexandra?
- fast track does not allow for all people to be heard: I would like to be heard on this matter, but will be away for the next 3 weeks. This fast track is unfair and doe snot allow for people to be heard.

Q8

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

I looked at it and I totally disagree as per my previous comments.

Also, previous developments such as Shotover Country and Lake Hayes Estate are not visible from the road. This proposed development will be visible from the road and should not be approved for this reason as well. Any setback and screening is not good enough. I see covenants being disrespected all the time - fencing in Shotover Country is a clear example.

Traffic is another issue. It took me 40 minutes on Monday to drive from Pack & Save to Fernhill. It affects existing community quality of life. This proposal will only deepen the traffic crisis and I do not see any road improvement in the masterplan. It should not be approved as is and without a huge amount of time and discussion on how this would affect the traffic flow. I would like to see a masterplan discussing alternative routes around town, how would the CBD would be a no car zone, park and drive areas, and not higher density residential area fast tracked to existing rural areas. I do not have enough words to express how opposed I am to this proposal.

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, July 06, 2017 7:46:45 PM
Last Modified: Thursday, July 06, 2017 9:58:39 PM
Time Spent: 02:11:54
IP Address: 203.118.173.59

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

Keri & Roland Lemaire-Sicre

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?

APPALLING AND SHORT SIGHTED OF COUNCIL!

Ladies Mile Pet lodge will be adversely affected if Ladies Mile is carved up under the pretext of affordable Housing using the SHA process. We have an historical right to operate. Established over 40 years ago. We are located in a Rural General zone, which provides the right environment we require to operate our Pet Lodge.

Under the Proposed District Plan the Council have supported keeping Ladies Mile as Rural General, recognising it as the Gateway to Queenstown. Our Historical right gives us the ability to operate without Resource Consent restrictions that would dramatically alter the quality of care we would be able to offer our Clients Pets. eg Under the Resource Consent conditions placed upon Alexandra's Kennels, they have specific hours their dogs are allowed out to play & toilet. Remarkable Vets are obliged to use barking collars on their dogs if they bark and when there is no one on site their dogs need to be locked inside with the windows closed. At present we have 3 covenants over 3 adjoining

properties that ensure the continued future of the Pet Lodge. The covenant conditions were established after a Resource Consent process with these neighbours which recognised we were here first and that the development they were wanting to bring to the Rural General zone would need to take into account the existing land use i.e. The Pet Lodge operation.

The difference between a Resource Consent Process & a SHA process:

- 1) The SHA does not have any consideration for what is already there. It was set up by Government to fast track development without going through a Resource Consent Process.
 - 2) The SHA process will change the zone from Rural General to Residential(Commercial)without going through a plan change, which would normally require a thorough consultation process.
 - 3)The SHA process relies on the Council seeking public opinion over a 4 week period. This is an exceptionally short time frame. We have no confidence in how the Council will access the feed back from the public in an unbiased way as Council have developed the Indicative Master plan to support a SHA on Ladies Mile. In doing so they have favoured one group of businesses(the developers) above our Pet Lodge.
- The SHA process leaves us and the Community OUT
 - The SHA process gives developers an unfair advantage to develop without challenge
 - The SHA benefits the developers financially using a process that dose not deliver affordable housing
 - The SHA WILL DESTROY THE GATE WAY TO QUEENSTOWN

Q8

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

We strongly oppose the Councils Indicative Masterplan for Mass development along Ladies Mile.

This plan removes our Pet Lodge and our two homes, replacing it with a bike & Cycle track(this takes up 75 meters of the property) with the remainder swallowed up by a Commercial hub with multi storied buildings surrounding this. And what about our beautiful Gate way in to Queenstown? DESTROYED!!!!!!!

The adverse effects are too many to justify carving up Ladies Mile. The SHA process was set up to release land for affordable housing. We already know that this is not the case, with you the Council admitting at your meeting on Friday the 23/6/17 that these houses would be sold at market rates.

And this reconfirmed today (6/7/17) in the Mountain Scene by the Editor David Williams with the Bridesdale SHA. Lets not forget the revelation " That most of the benefits of the Special Housing areas have gone to investors and speculators" With one builder owning 9 sections. We the Community have known this for some time. NO Surprises there!

We also know on the Council Web site under: PDP-Council Evidence for stream 13, your staff have confirmed there is sufficient land set aside for housing without needing to establish a SHA on Ladies Mile.

The Council should be working to find "Local solutions" for solving its need for affordable Housing first by consulting with those Agencies that work with those needing accommodation e.g. Salvation Army, Happiness House just to name two. Not grabbing at a Government " Fit All" that doesn't Fit AT ALL.

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, July 06, 2017 6:51:40 AM
Last Modified: Friday, July 07, 2017 3:07:54 AM
Time Spent: 20:16:13
IP Address: 75.155.76.35

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

Sara Leadbetter

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 poorly thought out proposal:

1. The proposal is being pushed through in order to create affordable housing yet the council admits it has no control on the house prices and it cannot guarantee that they will be affordable. Based on recent sales for new housing around the region we have evidence that it is extremely unlikely any new houses will be affordable. Therefore, the reason for the undemocratic process shortcutting resource consent is based on a known lie.
2. This process is undemocratic. The council is bypassing their own rules based on a known lie and giving locals little say in a vital process that dramatically changes their community.
3. This land includes an established cattery/kennels, an ESSENTIAL business for the Queenstown region. There is NO site proposed for this business. Queenstown is already woefully short of pet provisions, including ZERO dog parks.
4. There is NO need for any zoning changes. The council's own senior planner, Kimberley Anne Banks, states "the Queenstown area has sufficient 'development capacity' as defined by the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) to meet demand to 2048". The issue is not the lack of suitably zoned land, it's the process and cost of developing that land. It appears that the council is using the SHA process to avoid addressing their own shortcomings.

Q8

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

This proposed rezoning is unnecessary, will financially benefit only a few and disadvantage the majority, and set a dangerous precedent by ignoring the council's due process and own experts. It will not create the very affordable housing it is designed to produce. We've have plenty of evidence from other supposedly 'affordable' housing projects that the process doesn't work in its current format.

We have a democratic process for a reason. When a democratic process is bypassed, even for a 'good reason', it is unlikely to end well. History shows us time and time again that rushed decisions that don't follow due process are usually poor decisions.

You employ experts for their expertise. When you choose to ignore this expertise because you stand to financially benefit from doing so, you leave yourselves open to being seen as corrupt.

I believe in democracy but am seeing little evidence of it in this process. Instead, I see the opportunity for big money to go to the council and a few developers.

Unless the council will guarantee the selling prices of the houses to be built to make sure they really will be affordable to the very people who are currently struggling for accommodation AND make provisions for the existing businesses to stay, then I wholeheartedly reject the proposal to amend the Council's Lead Policy for Special Housing Areas to include 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: Saturday, July 08, 2017 1:38:14 PM
Last Modified: Saturday, July 08, 2017 1:44:32 PM
Time Spent: 00:06:18
IP Address: 202.49.81.162

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

Alan Paris

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 to further development of Ladies Mile. SHA's while providing more housing do not appear to help affordability. This area is increasingly congested and further development will spoil the rural outlook.

Let Headly Downs continue to grow and lets see what the shortfall is.

The new approved SHA at Shotover Country is in an area that was proposed to be equestrian and playing fields and now is more density.

Q8

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

The indicative masterplan will significantly degrade the rural outlook.

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: Saturday, July 08, 2017 5:11:44 PM
Last Modified: Saturday, July 08, 2017 5:23:14 PM
Time Spent: 00:11:29
IP Address: 219.89.162.190

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

Jenette Swain

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 the wrong place and Not necessary to accommodate growth.
The special housing areas have been proven not to work and are simply a way of getting round the proper planning procedures.
Queenstown needs a green entry and Ladies Mile should remain as it is..
Additionally property owners rights should not be usurped.

Q8

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

N/a as I do not agree with this development (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: Sunday, July 09, 2017 9:04:01 PM
Last Modified: Sunday, July 09, 2017 9:07:31 PM
Time Spent: 00:03:30
IP Address: 150.107.172.153

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

Kirsty Sharpe

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?

At first glance the proposed options presented seem sensible – on flat land, next to the state highway, close to existing infrastructure services and central to the district. And of course more housing land is needed however there are big questions to be answered here.

Why should special housing legislation circumvent proper planning procedure where proper consideration, consultation and due process is carried out. At present the Proposed District Plan is going through this process and this development should be subject to that same process. Queenstown Country Club was granted special housing status so was not subject to proper process. Many people have wondered why this happened in this way as this development has now set a precedent for others to follow. Lake Hayes Estate and Shotover Country are below the state highway and not visible to traffic driving to Queenstown. This proposed area along with Queenstown Country Club brings suburbia to a rural setting. The Ladies Mile is recognised as an impressive entrance to Queenstown. Frankton is now industrialised and no longer provides this amenity.

I acknowledge that special housing areas are desperately needed in the Wakatipu. The answer is not maximising our open land resource which everyone values. Why not consider a special housing area at Kingston? There is a lot of flat land there and only 30 minutes from Frankton. In time a fast ferry service on the lake would provide transport for workers. In fact Kingston could house a larger town which would be a community in its own right. The Ladies Mile is a precious resource. If any development takes place there it should have very wide setbacks from the road. The closeness to Lake Hayes is a real consideration with storm water runoff etc. We do not need extra pollution in that lake. Traffic congestion is another point to consider. What is the carrying capacity of the Shotover bridge?

I conclude that this proposal should be dealt with by proper planning processes and not by fast tracked housing legislation.

Kirsty Sharpe

Q8

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

As 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: Sunday, July 09, 2017 9:45:34 PM
Last Modified: Sunday, July 09, 2017 9:58:48 PM
Time Spent: 00:13:13
IP Address: 49.224.96.183

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

Kate Smith

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 supportive of more housing development on ladies mile. If it is to be fast tracked development and "affordable" this needs to be taken seriously and managed in a way to see affordability is delivered and not just talked about as a planning feature.

Q8

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

The most recent developments in the area Shotover Country particularly have poor parking allowances and the roads that are too narrow. If high to medium density housing is planned roads need to accommodate street parking for occupants and visitors. Housing developments need wider streets. All streets need foot paths on both sides for children biking, walking to and from school. More clearly identified areas for children to cross safely. Do not plant trees and bushes that block driver visibility in street islands in order to enhance safety of children walking and biking.

Improve public bus stop frequency and include school bus collection points in planning so they are situated near clearly marked zebra crossings. Improve signage for school bus collection areas to alert drivers to same. Consider second bridge that joins Frankton industrial to Shotover County and include cycle lanes so high school students can bike to new high school.

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: Sunday, July 09, 2017 10:03:11 PM
Last Modified: Sunday, July 09, 2017 10:14:55 PM
Time Spent: 00:11:43
IP Address: 125.238.205.133

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

Brandon Purdue

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 disagree with the proposal. It will already be an eyesore with the retirement village on ladies mile (how did that get approved! Why do retirees need to live there, why wasn't it put somewhere else in the basin that isn't as visible, it's not like they need to drive to work ea day), let alone these rest of the proposed development. LHE and SC are acceptable as they aren't visible from the road much like Jacks Point. There won't be any hiding of the proposed development.

Q8

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

As per the above, I disagree with the proposal.

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, July 10, 2017 5:10:25 AM
Last Modified: Monday, July 10, 2017 5:22:34 AM
Time Spent: 00:12:09
IP Address: 187.254.144.11

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 hurle

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?

Absolute mistake. SHA are really a joke about providing affordable housing. Everybody knows it does not work and a couple of the councilors Have admitted that at one of the meetings. You need to go up not out .it is such a no brainer. If this unbridled growth carries on you will do one excellent job of killing the goose that layed the golden egg!!!
Cap the population.

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, July 10, 2017 7:26:35 AM
Last Modified: Monday, July 10, 2017 7:29:30 AM
Time Spent: 00:02:55
IP Address: 203.173.140.159

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

Cath Hudson

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?

Why do you need to make Herries Lane a through road? How does that help the flow of the traffic? What are the benefits of making it into a through road? Please keep it as a cul-de-sac.

Q8

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

Why do you need to make Herries Lane a through road? How does that help the flow of the traffic? What are the benefits of making it into a through road? Please keep it as a cul-de-sac.

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, July 10, 2017 11:43:04 AM
Last Modified: Monday, July 10, 2017 12:29:15 PM
Time Spent: 00:46:10
IP Address: 114.23.98.161

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

Dianne Hilary Thorburn

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 have 2 major concerns

I am concerned that if this does happen the Ladies Mile Pet Lodge (currently on Rural General) will have to make changes to their current practices. My three animals (two dogs and one cat) have been staying at the Pet Lodge for holidays over the past 10 years. The Pet Lodge is currently run with the animals' best welfare being paramount. They are not required to use barking collars, they are not limited as to when the pets can be outside for toileting and exercise, and they do not have to be shut indoors with all windows closed.

If the area around the Pet Lodge becomes a SHA - even though the Pet Lodge has been there for 40 years, there seems to be a possibility that the current covenants that the Pet Lodge have with their neighbours, that safeguard the running of their business could change or be removed without consultation. Worst case scenario would be that the Pet Lodge would have to close and a valuable business for Queenstown residents will be lost.

My second concern

I also feel that this area will never be a "SHA offering affordable housing" as councilors have already said that market rates will govern the sale prices of the houses, making them too expensive - as has already happened in nearby Bridesdale and Shotover Country. I also understand existing land use is not considered under the SHA option, which is totally unfair to some businesses.

Q8

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

Ladies Mile is the entrance way into Queenstown. This area currently has a rural outlook which should be preserved and treasured. It would be very sad to have to drive into Queenstown through dense housing on either side of the highway.

