

§2793

Barbara Wilson's opposition to the Coherent Hotels development and Visitor Accommodation Sub-Zone Extension Request in Fernhill

Hello, my name is Barbara Fons (nee Wilson) and I have owned 18 Park Richards Lane since 1980. I purchased it with the sole intent of creating a home for my retirement and a legacy in Queenstown for my family for generations to come. I recognized at the time that this was a very special piece of land with its unobstructed, sweeping views, and the peace and tranquility it gave me. It was also obvious to me that it was a unique location and there are not many places in the world like this. I was young when I purchased this, and in order to pay for it I had to work hard. Initially I worked 5 days a week at Coronet Peak as a Ski Instructor, six nights a week in a local restaurant, and on the other two days I worked at Down to Earth Health Foods. I lived a very frugal existence to pay for my dream. I have held on to my land for many years, through times of financial hardship when I could have used the money from the sale of the property. Over the years people have been continually interested in purchasing it.

Now with plans to build a hotel to my property line, I feel my dreams have been shattered, and the property will never be the same. It will be much less desirable to me or anyone else.

My oppositions to the development are –

The construction process and all the disturbances that go with it.

Living next door to a hotel would result in --

Constant noise from general hotel operations, a large continuous influx of people, trash removal, deliveries at all hours, traffic, heating and air conditioning, maintenance work, smells, hotel events, etc.

Visually it will not be appealing to have multiple rooms next door as opposed to a single dwelling house. It will also block the sun and views to the left.

It is very important that I have significant space from the development, and I am aware the developers are trying to oppose the 4.5-meter setback.

I have had two conversations with one of the developers, the first conversation indicating that they would be interested in purchasing my property. In the second conversation he stated they would not need my land, but they would get back in touch with me. All communication then stopped from their end.

In summary, I will be more negatively impacted than any other property owner because my property is adjacent to this large, intrusive development. My property will experience a substantial devaluation, both financially and in beauty and desirability. This will put me in a hard spot, as the developer will most likely take advantage of the impact it has made to my property's value and eventually make a low-ball offer, knowing that I have few options. I know the odds are against me, as I am just one individual going up against a large, well-funded corporation that hires many experts to advance their projects. While I cannot produce volumes of expert reports, I think this development should not be allowed. Projects like this change the character and culture of an area forever, invariably in a negative way. For me personally, this project will have a very painful impact, both financially and emotionally. Thank you for your consideration of my submissions.