I do not feel it is necessary to include the Ladies Mile in the Category 2 SHA Lead Policy.

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, July 11, 2017 1:46:43 PM
Last Modified: Tuesday, July 11, 2017 1:59:43 PM
Time Spent: 00:13:00
IP Address: 210.55.20.210

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 Evans

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 this is a great idea, as more land does need to be opened up for development since Council is unable to force those who are land banking to open up their land for development.

I like the idea of using Ladies Mile instead of other areas like Dalefield, Arrowtown, as there is already is so much development across the road (Shotover Country, Lakes Hayes Estate) so the open farm land aspect has already been lost. I think Council Master Plan is a great idea as the road goes throughout the whole development, I hope the plan will include options for first time home buyers or support the local housing trust to get those who can not afford the current prices into their own homes so they don't have to relocate elsewhere.

Q8

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

I like that the master plan has different densities include throughout

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, July 11, 2017 8:07:32 PM
Last Modified: Tuesday, July 11, 2017 8:47:20 PM
Time Spent: 00:39:48
IP Address: 222.154.184.63

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 Macleod

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 totally opposed to such a developement.The infrastructure that exists now is barely coping with traffic, pedestrian ways, parking, over crowded living areas.If the Ladies Mile goes ahead then tripple these issue.Queenstown and in particular the northern entrance will be a sub entrance to our wonderful town.Visitors and locals alike will wonder why it happened.Stop this progress now and tighten the reins, only a urban sprawl disaster will result....Look at Auckland and the south road, sub city after sub city do you want Queenstown to be like that..? Another school(s) will be required and where will that go, then there is shops and a hospital that isnt coping now... Look at the Shotover development as a clue to what will happen.It takes 40 mins to drive from Lake Hayes Estate to town now at 8am-9.15am then drive home again at 5-6.15pm .The mooted bus system will not cope nor will the width of the roads.

Add another subdivision and one might as well live in Cromwell or Alexandra.The actual planning infrastructure , ideas policies nor practicalities arent in place nor do any planners know how to plan..?Rules will be broken tested and the outcomes will take for ever to be resolved.Its happening now let alone with a massive increase in population.Why am I concerned..? After living here for 25 years and watching this amazing place dissolve its values around our ears.Plane noise at night as an example. So what next, planes landing till midnight..? Of course it wont matter to some .Queenstown will just be a city like any other, and is that what you want.Well go ahead and develope this plan as mooted.I will be gone! I am sure I wont be alone.

Q8

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

This plan looks good on paper and that is where the buck must stop.It is all very well to develope, develope , develope, but in the end that will achieve is short term gain and a massive loss to the exisiting people of this area.Of course we will leave and we will sell our property for a good sum of money.But that is not the point.Think about the values of why we live in this beautiful location, peace, greenery, open spaces, unpoluttet waterways and lakes, easy access to bike and walking tracks, scenery of hilltops farmlands, creeks, much birdlife is returning like tui's bellbirds and wood pidgeons.....they will go because too many people, vehicals and noise will destroy all their habitats and that of us the people that live here as well.

This plan will reveal an absolute eye sore and there will be too many people in a very confined space.The Lake Hayes Track will be inundated with people, their will be pollution issues, closed space living issues and eventually health issues.Traffic will be substantial. Noise will be rampent, rubbish will be everywhere.Stop this ludicrous subdivision, put the brakes on, let the exisiting infrastrure catch up and stabilise .Some very sweet values will return.

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, July 12, 2017 10:56:38 AM
Last Modified: Wednesday, July 12, 2017 11:13:30 AM
Time Spent: 00:16:51
IP Address: 222.155.142.88

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

Douglas Parker

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 makes absolute sense

Q8

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

The bulk (70%) of the need by Queenstown residents requiring housing, is for units below \$600,000 and some 50% of the need is for units below \$500,000. source: Parker Analytic survey March 2016. This demand is not currently being addressed. Instead, we have developments such as Remarkables Residences which is ideally located for affordable housing, yet is providing only 4 and 5 bedroom units and the lowest price is \$860,000.

It should be a condition that developers of the ladies mile area provide reasonable sized sections (no less than 500 square metres) and at least 50% should not exceed \$200,000. It should be a further condition that the roadways be no less than 30% wider than that provided in Shotover Country.

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, July 12, 2017 12:22:45 PM
Last Modified: Wednesday, July 12, 2017 12:35:05 PM
Time Spent: 00:12:20
IP Address: 114.23.100.158

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

Candice Stewart

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 agree considering the current cost and lack of housing in the area.

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, July 12, 2017 12:33:54 PM
Last Modified: Wednesday, July 12, 2017 12:38:28 PM
Time Spent: 00:04:34
IP Address: 125.239.26.213

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

Karsten Pedersen

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 agree with its inclusion primarily due to the relatively flat nature of the land making building on the sites comparatively cost effective and the proximity to the State Highway and infrastructure.

Q8

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

I agree with the inclusion of the green belts adjacent to the State Highway.

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, July 12, 2017 1:36:18 PM
Last Modified: Wednesday, July 12, 2017 1:45:18 PM
Time Spent: 00:09:00
IP Address: 114.23.99.50

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Independent Doors

Name of organisation

Q3

Yes

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

Page 3

Q4

Hayden 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?

The Central Otago area needs more affordable housing, As a business it is hard to get staff as there is a big shortage in the area.

More affordable housing will make this process easier as the area grows.

Q8

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

I am happy with what is planed, Keeping the 75m gap between road & houses will keep a look that will be well received but tourists arriving in the area.

More public transport ect to help with the extra people in this area as will as playgrounds for the potential young families that this area would attract.

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, July 12, 2017 1:45:43 PM
Last Modified: Wednesday, July 12, 2017 1:49:15 PM
Time Spent: 00:03:32
IP Address: 114.23.99.50

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

Mandy Pollard

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?

More affordable houses are required in the area for the young working families so this would be a good chance for this to happen,

Q8

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

extra pubic transport will be required to accommodate the extra people, Walk ways & cycle ways is a good idea with area for the kids to play.

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, July 12, 2017 1:32:47 PM
Last Modified: Wednesday, July 12, 2017 2:13:27 PM
Time Spent: 00:40:40
IP Address: 202.49.81.229

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Remarkable Start Ltd

Name of organisation

Q3

No

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

Page 3

Q4

Full name

Respondent skipped this question

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 opening a child well being centre later in the year for the much needed support of the challenged children and families in our community, we have some talented staff who live out of the area that we have approached about working in the new facility who have shown strong interest. However they have been scared away due to housing affordability.

I believe we have a escalating problem if we can't get housing affordability in our area which is going to have a adverse affect on everyone who lives in our community in some way or another, logic would say Ladies Mile seems to be the best location for our town to expand in to, we have seen some negative feedback about protecting the ladies mile from development, this seems very odd as arguably the most significant part of the mile in terms of vista is already under development with the retirement village.

Q8

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

Seems like a lot of effort has gone in to the master plan, well done council I hope you get the support and appreciation you deserve.

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, July 12, 2017 2:50:11 PM
Last Modified: Wednesday, July 12, 2017 2:53:57 PM
Time Spent: 00:03:45
IP Address: 125.239.75.150

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

Leon Wiremu Smitj

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 that it is a very good idea based on its location and land availability.

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: Wednesday, July 12, 2017 2:49:08 PM
Last Modified: Wednesday, July 12, 2017 3:00:09 PM
Time Spent: 00:11:01
IP Address: 219.89.163.156

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

keryn malcolm 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?

I am appalled that the Council would consider rezoning such a beautiful rural approach to Queenstown for urban SHA development. As a tourist destination the drive between Arrowtown/Lake Hayes offers a truly unique approach - the two current developments on the Kawarau river side have been well developed to be largely discrete from the approach road which is excellent.

Appreciating the need for further housing with urgency Council should concentrate on further intensification of existing areas i.e Gorge Road/ current high school site. I would not favour any proposed urban development on Malaghans Rd but can see merit on the other side of the Kawarau towards Jacks Point...

The Pet Lodge offers a unique and valuable community service to look after pets whilst their owners are away and must be retained to look after a growing population.

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, July 12, 2017 3:54:28 PM
Last Modified: Wednesday, July 12, 2017 4:03:29 PM
Time Spent: 00:09:01
IP Address: 121.75.216.100

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

Grahme John Bartlett

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

Q8

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

Historically some local residents and previous Council members have for far to long opposed expansion in QLD - which has now caused the massive shortage of housing/ Kowarau Bridge / and development of land, land banks, farmer areas which should have been freed up. The Airport expansion already fails to meet current demands let alone next 2-5 years. It would be nice to keep the entrances to Queenstown in farms/grass etc but it is now 2017 and some people need to stop living in the past and restricting growth

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, July 12, 2017 8:42:03 PM
Last Modified: Wednesday, July 12, 2017 8:44:01 PM
Time Spent: 00:01:58
IP Address: 118.93.245.238

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

Allen Shanks

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 a fantastic idea - just what Queenstown needs

Q8

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

Looks awesome to me

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, July 12, 2017 11:38:07 PM
Last Modified: Wednesday, July 12, 2017 11:48:25 PM
Time Spent: 00:10:18
IP Address: 203.118.172.4

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

John Andrews

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?

A special housing area **MUST** have affordable houses otherwise what is the point?

And please- a house costing 550k or 650k is **NOT** affordable.

So if you cannot guarantee houses in the 350 to 450k range, don't bother- it all will become more houses for the rich.

And when you guarantee houses will be affordable you **MUST** have **PENALTIES** in place for the developers **NOT LIVING UP TO THEIR PROMISES**.

And these should be enforced.

You also need to have a way to whet those who ask for affordable housing. Incomes should be checked with the banks and IRD.

Please understand that houses that are sold as affordable housing should have restrictions on their re-sale. Do not allow those houses to be sold at a profit within 10 years of being built. This will certainly chase off the cockroaches since all they want is to make a quick buck within 1 or 2 or 5 years.

If you cannot do that- don't build any houses under the affordable houses act, since you clearly have no intention of making those houses affordable in any meaningful way.

Q8

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

No its fine

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, July 13, 2017 9:13:24 AM
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Time Spent: 00:52:42
IP Address: 150.242.130.44

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

Gerry Oudhoff

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 .

We need to understand that Queenstown is wanting to grow however the people who hold the ability to make this happen are just not getting the big picture. Agree with protecting certain areas but they seem to think everywhere is a protected area. There work load for the council is very large only because there is a stack of information that is just a waste of time (ie landscape plans) and there is other stuff.

The old saying "Time is Money" and that's why Queenstown cannot seem to be able to produce affordable housing. We just need to stop being so bloody precious about bits of land, and not allowing people with too much money being dictators .

Q8

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

We need to have a fifty year housing plan in place now and flat out opening up these areas now. Not go down the road of two property cycles before planning made it mind 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: Thursday, July 13, 2017 11:48:12 AM
Last Modified: Thursday, July 13, 2017 12:20:18 PM
Time Spent: 00:32:05
IP Address: 122.58.22.101

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

Kay Miller

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 do not think there is sufficient basis for fast tracking this proposal and changing this area zoning from rural without public consultation. This proposed development should be included in the district plan and subject to public consultation & feedback.

The need to accommodate an increasing Queenstown population has been an issue for many years. Councils papers state that there is "not a shortage of zoned land but rather a low uptake of the land that is zoned for development and this is constaining the market". If the council think the rules surrounding the proposed Ladies Mile development would address this issue they should include this area with specific conditions in the new district plan to ensure it gets developed.

In turn, council should look at the land that is already zoned for development and work with the owners of this land to get that property developed into homes.

Q8

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

Insufficient discussion on how the ladies mile development will impact on the timetable for the Shotover bridge replacement and how that will need to be included in the council's long-term plan.

75 metre set back should not be solid hedging it should provide an Arcadian outlook from the road.

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, July 13, 2017 1:00:07 PM
Last Modified: Thursday, July 13, 2017 1:11:43 PM
Time Spent: 00:11:36
IP Address: 79.131.197.192

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

Catherine Jane Scheib

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 in full support of Keri Lemaire-Sicre and her comments regarding Ladies Mile development. I fully support her opposition to the proposed Special Housing Area as once again this is a developers dream and not addressing the real problem in Queenstown of affordable housing for those who are working and living in the community. This development will once again become a market rate development after the first sale and not only will create more money for the real estate agents and scalpers in this town, but increase the amount of traffic as everyone in this area will need a car or three. The congestion on roading infrastructure will not support increased housing developments in the Wakatipu basin. You only have to live here to understand that.

Q8

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

No - apart from the fact we need to stop developing to the tune of the developers and pursue a proper government supported housing plan to support the people already living in the area - not encourage more people to come and live here until our infrastructure can cope with it. We need to stop spreading and start infilling land already designated for housing and encourage high rise apartments.

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, July 13, 2017 2:03:44 PM
Last Modified: Thursday, July 13, 2017 2:11:30 PM
Time Spent: 00:07:46
IP Address: 210.54.90.59

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

Charles Donald Reid

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 is needed, there is a real demand for sections, particularly affordable sections in the basin. We already have subdivisions of Lake Hayes Estate, Shotover Country and Bridesdale to the left of Ladies Mile as you travel into Queenstown, it seems logical to me that further development take place on right hand side. It has to make balancing of required infrastructure a lot easier and more manageable.

Q8

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

I believe that the comments about ruining the entrance way to Queenstown to be misleading. There is a lot that could be done to enhance the road, it could be widened, it could have a planted center strip to separate the traffic. Reality is that as we expand the entrance way to Queenstown expands, is it not now Gibbston to Arrow Junction?

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, July 13, 2017 2:43:08 PM
Last Modified: Thursday, July 13, 2017 2:59:41 PM
Time Spent: 00:16:32
IP Address: 122.62.245.118

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

Noel van Wichen

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 do not agree with this idea as it will be filling this semi rural area and main route to Queenstown with a mass of buildings.

The Frankton Flats is getting filled and is creating a mass look of buildings, as this has been already approved keep this type of development on that side of the Shotover.

I think it is unfortunate that the retirement village has been approved on the Ladies Mile and unless there is large bunding and dense planting to hide all this it will be another look of dense building.

Lake Hayes Estate and Shotover Country developments work in this area because you can't see them from the main road.

I think there are other areas that could be setup for this type of development that are not on the main road into Queenstown .

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: Thursday, July 13, 2017 4:27:00 PM
Last Modified: Thursday, July 13, 2017 4:29:39 PM
Time Spent: 00:02:39
IP Address: 202.73.198.161

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 Nicholls

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?

Good so long as the prices are reasonable, we are moving to Queenstown, both professionals in our 40's & even with our income we are struggling to get into the Queenstown housing market & fear that if we cannot buy a property or build then we won't be staying in the region long as the rental properties are to expensive long term

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: Thursday, July 13, 2017 5:33:21 PM
Last Modified: Thursday, July 13, 2017 5:45:53 PM
Time Spent: 00:12:32
IP Address: 210.54.213.109

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

Eder Frank A. Magalhaes

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?

Good to now that we possibly have a new subdivision. Great initiative to help the demand at Wakatipu (Queenstown). Hope to see more Families enjoy life here with the opportunity to have they own piece of land (Home).

Q8

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

Not.

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, July 13, 2017 6:21:20 PM
Last Modified: Thursday, July 13, 2017 6:28:41 PM
Time Spent: 00:07:20
IP Address: 125.239.32.111

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

Avelar Cruz

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 is a great idea to help Queenstown housing problems as everybody is suffering without houses and accommodation.

Q8

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

It is seen to be very well planned and organised.

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, July 13, 2017 7:19:48 PM
Last Modified: Thursday, July 13, 2017 7:38:31 PM
Time Spent: 00:18:42
IP Address: 111.69.114.144

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

Phillip Bunn

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 beleive that the Ladies mile should be a special Housing area.
It is the gate way to Queenstown and makes strip development along the State Highway.
If Council does decide to pursue this development it should go through the full planning process Not SHA.
It is way to visible and needs to have the proper public consultation.

Q8

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

Ladies Mile needs to go through the full planning spectrum to get it right.
I dont beleive that the close proximity to Frankton flats automatically makes it the right location which is one of the big arguments being used for Ladies Mile.
We need to have a discussion on where the best location is - it may well be that the best location is further away and off the state highway.
Much of the north side of Ladies mile is on the cold dark side of the hill - we have way too much residential on the dark side of hills in the Wakatipu.

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, July 13, 2017 7:58:43 PM
Last Modified: Thursday, July 13, 2017 8:02:47 PM
Time Spent: 00:04:03
IP Address: 203.173.141.186

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

Kirsten Toms

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 great idea. My mum is desperate to retire in Queenstown to be closer to us and her grandchildren. Shortage of housing has made this hard for her to get property here in Queenstown

Q8

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

Nil

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: Friday, July 14, 2017 12:53:50 AM
Last Modified: Friday, July 14, 2017 1:04:37 AM
Time Spent: 00:10:47
IP Address: 222.154.185.96

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

Pascal jacob

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?

Any fast tracking of housing in this area should have written into the agreement that at least half the sections go to first time buyers who must live in the property for a minimum of two years before they can sell or rent out the property.

Building second homes, holiday homes or investment homes does nothing to alleviate a housing shortage, you're still left with exactly the same number of people without home ownership.

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: Friday, July 14, 2017 11:16:45 AM
Last Modified: Friday, July 14, 2017 3:33:15 PM
Time Spent: 04:16:30
IP Address: 203.96.73.6

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 Reid

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 its fantastic - the land is very easily developed and already close to developed arrears and new commercial locations (Frankton Flats and Five mile). Queenstown needs land to be developed and now is the time it needs to happen.

The level of required work to get this online would be minimal compared to many others.

The argument that it will damage the corridor to Queenstown is mute - this is the welcoming views you gain when you come over the hill and first see Lake Hayes - all the way through the valley and into the basin.

Saying this is Ladies Mile is ruined as 1 minute down the road you now look at open waste water ponds.

Q8

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

Its great - a strong mix of densities to cater for all requirements.

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: Friday, July 14, 2017 3:56:51 PM
Last Modified: Friday, July 14, 2017 4:02:14 PM
Time Spent: 00:05:23
IP Address: 122.56.234.96

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

Alice Denley

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 and essential for Queenstown. Too many locals are being pushed out of the housing market due to unaffordability of housing. It is also incredibly sad to see people leaving the area due to high rents, despite having lived here for many years. I am a professional in my 30s, serving the local community as a teacher. I love living here, however I will consider moving elsewhere if I cannot get into the housing market in the next few years.

Q8

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

No - it all looks fine to me.

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: Friday, July 14, 2017 6:11:25 PM
Last Modified: Friday, July 14, 2017 6:54:07 PM
Time Spent: 00:42:42
IP Address: 111.69.115.33

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

Lois Martin

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 strongly oppose medium to high density housing on the ladies mile. It may be "easy" option, but it definitely would make from Lake Hayes corner be urban sprawl all the way to Frankton. this would not be a pretty look as one drives into Frankton. At present the areas of Lake Hayes Estate, Shotover country, Quail Rise have low visibility from the main highway into Frankton. It still feels open as you drive along Ladies Mile.

This area would need 2 laned highway, traffic lights, with the numbers you are proposing. It would be real urban sprawl.

High density housing is needed for workers who work in Queenstown. They should be able to walk to work. i suggest high rises in the Queenstown downtown area, eg Gorge Road, and backing onto Ben Lomond. There are plenty of houses built now with lower density. Ladies Mile is NOT the area for medium to high density. Transport again would be an issue, there would be MORE traffic.

I am sure that the iconic Lake Hayes would suffer from such high density housing so close.

Please council, NOT Ladies Mile.

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: Saturday, July 15, 2017 7:59:01 AM
Last Modified: Saturday, July 15, 2017 8:11:38 AM
Time Spent: 00:12:36
IP Address: 121.75.213.200

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

Wayne Stiven

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 fully support the proposal. As a resident of Shotover Country, development of this area is an issue I am very interested in. Aside from all the nimby talk the main point to consider in my view is that we already have a highly visible SHA on the other side of the road in the Sanderson retirement village (which hardly could be described as affordable housing). The proposed Ladies mile development if mitigated well with trees many of which are already in place would impact the entrance into QT far less than the Sanderson development. Most visitors and residents tend to look right when travelling into QT down Ladies Mile. Furthermore this is close to schools and existing infrastructure, so is an obvious area to develop. I'd like to see some restrictions placed on building design and materials to ensure some form of uniformity, this is my one criticism of Shotover Country. With the growth the district is undergoing we desperately need these sorts of developments asap.

Q8

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

No, I support the favour of higher density housing as this is the obvious answer to affordability given land and build costs are unlikely to decrease. Again some sort of design/material standards would be good. Also ensure the existing tree are maintained and added to in order to ensure good screening.

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: Saturday, July 15, 2017 9:30:33 AM
Last Modified: Saturday, July 15, 2017 9:33:46 AM
Time Spent: 00:03:12
IP Address: 125.239.135.21

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

Rodrigo Felix

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?

That will be a good opportunity to bring more houses for queenstown, helping supply the demand.

Q8

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

Everyone should be free to choose the external design of the house as it is very expensive to buy a section on queenstown and build a house.

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: Saturday, July 15, 2017 10:32:17 AM
Last Modified: Saturday, July 15, 2017 10:36:02 AM
Time Spent: 00:03:45
IP Address: 124.197.58.53

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

Jekabs Benedikts Rozitis

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?

That area is a no-brainer for development of housing that the district sorely needs. Current constraints on supply are very good for people lucky enough to own existing property (including me) and landlords but detrimental to the community.

Q8

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

No. I haven't looked at it. It's more important to me that there are places to build homes than the details of how it will look.

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: Saturday, July 15, 2017 12:16:52 PM
Last Modified: Saturday, July 15, 2017 12:20:45 PM
Time Spent: 00:03:53
IP Address: 101.100.155.62

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

Stephanie Reid

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 would be what the town needs. We have city issues and housing is what forces my family to rent.

Q8

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

This needs to happen to assist with sustainable growth and retaining families in regular employment.

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: Saturday, July 15, 2017 12:20:21 PM
Last Modified: Saturday, July 15, 2017 12:50:53 PM
Time Spent: 00:30:32
IP Address: 125.239.134.174

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

Natalie Baylis

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'm strongly opposed to any housing development along Ladies Mile. As far as possible all new developments should be kept on the Queenstown side of the Shotover Bridge.

If this is not possible then use land that is not visible from the main eastern approach to the town. A lot of the scenic appeal of Queenstown is being destroyed by the frenzied building rush.

I concur with the article in Mountain Scene Thursday 13 July headed "More infill housing the answer " which reports comments by Harcourt 's franchise owner Kelvin Collins.

Q8

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

At this moment Ladies Mile is my main concern. I will follow ongoing development plans with interest.

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: Saturday, July 15, 2017 1:59:39 PM
Last Modified: Saturday, July 15, 2017 2:01:07 PM
Time Spent: 00:01:28
IP Address: 122.62.46.142

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

Patrick Whelan

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, as there is a majour shortage of houses

Q8

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

Looks good

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: Saturday, July 15, 2017 7:24:01 PM
Last Modified: Saturday, July 15, 2017 8:10:28 PM
Time Spent: 00:46:27
IP Address: 203.173.149.179

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

Marion Florence Borrell

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?

1. Visibility and landscape values: I am opposed to having Ladies Mile covered in houses because it's the route along which so many people arrive to visit the district. Until now, new developments in that area have been located out of sight of the main road (Lake Hayes Estate, Shotover Country) or very low density (Threepwood). Approving the 'Country Club' was a mistake. For decades we've been talking of the risk of killing the golden goose of our landscape and spoiling the experience for everyone. There are other locations much more suitable (including Quail Rise South).
2. Need for actually affordable housing. Yes, we need more housing for local RESIDENTS especially working families and low-paid workers, but if only 10% of the Ladies Mile proposal will be in the Community Housing Trust, that's not enough. We'll have the same trouble as at Bridesdale where many of the purchasers were investors or non-residents.
3. Other options for more housing: In-fill housing in existing residential zones would allow the district to have many more dwellings without spreading over the rural landscape nor requiring more services. I support the idea of charging additional rates on empty dog-in-the-manger sections in residential zones. Similarly, unoccupied dwellings - and there are many - should pay additional rates, or some other incentives should be sought.
4. Rental shortage: Many former rental houses are now not available for workers to rent. The shortage of rental housing would be alleviated if the Council did as some cities overseas (Berlin?) have done because of this problem, and permit AirBnBs only within the houses of owner-occupiers.

Q8

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

The plan itself: I can see that care has been taken to design a good residential subdivision, and I understand all the advantages listed. But do we really need to do it? Let's be more creative with what we have, and not let ourselves be pressured into creating SHAs.

Thank-you to QLDC for allowing us to make submissions despite the fact that the legislation re SHAs did not require it, alas.

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: Sunday, July 16, 2017 7:14:08 PM
Last Modified: Sunday, July 16, 2017 7:24:12 PM
Time Spent: 00:10:04
IP Address: 111.69.114.112

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

Sara Roy

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 support the development of the a Special Housing Area on Ladies Mile. Large scale housing development of this area will fundamentally alter the look and feel of the Wakatipu, changing the entry into the district from largely rural areas with houses here and there to feeling like urban sprawl. New subdivisions and Special Housing Areas should be located where they have the least impact on the visual environment, not the most.

I appreciate that putting in the infrastructure for this area may be lower cost than some of the other's proposed. Before making such a major decision that will change the nature of this area, QLDC should go back and ask its ratepayers if we would prefer to pay higher rates or if we think the developers & land owners should pick up the infrastructure costs, recognising that this will flow through into the cost of sections.

I would support QLDC taking steps to incentivise those with undeveloped land already zoned for residential development to complete their developments and release the land to the market.

Q8

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

I absolutely do not support the plan, but if it is to go ahead:

- the corridor between the road and the houses needs to be much, much wider with extensive planting to try to mitigate the development. At least some of the large plants should be put in at large sizes for immediate effect. The existing trees in the road corridor need to be retained and the power lines put underground.
- there should be more open space; more parks and reserves
- the plan needs to include minimal light spill with all lights being hooded and no flood lights.
- traffic management needs to be addressed including roundabouts and a much reduced speed limit on Ladies Mile and considerable improvements in the road between Ladies Mile and Queenstown.

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, July 17, 2017 5:56:02 AM
Last Modified: Monday, July 17, 2017 6:00:22 AM
Time Spent: 00:04:19
IP Address: 49.224.105.55

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

Vicki Halligan

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 support the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas.

Q8

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

Additional green areas should be considered.

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, July 17, 2017 11:43:58 AM
Last Modified: Monday, July 17, 2017 12:43:25 PM
Time Spent: 00:59:26
IP Address: 222.152.62.92

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 Douglas Jain

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?

My thoughts are that, like my home town of Woods Hole Massachusetts on Cape Cod in the US, the economic pressures on middle income families to own and secure housing is long term challenge for Queenstown. Services industry people are in crying need here, costs are exorbitant, and skilled and quality people of interest flee the town for communities with greater offer of culture and unity. I think perhaps having home ownership being attainable by young families is crucial.

Q8

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

This offer by the developers Shari and her company allowing first time home owners a chance to own homes in Queenstown seems to have some framework to avoid predatory investors from buying and flipping property. And it seems to be motivated by the kind of values and ethics that attract confirmations to a community, rather than the bland materialism that can strip your gorgeous community and make it like any other town.

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, July 17, 2017 1:17:55 PM
Last Modified: Monday, July 17, 2017 1:26:03 PM
Time Spent: 00:08:07
IP Address: 203.167.220.100

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

Bruce Halligan

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 need more affordable sections in Queenstown! My family are now young adults and would love to stay and work in the area but can't afford houses or land. Local workers also need to be able to live locally to avoid the long commutes from outside of the district.

Our town is growing and unless affordable housing options are made available our growth will come to a grinding halt! Our worldwide destination of a place you must visit will also be compromised!

Q8

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

A means of softening the subdivision from the road side could be achieved. Setbacks, plantings, soft impact buildings nearest the road etc. Unfortunately a precedent has already been set with the Shotover Country Club!!

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, July 17, 2017 3:37:54 PM
Last Modified: Monday, July 17, 2017 4:02:30 PM
Time Spent: 00:24:36
IP Address: 203.97.206.22

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Salvation Army

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 apposed as the SHA is not going to achieve what it was set up to do and thats affordable housing. This was stated by a couple of counselors at an open meeting at the council a couple of weeks ago. It was then stated after admitting it WONT bring affordable housing, that the SHA process could perhaps be used to have more restraint on the developers.

A true picture of what the situation is (ie, affordable housing is not going to happen through this process) is not the picture being portrayed, therefore a mis informed community cannot give informed input to the SHA and the needless chopping up of land along this area.

Already Bridesdale and the Queenstown country club have Slid in the back door with no affordable housing to be had.

Q8

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

There should not have been millions of dollars of rate payers money spent on a master plan until a proper fair process was done. Part of that process inviting a WELL INFORMED community to give feed back, Which i believe was not done. It seems that the community have been asked to give input AFTER THE FACT.

Again i reiterate that there is of NO USE to have the SHA in Queenstown when it will not be achieving affordable housing. And has anyone ascertained what is affordable housing. I have not heard anything to date of what that looks like figures wise/in comparison with our low wages and cost of living in Queenstown.

A master plan is a useless bit of paper if its too achieve nothing.

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, July 17, 2017 8:22:34 PM
Last Modified: Monday, July 17, 2017 8:25:26 PM
Time Spent: 00:02:52
IP Address: 125.238.205.141

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

J Roughan

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?

Definitely not for Special Housing.
Ladies Mile should be kept as a green gateway to Queenstown

Q8

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

Do not allow the Ladies Miles to be carved up like this.

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, July 18, 2017 7:58:21 AM
Last Modified: Tuesday, July 18, 2017 8:05:46 AM
Time Spent: 00:07:25
IP Address: 125.238.202.102

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 powell

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 is in need of more affordable housing that young people get a foot on to the housing market. The area is growing fast with the retirement village , this side of the town is for locals as the area is developing for locals with shops , schools etc

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, July 18, 2017 7:31:10 PM
Last Modified: Tuesday, July 18, 2017 7:36:28 PM
Time Spent: 00:05:18
IP Address: 118.148.228.108

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

Peter featherstone

Full name

Q5

Email address

Q6

0626

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 perfect location to create special housing of quality 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, July 18, 2017 7:30:58 PM
Last Modified: Tuesday, July 18, 2017 7:38:42 PM
Time Spent: 00:07:44
IP Address: 118.148.66.235

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 Revell

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 , the region needs this desperately.

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, July 18, 2017 8:47:04 PM
Last Modified: Tuesday, July 18, 2017 8:50:29 PM
Time Spent: 00:03:25
IP Address: 125.239.32.125

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 gregory wilson

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 it is a very positive notion

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: Tuesday, July 18, 2017 10:12:51 PM
Last Modified: Tuesday, July 18, 2017 10:16:15 PM
Time Spent: 00:03:23
IP Address: 203.173.143.42

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

Jid Edwards

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 and we do need more affordable section. I am a single parent with 2 kids and still waiting to buy our first home. But there isn't enough supply at the moment.

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, July 18, 2017 10:50:06 PM
Last Modified: Tuesday, July 18, 2017 11:29:30 PM
Time Spent: 00:39:23
IP Address: 118.148.237.134

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

Cyril Stanley Dominikovich

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 an Aucklander travelling down to Queenstown in winter for skiing since 1972 and also spending holidays down in the part of the South Island in Summer I have seen Queenstown grow reasonably quickly. Ladies Mile is becoming a popular suburb to live as it is very close to the airport and has many amenities, good range of shops and also close to the three ski fields. Queenstown has a lot to offer, great wineries. The rivers and lakes abundance of trout many walking tracks, adventure parks, and offers boating and bungy jumping. Queenstown has to expand its housing quickly and there is no better place than Ladies Mile.

Q8

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

The Queenstown Council planners servers and engineers are very qualified to sort out the master plan in relation to this 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, July 19, 2017 9:37:39 AM
Last Modified: Wednesday, July 19, 2017 9:44:35 AM
Time Spent: 00:06:56
IP Address: 210.55.20.210

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

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 fully support this proposal, we need to strategically manage growth, rather than dealing with ad-hoc development that isn't sustainable or well planned. By rezoning an already growing area, that is adjacent to a main highway and other important infrastructure, it can be controlled and developed appropriately.

Q8

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

I support the indicative master plan

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, July 19, 2017 9:44:27 AM
Last Modified: Wednesday, July 19, 2017 9:45:47 AM
Time Spent: 00:01:20
IP Address: 118.148.92.172

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 Martin

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 have more sections

Q8

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

Great plan

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, July 19, 2017 9:47:22 AM
Last Modified: Wednesday, July 19, 2017 9:49:04 AM
Time Spent: 00:01:42
IP Address: 168.140.181.4

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

Keira Warren

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 in full support of the proposal as I visit Queenstown multiple times a year and have friends who live in the area who have told me of the difficulty of finding rental properties.

Q8

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

I am again in full support, I think it will be a step towards filling the gap between supply and demand

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, July 19, 2017 11:58:24 AM
Last Modified: Wednesday, July 19, 2017 12:04:00 PM
Time Spent: 00:05:35
IP Address: 118.93.191.228

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

Sharon Jean 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?

Housing is desperately required in the Queenstown area, development of the Ladies Mile area is an important step to provide housing for families and the future growth and development of Queenstown.

Q8

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

common areas are a must and maintaining green areas and parks to enhance community bonding

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, July 19, 2017 8:17:58 PM
Last Modified: Wednesday, July 19, 2017 8:19:59 PM
Time Spent: 00:02:00
IP Address: 203.173.142.211

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 Fahey

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 its great to open up more land to develop special housing areas. Queenstown will continue to grow & we need accomodation to house the influx of staff needed to keep Queenstown moving forward.

Q8

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

I would be ore than happy to see this brought to life.

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, July 19, 2017 8:41:47 PM
Last Modified: Wednesday, July 19, 2017 8:49:41 PM
Time Spent: 00:07:53
IP Address: 118.148.66.235

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

Roger Revell

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?

Accommodation as we are all aware is a critical part of the Lakes District infrastructure and future planning to enable control of the inevitable population growth. Ladies Mile will play an important part in this structure and should be supported by local authorities in their future planning. Full

Q8

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

Fully supportive

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, July 20, 2017 8:25:36 PM
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Time Spent: 00:02:25
IP Address: 49.130.130.57

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 Michael Tyldesley Stanhope

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 a landowner along Ladies Mile - my address is 6 LAYTON LANE.

I give my FULL SUPPORT for the proposal to further develop Ladies Mile along the lines of the master plan I was forwarded - and create a SHA Zone

Ladies Mile has already seen great development in the last few years - and I would like to see that the land I own is included in this tremendous initiative.

Q8

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

The council should be congratulated for creating this masterplan for Ladies Mile and the contribution it will make towards the "Affordable" housing that is needed.

The growth in the Ladies Mile area is significant and the related infrastructure to support the level of development no doubt is of a huge financial significance in the eyes of the QLDC and for its rate payers.

In consideration of the advanced development already occurring across Ladies Mile and the benefits a larger number of residents brings - it simply makes sense to be developing the area and taking the reigns to do it to the best we can through an overarching structure plan.

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: Friday, July 21, 2017 7:33:26 AM
Last Modified: Friday, July 21, 2017 8:26:25 AM
Time Spent: 00:52:59
IP Address: 116.193.144.2

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

Adam Carlson

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 inclusion of Ladies Mile in the Lead Policy for Special Housing Areas. The correct tool for the rezoning of the Ladies Mile area is the Proposed District Plan.

The use of a SHA will fast track development at a time when fast tracking is causing rash decisions at the benefit of the developer only. The Proposed District Plan provides for 30 years of residential housing as it stands.

The fundamental argument that increase housing availability will "solve" the 'housing crisis' is false. The market will always dictate and will not prescribe to these measures. The evidence provided in the discussion document shows that there has been a significant increase in median house price, this is co-incident with the release of vast numbers of new sections available to build. This is counters to the proposal that releasing more land will cool the market.

In addition the fast tracking of housing development will not address the lack of additional services and infrastructure required. There appears to be insufficient funds to meet the infrastructure requirements of the the area at this stage. A period of consolidation would be far more sensible than expansion of already stretched facilities and infrastructure.

The theory that the area can continuously develop to meet demand is false and taken to it's end conclusion would lead to complete development of the entire basin. At some stage the local authority would need to intervene and designate a stop point. The continuous application of SHA does not allow for this.

It appears that central governments solutions to overpopulation of certain areas is to allow for overpopulation, rather than dissipating the load. The local authority here should not bend so easily to the governments will for it has that option.

Q8

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

The masterplan is based on a discussion document so poorly conceived and minimal that it is hardly worth of comment. How the council is proposing that individual make comment a development of this significance an impact off a 3.5 page document is difficult to understand and suggests that perhaps it hopes that there would be no further discussion.

It appears based on the false proposal that there is a scarcity of land suitable for development, and that development must take place on this scale. It is based on the false assumption that we can over provide on supply such that demand will decrease and median prices will lower.

This is a simplistic solution to a complex problem. Other resort towns internationally have solved these issues without destroying the very thing they claim to offer, perhaps local and central government could look to these rather than using the first idea that comes to mind.

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: Friday, July 21, 2017 8:58:25 AM
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Time Spent: 00:12:25
IP Address: 60.240.71.181

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

Graham Burdis

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 the owner of a property at Ladies Mile as below:

Property location:

Frankton-Ladies Mile Highway, WAKATIPU BASIN Legal description:

LOT 2 DP 325561

I have read the documents and looked at the master plan and watched the development of Queenstown over a number of years. I am delighted to voice my support for a Council led masterplan that goes a considerable way to sensibly delivering the much needed housing in Queenstown. It is a sensible and logical plan to ensure affordable housing is available to those that need it.

As I have previously responded I would like to have my land included in the development and look forward to further discussion and input going forward.

Yours faithfully

Graham Burdis

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: Friday, July 21, 2017 8:17:46 PM
Last Modified: Friday, July 21, 2017 8:28:30 PM
Time Spent: 00:10:44
IP Address: 202.49.80.57

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

Doris Siddik

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 strongly feel there to be a need to continue to preserve Ladies Mile as RURAL GENERAL. The Council needs to ensure that any development needs to continue to have Resource Consent Restrictions on any development. We do not agree and strongly oppose that a SHA process replace a Resource Consent Process. Ladies Mile is the major entrance way into Queenstown and what is left of the natural, beautiful surroundings should be preserved and not fast tracked through

SHA for mass development. The Kimberley A. Banks evidence clearly states that there are enough other areas for affordable housing development.

Q8

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

It is imperative that Ladies Mile continues to be Rural General and that any development needs to have Resource Consent Restrictions.

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: Friday, July 21, 2017 9:54:49 PM
Last Modified: Friday, July 21, 2017 10:14:36 PM
Time Spent: 00:19:46
IP Address: 101.98.41.31

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 Sheridan

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 great idea, Queenstown is in desperate need of more land for affordable housing - renting in Queenstown has sky-rocketed so that is more affordable to build and pay off a mortgage than buy an already built home or rent someone else's at exorbitant prices just because rentals are in demand. We have rented in Shotover Country for the last 2 1/2 years and enjoy being part of the community here - we would love to be able to buy a section and build however stages are running out and rents are climbing. Queenstown needs more housing for locals who keep businesses supplied with employees who aren't going to leave in a month or two to continue their travel plans. In saying that, we also need more housing for short term seasonal workers who are invaluable when it comes to filling roles on ski-fields, restaurants etc keeping our rolling waves of tourists happy throughout the year. Bottom line, more sections are needed and fast, whatever the council can do to assist that with happening has the vote in my book. Distribution of sections needs to be fair to all though without favour to some, and more investigation into who allotment of sections is allocated to, too often we hear of one party owning 3-4 sections under different named entities, while others have been on lists for years and are looked over. Perhaps a short application to fill out which includes asking if the party has ownership in some part or way of any other properties/sections in the area applied for. Thank you for your consideration.

Q8

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

Looks great, aesthetically well thought out, practical and has a good flow integrating with the Lake Hayes Estate and Shotover Country communities. Look forward to a favourable consideration of the project!

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: Saturday, July 22, 2017 8:24:43 AM
Last Modified: Saturday, July 22, 2017 8:29:15 AM
Time Spent: 00:04:31
IP Address: 202.49.81.88

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 George Kerr

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 not the place for this type of housing.

Q8

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

Move special housing to gorge road

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: Saturday, July 22, 2017 9:58:51 AM
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Time Spent: 00:03:06
IP Address: 103.37.205.20

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 Brundell

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'll be beneficial for the younger generation when we want to get on the ladder in Queenstown there will be more availability and it's just not out of reach for us.

Q8

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

Don't know about that

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: Saturday, July 22, 2017 11:54:50 AM
Last Modified: Saturday, July 22, 2017 12:24:19 PM
Time Spent: 00:29:29
IP Address: 125.239.130.171

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 Bibby

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 believe that an SHA will actually benefit anyone apart from the developers and investors. There is nothing in the designation as far as I am aware that sets a maximum price for housing. Look at Bridesdale farm. That worked well eh ? All it does is force through plans without full consultation with the wider community.

Q8

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

Ideally I think we need intensive housing in town, somewhere like the high school site. The amount of extra traffic that is going to be produced is enormous. It would be great to think that everyone will use public transport but we know that will not happen. The majority of people that need accommodation are hospo workers in town so saying that LadiesMile is near new developments near Frankton is a bit misleading I think.

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: Saturday, July 22, 2017 1:06:05 PM
Last Modified: Saturday, July 22, 2017 1:59:48 PM
Time Spent: 00:53:42
IP Address: 222.154.185.159

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

Gabrielle Lake & Simon Lake

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 opposed to the proposal to include Ladies Mile in the Lead Policy for Special Housing Areas. SHA's approved so far in Queenstown have failed to meet the need for affordable housing with market rates determining high prices (unaffordable to most people) and many of the properties being bought as rental investments.

Any future developments along Ladies Mile and any other areas in Queenstown zoned Rural General should go through the resource consent process and not be allowed to be rushed through under the guise of providing affordable housing.

Q8

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

There is currently a small reserve area in Erskine St Walnut Grove which does not appear to be marked on the Indicative Master Plan. The area has shrunk over the past 10 years with much of it now built on. Are there plans to build on the whole 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: Saturday, July 22, 2017 5:40:34 PM
Last Modified: Saturday, July 22, 2017 7:06:13 PM
Time Spent: 01:25:38
IP Address: 202.89.133.113

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 Crook

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 strongly oppose including Ladies Mile as a Special Housing Area. The proposal seems rushed and lacks the care necessary for such a significant change to Queenstown. Also, the reasons for needing another housing area may rapidly disappear in the next few months as New Zealand's property bubble may have popped.

The primary motivation for the area is the high house prices. It is assumed high house prices are caused by demand for accommodation. I believe this is not true. House prices are high because money has been cheap to borrow. Low interest rates is a consequence of the international response to the global financial crisis. This is now coming to an end as countries are forecasting higher rates. Auckland house prices have already fallen from their peak. Nationally prices are likely to fall, and Queenstown house prices with them. It's likely house prices will fall naturally without further intervention from the council.

Another special housing area is not necessary because an increase in public transport will increase the supply accommodation available to satisfy the demand. For example, we have a spare room for rent, and have offered our room to people (some who say they are desperate for accommodation), but they reject our offer because they don't have a car and so are limited to accommodation close to town. The housing crisis doesn't extend across the Shotover Bridge, it seems.

Another special housing area is not a solution to the AirBnB short term accommodation problem. Instead, tax AirBnB directly. AirBnB is profitable for a small number of people while blocking accommodation for long term locals. In many cities AirBnB has caused similar problems. Their local communities have responded by banning or taxing AirBnB. There are precedents, and I'd prefer to see these fast, low cost approaches at least trialled rather than building another housing area.

Special housing areas have given vast profits to a small number of people. The Community Housing Trust in particular has failed to serve its purpose. The handful of people who used the housing trust to purchase houses at below market rates soon sold the houses at market rates, gaining profits of hundreds of thousands of dollars in tax free capital gain. The Lake Hayes Onslow road properties are an example. As first home buyers, we attended auctions of these houses and the manager of the housing trust Julie Scott was present at the sales. The housing trust takes a share of the profits. At best, the community housing trust is a greedy profit driven business model. As first home buyers who were not on the waiting list, we are placed at a disadvantage to those on the list as houses are taken out of the market and reserved for those on the list. I strongly oppose this organisation continuing to operate at the expense of the community under the guise of a good cause.

Special Housing Areas are subject to abuse. For example, several young single builders told me how they obtained Shotover Country sections in high demand by lying and pretending they had young dependant families and low incomes. They then built houses and sold them for substantial profits. These special housing areas are easily abused by people who seek to maximise their own gain without regard for others.

I oppose the speed of development, if that speed is gained by skipping regulations. The leaky homes fiasco proves due process and proper regulation is essential. A housing area lasts a long time. Shortening the normal development process gives a short term benefit at the risk of long term problems.

Q8

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

The masterplan seems rapidly produced with little care or consideration.

The community heart suggestion has no evidence to support it. It's too far from Shotover Country and LHE, and requires crossing a major highway.

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: Sunday, July 23, 2017 9:39:38 AM
Last Modified: Sunday, July 23, 2017 9:50:08 AM
Time Spent: 00:10:29
IP Address: 125.237.255.19

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

Bruce Mackay

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?

Given The Ladies Mile Pet Lodge was in the area first I believe that they should be given "first come first served" acknowledgement.

The Queenstown area needs the 2 pet lodges as a part of services that are available to those that live here. If there is to be any other developments around the existing facility then the new development should have no right "complain about or change" the resource consent that the Ladies Mile Pet Lodge currently operate under. I full support the Ladies Mile Pet Lodge continuing under their current consents

Q8

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

Any changes should not effect the current consents that the Ladies Mile Pet Lodge operates under.

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: Sunday, July 23, 2017 1:49:58 PM
Last Modified: Sunday, July 23, 2017 2:00:18 PM
Time Spent: 00:10:19
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

Ricki Austin

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's a good idea, especially considering the fact that the QCC is already getting developed under SHA rules.

Q8

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

75m setback seems excessive and wasteful when the district is short of flat, developable land. A landscaped corridor or boulevard approach can be achieved with much less setback.

The 10% gifting of developed land to the QLCHT is excessive when other areas only require 5% and this will make the other sections more expensive.

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: Sunday, July 23, 2017 6:41:12 PM
Last Modified: Sunday, July 23, 2017 8:16:04 PM
Time Spent: 01:34:52
IP Address: 202.49.80.219

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

Mike and Bridget Mee

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?

We are against any development of the Ladies Mile.

The entrance to Queenstown from Gibson to the Shotover bridge and from devils staircase to the kawarau bridge at Frankton should be protected from development.

Q8

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

It seems that the land owners on the ladies mile could use the environment court to push through high density development, due to the previous council allowing the Sanderson development. It is up to the council to limit that to as low density as possible.

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: Sunday, July 23, 2017 9:13:08 PM
Last Modified: Sunday, July 23, 2017 9:15:51 PM
Time Spent: 00:02:42
IP Address: 118.93.180.209

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

Jan 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?

The Government has introduced a strategy to implement SHA's to allow housing to expand more rapidly, the flat sunny location of the Ladies Mile is well suited to housing development. We are supportive of this area being developed. With the Country Club already going ahead this land has already changed, allowing further development seems a logical next step. This land is now no longer profitable as farm land which it once was, so it makes sense to allow a different land use to go ahead.

Q8

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

While it is important to keep the green space entrance to Queenstown the plan of development needs to be realistic in terms of set back. Having a large set back as suggested is a huge cost for upkeep and maintenance (we know this as we have taken care of that frontage for many years) and it also means that the opportunity for optimal housing is restricted. A smaller set back (eg 25m) would provide more housing and still provide a manageable green space adjacent to the roadside for Council to look after. The stipulation of the 10% housing gifted is a very large proportion and could deter developers and could impact on the quality of development they create. While it is important to require some gifting of these houses perhaps this amount should be reconsidered to ensure the best possible housing is created.

The consideration of transport access and linkage is good to see, public transport from this area has always been difficult and it should be thought through within the design.

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: Sunday, July 23, 2017 4:02:37 PM
Last Modified: Sunday, July 23, 2017 9:20:56 PM
Time Spent: 05:18:19
IP Address: 203.118.174.235

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

Benjamin

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 strongly that the ladies mile should not be included in the proposal for a special housing area.

This area should not be developed as this is the main entrance way into Queenstown. Keeping this open and undeveloped is essential to Queenstown appearing long term as a town instead of a city.

Our council's and communities must work hard to ensure Queenstown always appears as a town as it's name stipulates. Living here we naturally become so used to our towns name we forget about it's likely interpretation. A tourist coming here for the first time will be expecting a town as that is what it is named and will inherently be disappointed arriving into what appears to be a city. Do we want our first impression to be one of disappointment?

One of the most important roles we ask of our leaders and town planners is to think about things from a future perspective. I ask the same here in regards to the ladies mile. There is a history in Queenstown of planners erring on the side of caution when making key decisions and this cautious approach has resulted in decisions we are so grateful for today.

-- One example being the 10 story development proposed by Mount Cook Ltd in the current Novel site during the 1960's. The well meaning planners of the time nearly granted permission for this development which would have completely changed the height limitations and outlook of Queenstown for ever. We are so lucky now that they made that cautious decision and Queenstown's current height restriction exist.

-- Another example was the Club Med complex proposal on the current Queenstown golf Club course at the end of Kelvin Peninsula during the late 1970's. Years later we are now able to realize the value of protecting the priceless view from Skyline and Ben Lomond.

Through hindsight today we can clearly see the negative effects such developments would have had on our town. At the time however it was difficult for our planners to see what a high value future generations would place on our town appearing as naturally scenic as possible.

I believe in years to come the value placed on preserving the ladies mile outlook as the gateway into Queenstown will be viewed in a similar light and protected as fiercely as the two examples above are today. I ask the council to not include the ladies mile in the proposal for a special housing area and instead view this through the potential eyes of future generations.

I am supportive of future development within the Kingston area and see this as the only good long term option.

Regards

Ben Sharpe

Q8

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

The ladies mile should not be included in the proposal for a special housing area. This is simply too precious as the main entrance way into Queenstown.

I am supportive of future development within the Kingston area and see this as the only good long term option.

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, July 24, 2017 5:48:12 PM
Last Modified: Monday, July 24, 2017 5:53:37 PM
Time Spent: 00:05:24
IP Address: 121.75.214.203

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

Curtis

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 fantastic idea, opening housing opportunities to more people in queenstown

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, July 24, 2017 7:41:52 PM
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Time Spent: 00:22:59
IP Address: 125.237.254.249

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

Murray David Bennett

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?

1. I fully support the concept of the proposal to create further higher density quality housing areas within the Wakatipu Basin especially in this location
2. This is my number 1 location for this concept
3. I give this my endorsement based on being a 27 year full time local and professional Architectural Designer

Q8

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

1. I fully support the concept of the proposal to create further higher density quality housing areas within the Wakatipu Basin especially in this location
2. I would encourage but not mentioned in this proposal a potential increase in buildable height
3. The main highway landscaped set back is critical and essential along with other green spaces
4. I would discourage commercial/retail usage in this area as retail/commercial is already too fragmented and a shambles. That aspect of the Wakatipu has been poorly planned for
5. I am excited that this is intelligent "proactive planning" instead of the normal "reactive planning" that normally occurs in the Wakatipu Basin
6. I do not believe there is such a thing as affordable housing. What is affordable? I would rather encourage quality design/build and built environment
7. The subdivision layout and environment is critical and must be serviced properly before being opened up. In this location I believe infrastructure should be cost effective
8. I would encourage traffic related issues to be seriously considered and I do not believe alternative forms of public transport is the answer to Queenstown's congestion. Parking on site of each Lot needs to be considered and addressed properly
9. I would encourage the "as of right" usage of homes up to a percentage floor area for home offices. This is the way of some businesses in the future

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, July 24, 2017 8:06:30 PM
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Time Spent: 00:11:50
IP Address: 222.154.184.243

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

Mark Moline

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 disagree with the inclusion of Ladies Mile. The area is already too dense and poses a massive traffic issue during peak times. The current highway system is inadequate to accommodate any expansion. What do you propose to do with the two lane bridge over the river?

Council is playing favourites to developers and those that would profit from continued, unobstructed development. As it stands, the "affordable" housing you hoped to create with Shotover country and Lake Hayes has devolved into an investor and speculators dream. A million dollars for a starter home? Most wouldn't want to live in the area if they had a choice. In a valley, next to sewage treatment, under power lines and in the flight path. It's the absolute worst land in the area, but working families have to pay almost a million dollars to buy a starter house.

Furthermore, it has come to my attention that a change of zoning will negatively impact certain businesses within the Ladies Mile area, namely the town's only decent pet lodge and boarding kennel. Making it impossible for this long-time business to operate is in the best interests of developers, not the residents of Queenstown and the proprietors of this, and other businesses in the area. So I would implore you, at a minimum, to extend the courtesy of allowing these businesses to remain zoned as is and operate unobstructed.

Q8

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

The plan is shortsighted and is destroying what makes this area special. Growth is not the only answer. People come to Queenstown for tourism and lifestyle opportunities, period. This plan completely undermines what Queenstown is supposed to be and it will negatively impact tourism in the long run.

Queenstown seems to bill itself an Aspen. It is FAR from it, and with the plans and development I see occurring you are ensuring the area will be anything but unique.

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, July 24, 2017 8:42:24 PM
Last Modified: Monday, July 24, 2017 9:07:51 PM
Time Spent: 00:25:26
IP Address: 222.155.136.186

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 Kiernan

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 very strongly that Ladies Mile should not be designated as a Special Housing Area. The development of Lake Hayes Estate and Shotover Country and associated roading infrastructure have already materially changed the rural feel of Queenstown's approaches, and developing the other side of the highway as well would really put the final nail in the coffin.

And for what? To allow our politicians to pretend that somehow it is possible to make Queenstown big enough to accommodate everybody who might want to come here? At affordable prices?

There is nothing we can do about that fact that anybody who aspires to purchasing a property in Queenstown is competing with potential buyers from all over the world. We could increase the size of Queenstown multiple times and housing here would still not be "affordable". Increasing the supply will make absolutely no difference to normal people's chances of buying a house unless the provision of social/affordable housing is dealt with outside of the commercial market. I would have thought that the manifest failure of the commercial market to actually provide "affordable housing" through SHAs in Queenstown would be obvious to all by now, and I see no reason why the environment we all came here to enjoy, as well as the property rights of existing owners at Ladies Mile, should be sacrificed for something that is never going to be achieved under any currently articulated plan or policy.

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, July 24, 2017 11:15:56 PM
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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

Clarisse Weber-Blair

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 disagree.

I believe Queenstown is developing itself too fast, and by that, damaging the beauty of its landscape re-known worldwide, with more housing areas, opportunities for developers/investors & more commercial developments in general, whilst lacking any focus on the re-development of Queenstown town centre instead & its main infrastructures which clearly need to be reviewed/renewed.

Let's not forget that this apparently Special Housing Area focused plan shows no considerations to existing land & business owners within the Ladies Mile area, such as Ladies Mile Pet Lodge.

Why creating a new sub-division such as Lakes Hayes Estate, Shotover Country or Bridesdale, apparently focused on being a SHA, but properties are selling for above medium house prices, making it extremely difficult for first home buyers & young families.

Let's refocus on redeveloping what is important, a dying town centre than creating more housing where somehow there can't be enough work for all these new residents.

Q8

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

Land & business owners of Ladies Mile area should keep their Historical right as Ladies Mile being Rural General & recognised as the Entranceway to Queenstown. Keep its beauty, don't let building sprouting along Ladies Mile & destroying the current beautiful landscape that we have been enjoying for years. Let's not forget that we live in beautiful Queenstown & that many of us want to keep it this way, the people living in the district!

Don't authorise the SHA process in Ladies Mile area, it will not help the district.

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, July 25, 2017 9:14:47 AM
Last Modified: Tuesday, July 25, 2017 10:25:21 AM
Time Spent: 01:10:33
IP Address: 118.82.218.92

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

AJ Strain

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 ad-hoc planning at its worst and is corrupting the whole planning process.

This site will create a strip mall effect to the entrance to Queenstown

As with other "affordable" subdivisions this will not solve the problem, a new approach to this issue needs to be looked for.

The QLDC needs to get the infrastructure up to standard before considering more large scale housing development, this will create pressure on medical , schooling and sporting facilities as well as trails,lake,and other recreation areas.

The question we should be asking is how many more people can the valley absorb without destroying what makes the area special, just as NZ does not have unlimited immigration neither are the residents of the valley obligated to provide affordable housing for everyone who wants to live here.

The only way this type of development will create affordable housing is by devaluing the Wakatipu to a point where tourists and residents don't want to come here anymore!!

Q8

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

Intensive housing up to 12 metres high does not fit in this area.

Doubtful that retail would be economic in this situation as it is to close to the Frankton retail

Seldom does quality and affordability go together

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, July 25, 2017 9:11:29 AM
Last Modified: Tuesday, July 25, 2017 10:45:04 AM
Time Spent: 01:33:34
IP Address: 122.56.205.253

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

Maree Wheeler

Full name

Q5

Email address

Q6

Postal address

Page 4

97

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

While not necessarily opposed to development at Ladies Mile I am opposed to the process being fast tracked through the SHA accord rather than going through the Councils own district plan

Reasons being:

Education - there is no allowance made for education facilities either Early Childhood or Primary on the indicative plan. This area would be in zone for Shotover Primary of which the current projected growth is for the school to reach capacity in the near future, this is based only on the current approved sections. There is a master building plan in place based on the educational values and culture of the school - adding prefabs (as has been done in the past when schools reach capacity) will have a huge impact on every child and family that attends as well as on the teaching staff and leadership team.

Sense of Community - This is so important and has a huge impact on the residents. Already there is a disjointed feel as each new subdivision (Bridesdale, LHE, Shotover) in the area has been added without an overall masterplan. There is always plenty of 'promised' communal areas (community centre and pool) that build a community in the early media releases of a subdivision but these always seem to have a very delayed time frame or don't happen at all. (Graze took 10 years and there is no proposed time frame of retail at Shotover Country). If this is indicative does this mean there will be 2800 sections but no community hub for quite some time? There are huge social implications in this for building a sense of community and pride and ensuring a safe a pleasant neighbourhood to live in for all. There needs to be some planning around what is needed so that if these commercial areas do all get up and running they will not be competing against each other but complementing. This is where it is important to work together with the community and take the time to masterplan this. Another example of this is Sanderson Group. There is a swimming pool in the plan at the Country Club. Had this not been rushed through SHA there could have been an opportunity for the council, LHE and SC Community Association, Shotover Primary and Sanderson to work together to create a joint community pool facility that would cater for a wide range of ages and stages in life and ease the pressure on Alpine Aqualand (especially for school and public swimming lessons and transport to and from). Perhaps this could be thought about through the district plan for Ladies Mile?

Affordability: Is fast tracking this really going to meet the needs of the families that are desperate for affordable accommodation? Is 10% to QLCHT enough to actually meet the demands or if the genuine purpose of applying for SHA is to create affordable homes, should this figure not be considerably higher? Are we not just creating more need by bringing in more workers to build 2800 dwellings? Perhaps we should be limiting the number of large department stores being built that create low income jobs for workers who need affordable accommodation? How is air bnb impacting on the availability of affordable accommodation? Maybe we need to be looking outside the square a bit more rather than just a knee jerk reaction which creates urban sprawl that doesn't actually support those in real need?

Infrastructure: The usual concerns around roading, including the width of roads within the subdivision and access for emergency services with cars parked all along the street, car parking in general especially around reserve areas, communication and power etc.

In conclusion I am opposed to the lead policy to include Ladies Mile in the SHA and I would like to see the development at Ladies Mile go through the district plan to allow time

-For community consultation - to create something that is planned with a sense of community in mind as opposed to just approving sections to build houses for speculators on.

-MOE to approve educational facilities

-Look into other options for high density currently zoned areas and work through the barriers for why they are not being developed.

Q8

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

There is no allowance made for education facilities either Early Childhood or Primary on the indicative plan. Are the open spaces back from the road the buffer zone? What is the zone?

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: Tuesday, July 25, 2017 12:32:03 PM
Time Spent: 01:14:00
IP Address: 103.37.204.46

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

Luise Lockwood

Full name

Q5

Email address

Q6

9351

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 oppose the SHA development of Ladies Mile for the following reasons;

1. Mass High density housing will irrevocably spoil the green gateway to our alpine Town. Eleven hundred plus dwellings with some blocks at 3 stories will change the feel, experience and open environment forever.

2. It won't provide healthy, high quality affordable housing, our current building model is too expensive. Therefore Quality will be sacrificed.

We need an Architectural Alpine Design template that honours this environment and its history that is cost effective. Not more urban sprawl, this is not Hamilton.....this is a Remote Alpine resort Town. I don't believe it will provide the needed 'affordable' housing for low income earners, as the developers won't be made to provide this.

Allowing mass denigration of green belts in the "hope" that more housing stock will reduce costs is irresponsible.

4. I oppose a satellite village (which is what the LMGP would be to the town) when there are no new transport initiatives that will carry thousands and thousands more people along a two lane road with a bridge barrier, that can barely cope now with peak hours.

The SHA fast track process leaves little time for planning with key utility providers, Transit NZ let alone schools, health and rubbish services??

I don't feel confident that quality sustainable infrastructure is able to be implemented in such a short period of time, especially with the current resources available to this small town.

5. As a committed Local I am frightened of further undeveloped and rural land being requisitioned for growth development.

The council has identified that the Queenstown Area has sufficient land zoned for development that will meet the growth demands of the next 30 years!

The very recent fastback of the Queenstown Country Club development is cited as changing the environment in Ladies Mile, thereby enabling this further development.

WHERE DOES IT STOP? When ALL the breathing spaces / Green Belts are gone.

We live in a Basin bounded by Mountains, dissected by Lakes and rivers, a very special place within NZ.

The Read report and recent Wakatipu Land Use Study both describe the Wakatipu basin as a Landscape in its own right.

Perhaps we should value its importance more and look to more innovative, future proofing ways to manage our growth and development pressures.

The Wakatipu land use study suggests without pressure for more growth, additional development of some land would be irresponsible in this high value Landscape.

WE cannot keep spreading - where is the 100 year plan - doubling our population every decade is simply not achievable, sustainable, desirable nor wanted.

Q8

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

As this development is a Government initiated fastback, to bypass the Resource Management act and thus further consultation, certain assurances should be given by Nick Smith our Minister of Housing and Minister of the environment to QLDC and the people of Queenstown.

1. Firstly a definition of ' Affordable Housing ' if we don't know what is is, how can we obtain it.
- 2.The developer in a fast tracked SHA should be required to give at least 15% of the developed land to housing for Lower income workers and be required to build a certain number of units on this. We have to have affordable (to wage) housing for the workers who support this community.
- 3.Robust regulations to stop speculation by limiting one dwelling sale to one family or person,no trusts or companies.Restrictions on rent able to be charged.
Speculation at this lower end of the market only encourages poor quality housing, cheap heating options, little thought to livability, landscaping or future proofing.
4. Assurances that the design and materials within the development would be to a high standard and diligently controlled.

What would happen to the historic Homestead and Avenue of trees ?

5. Infrastructure for all these homes to be provided sustainably and innovatively without debt to ourselves. I suspect the Infrastructure Loan that the government is offering is far too low to cover this !

Wouldn't the following initiatives make us proud,

- Government actively sees out new building systems that are better, smarter and cheaper
- Stormwater innovation that allows NO soil or pollutants into our rivers and lakes
- Geothermal heating options for the whole subdivision
- Change in septic disposal
- Rubbish and Recycling best practice.
- Overhead powerlines put underground by developers and existing trees protected.
- solar options
- Electric powering points for bikes, cars and buses

- 6.The landscaped setback of 75 metres is good, this should be completed first with the cycleways and recommended trees plantings. Covenants so this can never be built upon or taken for future roading.
- 7.Require a Bond from the developer, to reinstate ground if he were to go 'bust', property cycles happen.
Land only cleared in stages as it is built upon. If the development doesn't go ahead in a timely manner then the land should revert back to Rural amenity.
8. Control the spread, it seems every time a zoning change occurs on one piece of land, it ' opens the door ' to other land being developed. We need very Robust boundaries to control the spread.
9. Ask our Housing and environment Minister 'Why ' they are not supporting and promoting Brownfield (Town) land development. Successful cities across the world are concentrating there residents in these inner areas....its safer, more efficient and it takes cars off roads.

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, July 25, 2017 12:35:42 PM
Last Modified: Tuesday, July 25, 2017 12:40:43 PM
Time Spent: 00:05:00
IP Address: 115.189.100.60

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

David Finlin

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 council planners have prepared the Ladies Mile Discussion Document which clearly outlines why this proposal should be considered as a sensible and appropriate direction for the council to take at this time.

We live in a district currently experiencing high levels of growth, people are making a huge commitment to come and live here, that's awesome, they have every right to choose this community and I welcome their desire to do so. Including Ladies Miles into the Lead Policy for SHA is by no means a silver bullet but it does go some way toward a proactive stance for council to take.

This area can be seamlessly integrated into the surrounding housing, community, service infrastructure, transport and trail network.

The council's unanimous approval of the SHA for the Queenstown Country Club, the Threepwood subdivision at the northern end and pending Stalker re-application for an SHA would suggest to me that at this time its inclusion in the Lead Policy is entirely appropriate.

Q8

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

The Indicative Master Plan appears rather prescriptive in its currently format and could be interpreted as the preferred format for future development. I believe a lot more design critique can be done to achieve the best overall design options for the area.

The Wakatipu Basin Land Use Study provides an overview and considers the Ladies Mile in its entirety as a Precinct, the establishment of any SHA boundary should in the first instance mirror this comprehensive study, enabling a further refinement through the urban planning and design process.

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, July 25, 2017 12:50:12 PM
Last Modified: Tuesday, July 25, 2017 12:53:03 PM
Time Spent: 00:02:51
IP Address: 125.238.205.162

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

Grant Stalker

Full name

Q5

dearstalk@xtra.co.nz

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?

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Q8

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

Submission on the Ladies Mile Discussion Document:

As a long term resident and landowner on Ladies Mile, it has been great to see a Master Plan for this area based on a growth study. Let's take this opportunity and create a great entrance way on Ladies Mile to Queenstown for the future, that will meet future traffic, pedestrian, cycleway and landscaping needs of the district and avoid retro fits and in-filling, as demand stretches supply in later years.

Option 1

Re zoning Ladies Mile using the SHA legislation is a great opportunity to free up land for housing and an incentive for landowners to be part of creating a great entrance way to Queenstown.

Option 2

The alternative options to rezoning Ladies Mile, will see ad hoc development as different landowners peruse their wishes via plan changes, Council hearings and the Environmental Court. This will take place at different times and achieve different outcomes.

Conclusion

If this process is truly about increasing land supply for housing stock then Option 1 is the best way to achieve this. Option 2 will see changes to Ladies Mile and result in minimal increase in land supply for housing.

I support the Ladies Mile Discussion Document Proposal.

Grant Stalker

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, July 25, 2017 12:54:18 PM
Last Modified: Tuesday, July 25, 2017 1:02:58 PM
Time Spent: 00:08:39
IP Address: 125.238.203.151

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Architecture+Women Southern

Name of organisation

Q3

Yes

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

Page 3

Q4

Gillian Macleod

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?

Submission on Ladies Mile

Community Feedback on the Future of Ladies Mile

CONCLUSION ON LADIES MILE

We feel the consequences of the Ladies Mile intensification approach have not been properly researched, the argument is weak and we question the guiding principle behind this decision of council.

Endorsing this plan effectively creates a fourth town centre in the Basin (after Queenstown, Frankton and Arrowtown) without the amenities a real town centre would require. Is it being located at this point just because it is there with willing sellers?

(where is analysis of character, connectivity, community halls, offices, childcare, schools, commercial and office spaces, parks (not highway strips), effect on roading and infrastructure etc)

We also believe this will lead to

- A much weaker Queenstown town centre, an emptying of the CBD of even more services and loss of heart to the district
- intensification of road traffic and congestion everywhere
- a precedent for turning the whole of the basin into a dormitory suburb
- undermine the currently advertised district plan to the extent it needs to be abandoned
- a rise in obesity as everyone turns to the car to get anywhere
- a strange bisected town/dormitory suburb that will soon require a 30km highway zone to make it work properly.

We believe the council has land availability to create density and great living within the urban growth boundary.

for example

- lakeview holiday park
- High school site
- Frankton golf Course
- Kelvin Heights Golf course
- Frankton holiday Park
- intensify Kelvin Heights
- intensify Frankton- the airport is holding Frankton to ransom when higher density houses here would mean better sound insulation through shared party walls.

We understand that a precedent has been set with the granting of the SHA for the retirement village, however does this need to be the final straw in the domestication of the entire basin?

There is a lot of old housing stock in Queenstown which needs upgraded and intensified. The easy option is to turn many more greenfield sites into dormitory suburbs, which have been proven to not work internationally. Noosa stopped building outside their urban growth boundary and it resulted in older people moving to apartments and freeing up of family homes.

what we need are more apartments for 1-3 person households. Ask any old person about why they are moving out of town and it is because there is nothing available for them here in this range inside their community. Queenstown's reputation rests on its landscapes and definition between town and country.

We are turning the golden goose into a chicken.

Yours etc

Architecture +Women Southern and others

Gillian Macleod
Sian Taylor
Juliet Pope

Community Feedback on the Future of Ladies Mile

Carolyn Frieze
Bronwen Kerr
Michael Wyatt
David Stringer

Q8

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

Why would one locate a fourth town at this point, bisected by SH6- do you really believe this will remain a highway?
Please read above 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: Tuesday, July 25, 2017 11:47:18 AM
Last Modified: Tuesday, July 25, 2017 1:07:08 PM
Time Spent: 01:19:49
IP Address: 121.90.88.159

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Jennian Homes

Name of organisation

Q3

Yes

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

Page 3

Q4

Dylan Thomas

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?

Fantastic. Special housing areas should be spread though out the community.

Q8

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

Developing the entrance corridor to Queenstown is a must. This being done with the backing of government, local council and private investment is a great way make things happen.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 25, 2017 12:56:27 PM
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Time Spent: 00:13:09
IP Address: 125.239.36.134

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

Lee Hazlett

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 concerned about the lack of provision for schooling - where will all of these people send their children to school? Shotover Primary will be at it's capacity in the coming years, and already all the preschools in the area have huge waiting lists. We already know it takes many, many years for a new school to be built.

* 2800 is a huge number to be selling - do we really need this many high density homes in this area? Obviously I am concerned about the effect this will have on our community.

Q8

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

n/a

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 25, 2017 1:35:19 PM
Last Modified: Tuesday, July 25, 2017 1:46:59 PM
Time Spent: 00:11:39
IP Address: 122.56.42.133

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

Bob Johnson

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 that the proposal is a sound one. Our 2 main issues are housing and roading infrastructure. Regarding housing it is obvious that we require areas to be opened up for additional housing. We have to be careful however that we don't fall into the Queenstown trap of proclaiming affordable housing and it results in high valued homes which keep out those looking to buy their first home. It looks like most of this new development will fall into the high value area which will do nothing for our housing issue.

While I am in favour of this development I have still yet to see any inclination by council to encourage low cost worker accommodation. 15+ people living in a house is totally unacceptable.

Q8

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

What sort of pressure is this going to have on the roading issue? Don't forget that there still are a large number of houses to be built at Shotover Country.

I think the green roadside area is a wise idea and will enhance the entry to Queenstown.

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, July 25, 2017 2:05:16 PM
Last Modified: Tuesday, July 25, 2017 2:08:45 PM
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IP Address: 203.118.151.28

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

Shane Hamilton

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 this is a great idea. Its a logical location with proximity to shops, supermarkets, schools etc. The Queenstown population is obviously increasing dramatically, and new Housing areas need to be identied and developed.

Q8

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

No further 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: Tuesday, July 25, 2017 2:52:01 PM
Last Modified: Tuesday, July 25, 2017 2:53:39 PM
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IP Address: 202.49.80.25

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

William bailey

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 oppose the Ladies Mile SHA development for the following reasons;

1. Mass high density development will irrevocably spoil the Green Gateway to our Alpine Town. Eleven hundred plus dwellings, with some blocks at three stories (12 meters high).... will change the feel, experience and open environment forever.
2. It won't provide healthy, high quality affordable housing, because building costs are simply too high. Therefore quality would be scarified.
We need an Architectural Alpine Design Template that honor's this environment and its history, Its very special sense of place, not more urban sprawl, this is not Hamilton.
3. I don't believe it will provide the needed "affordable" housing for lower income earners, as the developers, won't be made to provide this.
Allowing mass denigration of green belts in the "hope' that more housing stock will reduce costs is irresponsible.
4. I oppose a satellite village (which is what the LMGP, would be to the Township) when there are no new transport initiative's that will carry thousands and thousands more people along a two lane road, with a bridge barrier, that can barely cope now during peak hours.
The SHA fast tracking leaves little time for consultation with key utility providers, transport, schools and healthcare let alone rubbish, water and storm water. I don't feel confident that quality, sustainable infrastructure is able to be implemented in such a short period of time, especially with the current resource's available to this small town.
5. As a passionate Local, I am frightened of further undeveloped and rural land being requisitioned for growth development.
The council has stated that the Queenstown Area has sufficient zoned land for development for the next 30 years. The recent Queenstown Country Club development fast track is cited as changing the landscape in Ladies mile, thereby enabling this further development.
This is just more of the same. WHERE DOES IT STOP ? When all the breathing spaces/Green belts are gone ??
We live in a Basin bounded by Mountains, dissected by Lakes and Rivers, a very special place within NZ.
The Read report and Wakatipu Basin Land Use Study both describe the Wakatipu basin as a Landscape in its own right.
Perhaps we should value its importance more and look to more innovative, future proofing ways to manage growth and development pressures.
The Wakatipu basin land Use Study suggests, without pressure for growth, additional development of some land would be irresponsible in this high value Landscape.
WE cannot keep spreading - where is the 100 year Plan - doubling our population every decade is simply not achievable, sustainable, desirable nor wanted.

Q8

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

As this development is a Government initiated fast track, to bypass the Resource Management Act and thus further consultation, certain assurances should be given by Nick Smith, Minister of Housing and Minister of the Environment to the QLDC and the people of Queenstown.

1. Firstly a definition of 'Affordable Housing', if we don't know what it is, how can we obtain it.
2. The Developer in a fast tracked SHA, should be required to give at least 15% of the developed land to housing for lower income people and be required to build a certain number of Units on this, we simply must have housing for the workers supporting this community. With restrictions on resale and rent.
3. Robust regulations to stop speculation by limiting one dwelling to one family or person, no companies or trusts. Speculation at this lower end of the market only encourages poor quality housing, cheap heating options, little thought to livability, landscaping or future proofing.
4. Assurances that the design and materials within this development would be to a high standard and diligently controlled.

What would happen to the existing historic homestead and Avenue of trees?

5. Infrastructure for all these homes is able to be, provided sustainably and innovatively without debt to ourselves. I suspect the Governments loan for the additional infrastructure required is way too low.

6.

- Government led focus on new, sustainable, cheaper building systems
- Storm water innovation and No soil into our rivers & lakes
- Geothermal heating for the whole subdivision
- Powerlines all taken underground
- Change in septic disposal
- Rubbish & recycling best practice.
- Solar options
- Electric powering points for bikes, cars, buses

7. Require a Bond from the developer, to reinstate grounds if he were to go bust, property cycles happen.

The 75m setback is completed first, with cycleways and tree planting and this is never able to be built upon or taken for future roading!

Land is only cleared as it is built on and only 25% at a time or in stages.

If the development doesn't occur in a timely manner, then the land should revert back to rural amenity.

8. Control the spread, it seems every time a zoning change occurs on one piece of land, it opens the door a little more to other land being developed. We need robust boundaries to control the spread.

9. Ask our Housing & Environment Minister 'Why' they are not supporting or promoting Brownfield (town) development ??

High Density development within Queenstown Town would be a more sensible option for workers, safer, more convenient and would get cars off roads.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 25, 2017 2:54:05 PM
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IP Address: 202.49.80.25

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

Michael Harris

Full name

Q5

Email address

Q6

Postal address

Page 4

Q7

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- The council has stated that the Queenstown Area has sufficient zoned land for development for the next 30 years. The recent Queenstown Country Club development fast track is cited as changing the landscape in Ladies mile, thereby enabling this further development.
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- Perhaps we should value its importance more and look to more innovative, future proofing ways to manage growth and development pressures.
- The Wakatipu basin land Use Study suggests, without pressure for growth, additional development of some land would be irresponsible in this high value Landscape.
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Q8

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6.

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9. Ask our Housing & Environment Minister 'Why' they are not supporting or promoting Brownfield (town) development ??

High Density development within Queenstown Town would be a more sensible option for workers, safer, more convenient and would get cars off roads.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 25, 2017 2:30:35 PM
Last Modified: Tuesday, July 25, 2017 3:01:26 PM
Time Spent: 00:30:51
IP Address: 203.173.142.131

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

James Aidan O'Brien

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?

Given that one side of Ladies Mile has already been approved for development (i.e. Queenstown Country Club which is already well underway), it would appear that Ladies Mile is included. However given the lack of flat land readily available for development and the growing crisis in relation to housing in the Queenstown area I do support further development along both sides of Ladies Mile.

The suggestion that any housing development on the north side of Ladies Mile will "destroy" the rural entrance to Queenstown can only mean signs will have to be erected just past Lake Hayes itself telling people not to look left as they drive through.

With appropriate planning, including even making Ladies Mile a dual carriage way with trees/plantings along the divide, as well as suitable setbacks from the road for the housing, the area could become a grand entrance to Queenstown before you reach the industrial and retail areas of Five Mile and Frankton.

Q8

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

It is appropriate and provides ample opportunity for consultation with relevant communities.

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, July 25, 2017 3:21:21 PM
Last Modified: Tuesday, July 25, 2017 3:52:16 PM
Time Spent: 00:30:54
IP Address: 203.173.142.131

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

Marilyn Cull

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 this is by far the most sensible option to be developed under the SHA's for the area. I believe everyone who lives and works in the Wakatipu Basin is very aware of our housing shortage. Unfortunately it is not an option to put our heads in the sand and ignore the housing crisis that is affecting the area. Communities don't stand still they either grow or wither and I don't know of anyone that wants to see the latter. The development that has already happened along the south side of Ladies Mile has I believe paved the way for future developments. Amenities, schools, businesses and infrastructure are already in place and could service further housing in that area. The idea that Ladies Mile is the entrance to Queenstown and therefore must remain completely rural is naive. Done correctly housing does not have to detract from the landscape. Surely we are better to have planned cohesive development that addresses our area's accommodation crisis. For these reasons I believe Ladies Mile is an appropriate area to be included in the Lead Policy for Special Housing Areas.

Q8

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

I agree that the Masterplan addresses the pressing needs of our community and I believe if implemented it will serve our vibrant growing community.

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, July 25, 2017 4:15:42 PM
Last Modified: Tuesday, July 25, 2017 4:20:45 PM
Time Spent: 00:05:02
IP Address: 125.238.201.34

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Threepwood Farm Residents Association

Name of organisation

Q3

Yes

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

Page 3

Q4

Threepwood Farm Residents Association

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?

As below

Q8

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

The Association notes that part of the proposed zoning includes land owned by Threepwood Custodians Ltd – please note that it is highly unlikely that this land would ever be developed due to the various covenants that the 42 members of the Threepwood Farm Residents Association have agreed to in respect of the land they own jointly .

There is one main area of concern to the Association - the proposed establishment of a trail through Threepwood:-

- Threepwood is a working farm and it is essential that stock access to the woolshed and yards is maintained at all times this would not be possible with the proposed trail.
- The Threepwood development is very rural and the aesthetics are extremely important to the residents. It is not possible to have a trail through the development without it being fenced off to restrict movement to this area only. It should be noted that the legal covenants disallow fencing.
- As noted above this is a Working Farm – dogs would not be allowed thus it does not tie in with the existing Lake Hayes trail
- Threepwood already has significant trail structures in place ie. A public carpark, a trail over Threepwood land accessing the carpark and the Lake Hayes Trail itself crosses a significant area of Threepwood Custodian land.

The residents' preference is to see the trail extended along the Ladies Mile to access both the underpasses and the existing carparking. A trail in this suggested location would interconnect with the existing track and carpark infrastructure in place and would be more visible encouraging greater utilisation.

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: Tuesday, July 25, 2017 4:18:44 PM
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Time Spent: 00:32:41
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

Bryan Dominikovich

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 an obvious area to be included in the lead policy. In fact, it is such an obvious area to develop under SHA rules considering the existing infrastructure surrounding it and the proximity to local amenities, one wonders why it has taken so long to include. Also, the QCC retirement village development is ongoing , and is being developed under Special Housing Area legislation.

Queenstown is in the midst of a housing crisis that has ultimately been caused by the interpretation and implementation of the 1991 Resource Management Act - the effect of which is to strangle the supply of land to the market. Special Housing Areas offer an excellent opportunity to redress this market imbalance. The proposed 10% gifting to the housing trust seems unreasonable and will make the rest of the development cost more. The Housing trust has so far failed to retain affordability, there must be other solutions out there for community housing. Back in 1992, I recall a large section for sale on Malaghan st, in central Queenstown, for 40000 dollars - today's prices are out of control for the present generation. What will prices be like in the future if the council does not act now to approve Ladies Mile?

Q8

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

It seems that the 75m setback is excessive and a landscaped corridor can be achieved with much less of a setback - the mile is no longer rural so why try and hold on to an idea that just does not exist anymore. The underpasses are a great idea, hopefully the speed limit will be reduced to 50km/hr as well.

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, July 25, 2017 5:00:58 PM
Last Modified: Tuesday, July 25, 2017 5:10:52 PM
Time Spent: 00:09:54
IP Address: 116.193.144.2

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

Alan Hopkins

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 Alan Hopkins am a rate paying resident of Lake Hayes Estate and previously Shotover Country am OPPOSED to the

Community Feedback on the Future of Ladies Mile

While I oppose and rate paying residents of Lakes Hospital and previously Shotover Country an off road to the development of Ladies Mile as a SHA and request the lead policy is not amended to include Ladies Mile as a Category 2 area.

While I am not ultimately opposed to the development of Ladies Mile in some form I am strongly opposed to the use of the HASHAA to enable development as I see this as being the inappropriate planning tool and conflicting with current planning law.

Why HASHAA is not the correct planning tool

The correct tool for any rezoning of the Ladies Mile area is the Proposed District Plan. This will enable all aspects of the master plan to be fully considered and appropriately consulted on. Under the PDP the masterplan could be set as an outline plan to ensure future development will follow the general layout desired. The special zone under the plan could also include specific rules related to affordability requirements and housing trust contributions.

Council planners have indicated that the reasoning for the desire to proceed under the HASHAA is speed in which land will be brought to the market. In the words of Mr Avery 'the District Plan review process would take at least three years to bring land to the market and a SHA under HASHAA could be as little as one year'. The expectation is that at least some land would be on the market in the next 1-2 years if the SHA instrument was used. Even if only a portion of the land was developed over the next few years it would place unacceptable strain on NZTA and Ministry of Education infrastructure (as well as the DHB). The development of this area as a SHA under HASHAA therefore fails at the first gateway test under Section 16 (3)(a) of HASHAA and Section 3 of the Council Lead Policy as there is not sufficient infrastructure available or in any way planned for. Specifically-

- 2800 residential dwellings would likely require at least one or two new primary schools and a new secondary school. It is safe to assume that The Ministry could not secure funding, design, and build even one of these facilities within the required timeframe.
- 2800 dwellings will likely require a significant upgrade to the SH6 (to double lanes and possibly upgrades to Shotover River Bridge). Upgrades or a new bridge would need years of lead in and construction. It is not unreasonable to expect this upgrade work by NZTA would take at least 5-10 years plus and that is if funding could be secured.
- Lakes Hospital is currently at or above capacity. 2800 further dwellings will require the design and construction of new hospital facilities. This funding, design, construction is likely to take 5-10 years plus.

Based on the above if the development of Ladies Mile was to proceed in the next year or two the local infrastructure could not sustain the increased burden and both the state highway and Shotover Primary School would have unacceptable pressures placed on them to the detriment of the local community.

It is worth noting that Section 3 of the Council Lead Policy requires that Council must be satisfied that 'Infrastructure can and will be provided and funded by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers'. It would be hard to argue that development of Ladies Mile under HASHAA would not result in cost to NZTA, the Ministry of Education, or DHB.

Using the Queenstown Country Club (QCC) as a precedent for further development of this area under HASHAA is not appropriate. Under Section 173 of Commissioner David Meads decision for QCC he address precedent by stating-

Section 173 (Decision SH160140)

In terms of precedent for plan administration, this is of concern to us. The SHA identification is relevant, but not by itself sufficient to address all issues to do with precedent and plan integrity. We note particular aspects of this proposal that weigh in favour of its approval as:

- a) The 75 m to 120 m transitional 'zone' from Ladies Mile is important with its mix of building and planting between Ladies Mile and the first street accessing the retirement village housing off Howards Drive.

Ladies Mile Masterplan does not provide this same buffer as first street is exactly at 75 m

- b) The area of open pasture within 75m setback is to be completely free of any buildings and planting.

Community Feedback on the Future of Ladies Mile

c) The larger buildings, other than the club house, are located well away from the State Highway and are mitigated by planting, with the majority of the development 120m from the State Highway frontage.

Ladies Mile Masterplan shows development up to 75 m from the SH frontage and multi-level mixed use buildings up to 75 m from SH frontage.

d) The site lies partly between two existing urban areas, Lake Hayes Estate and Shotover Country and some of the facilities provided can help improve the social and economic conditions of these two developments.

Majority of Ladies Mile Masterplan provides little social or economic benefit to the existing urban areas.

e) The development is for a specific form of housing development that is currently not present in the district; where there is a clear need for this type of facility (particularly the more advanced forms of aged care to be provided) and to be viable, a large facility needs to be developed.

Ladies Mile Masterplan does not provide a form of housing development that is currently not present in the district.

Council's Discussion Document

Council's discussion document suggests that while Queenstown has a considerable amount of land zoned it is held in a limited number of ownerships and is not being developed. Generally most planners would agree that it is very bad planning practice to keep rezoning land due to available land not be developed. It is also notable that a portion of this land is PC50 Lake View and held by Council.

Council's current projections indicate that approximately 5000 dwellings will be required within the next 10 years to match demand. The desire to meet these future population growth estimates needs to target densification of areas such as PC50 Lake View and the current Wakatipu High site and thereby ensure that we have a good supply of very high density worker and couples accommodation. 5000 single standalone dwelling over the next 20 years is very obviously not the answer to housing and worker accommodation shortages. PC50 Lake View and the current Wakatipu High site can likely provide a large chunk (2000+) of the required apartment dwellings and Henley Farm is already set to provide an additional 2000 lots for standalone residential.

QLDC planners have seemingly dismissed the land to the north of the current Henley Farm development 'The land between the Kawarau River and Jacks Point/Hanley Downs is also being considered, however it is less readily serviced from an infrastructure perspective and would therefore be more costly and take longer to be made available for development.' This comment is in my knowledge incorrect. There is or will soon be a water and wastewater main to be installed to Henley Farm from the QLDC infrastructure at Frankton/Kelvin Heights. This infrastructure could be upsized and changes made to existing pumps etc to enable further development in this area. This land is sunny north facing with good access to SH6 and therefore likely similar or even more suited to development than Ladies Mile.

With regard to Ladies Mile services Council planners have stated- 'The area can also be serviced with infrastructure more readily, due to the proximity of the Council's wastewater treatment plant and water bore field, and the existing reticulated water networks in Lake Hayes Estate and Shotover Country.' While I agree with this comment in part it is worth keeping in mind that no pipe work within Shotover Country or Lake Hayes Estate was sized to service Ladies Mile and therefore new mains and pump stations/reservoirs will be required.

Conclusion

Overall the current Ladies Mile Masterplan does not have sufficient current or planned infrastructure to enable it to meet the gateway requirements for inclusion as a category 2 area under both Section 16 (3)(a) of HASHAA or Section 3 of the QLDC lead policy statement. Council currently have suitable provision of zoned land for projected population growth and need to target densification at sites such as PC50 Lake View to ensure requirements are met. The correct tool for any future development of this area is the Proposed District Plan through a reserved and considered approach. The current master plan has a number of fundamental layout issues that need further careful consideration prior to any adoption in future.

Finally might I just add that with all due respect a well-spaced 3 pages is not a suitable discussion document but

Community Feedback on the Future of Ladies Mile

I think, might I just add that when an A48 report is 20 pages it has a tendency to be a cursory glance. Council planners need to provide a more thorough set of documents to enable the public to make their own decision.

Q8

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

The following areas of obvious concern have been identified within the current Masterplan layout-

- No land put aside for education purposes! This land will obviously require an additional school or two and day care facilities.
- No open space between base of slopehill and development. This will limit recreational opportunities and houses in this area will have limited solar gain. Any foot trail should follow base of hill
- Grid roading pattern makes for long straight carriageways and will encourage vehicle speeds. Curvilinear roads are most often required to limit forward visibility and slow speeds. (as per Council's Land Development & Subdivision Code of Practice Section 3.3.5)
- High density (12m height) shown against based of Slope Hill which will adversely impact on this ONL.
- Desired low impact stormwater disposal option (swales/ponds etc) hard to achieve with current open space corridors. Addition of a few more open corridors required
- High density should not be placed against the SH6 setback as 12 m height allowed will not provide 'soft' edge to development. Medium/low density only against SH6 with 8 m height.
- To be consistent with QCC roads should not be placed directly on SH6 setback to provide 'soft' edge to development.
- Minimum lot size in medium-low residential should be increased to 500m², or 450 m² and coverage to max 40%, to allow a single level four bedroom home (175-180m²) to be constructed.
- Third traffic round about towards eastern end of area (shown without red arrows on plan) not required and should be removed.

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, July 25, 2017 5:21:20 PM
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Time Spent: 00:41:24
IP Address: 115.69.179.102

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

JUDITH PATTERSON

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 it should be approved because of its location.

With the continuing growth and development of the Queenstown region and NZ as a whole the QLDC have the opportunity to lead the way on how SHA development is managed. Think it has the potential to be great and it will dare to dream!!

Q8

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

With creative uncomplicated input the indicative master plan has the potential to be world class - why not? Let us lead the way in growth development by thoughtful SHA.

Q9

I understand

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COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Tuesday, July 25, 2017 7:20:48 PM
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IP Address: 222.155.141.40

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

Tennyson Weber Blair

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 strongly disagree with the idea.

Ladies mile is too much of a beautiful rural setting that Queenstown Lakes area is known for to be filled up with even more housing. Re-zoning the area would not only destroy the look of Ladies Mile/Frankton but will destroy what many land owners and private businesses, such as Ladies Mile Pet Lodge, have created over many decades. Ladies mile is an important stretch of land that welcomes travellers coming into Queenstown.

I have been to places in NZ and overseas where you have to drive through suburbia to get to the town centre and it is by far less pleasant than Ladies Mile.

Special Housing Areas should not be on a main thoroughfare into Queenstown.

Q8

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

Ladies Mile should remain Rural General in order to keep the area from becoming something that many locals don't want.

Queenstown is expanding bigger and faster than I like and is already becoming something so different to what I moved here for 7 years ago.

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.

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Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Jennian Homes

Name of organisation

Q3

No

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

Page 3

Q4

Respondent skipped this question

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?

yes I think it will be a real benefit and in a great area

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.

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IP Address: 222.155.141.210

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

Becky O'Meara

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?

My main concern is no provision for any early childhood or primary education facilities. Shotover Primary is already reaching capacity with intended numbers, and any further add-ons to extend roll will only be detrimental to the culture of the school and quality of education for pupils, staff, and families.

Q8

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

As 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.

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IP Address: 131.203.111.6

Page 1

Q1

An organisation

I am giving feedback as:

Page 2

Q2

Shotover Country Limited

Name of organisation

Q3

Yes

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

Page 3

Q4

Kristan Stalker

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?

1 This submission on the Ladies Mile Discussion Document is made by Shotover Country Limited. Shotover Country Limited owns an area of land containing 2.5 hectares located on the Ladies Mile, adjoining and on the southern side of the Ladies Mile Highway, between Stalker Road (on its western boundary) and Lot 1 DP27866 (on its eastern boundary). The Shotover Country land contains the majority of the flat land between the Queenstown Country Club site and Stalker Road.

2 Shotover Country Limited supports the Ladies Mile Discussion Document proposal because it will enable careful and integrated development of an important area of land at the gateway to Queenstown.

3 Shotover Company Limited understands that the decision by the previous Council to approve the Queenstown Country Club proposal was made with the full knowledge that that decision would lead to the rest of Ladies Mile being developed in a similar manner. That fundamental decision has now been made, and it is critical that the rest of Ladies Mile be developed in a coordinated manner, controlled by the Council, to achieve a desirable outcome for the benefit of Queenstown.

4 Shotover Country Limited supports the 75m setback along the length of Ladies Mile as shown on the indicative Masterplan. Achieving that setback along the full length of Ladies Mile, with appropriate landscaping, and in particular with the removal of the hedgerow roadside vegetation which currently prevents views from Ladies Mile along significant parts of Ladies Mile, would result in a superb landscaped avenue entry leading to the Shotover River and the heart of Queenstown.

5 The decision by the previous Council to approve Queenstown Country Club set the basic framework for future development along the Ladies Mile based on that 75m setback. Additional residential development on the Ladies Mile, using that framework, is inevitable. The key challenges now are to ensure that the land is developed efficiently for residential housing purposes and is developed in a coordinated manner to ensure a high quality outcome.

6 If the Council fails to step up to the plate and take control of this situation, the likely outcome will be a series of ad hoc planning decisions, probably made by the Environment Court, without any overall plan or vision.

7 Shotover Country Limited believes it is critical that Council use the SHA legislation to keep the development of Ladies Mile within the control of the Queenstown community, to ensure that it achieves development of this valuable land resource for the benefit of the community, while at the same time as achieving a high quality environmental outcome.

Q8

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

Refer full submission in question 7.

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.

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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

Nicholas Tapper

Full name

Q5

Email address

Q6

Postal address

Page 4