

Urban Intensification

Submitter Details

First name: Whitney **Last name:** Middendorf

On behalf of:

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: w.a.middendorf@gmail.com

Daytime Phone: * n/a

I could not Gain an advantage in trade competition through this submission
I am not directly affected by an effect of the subject matter of the submission that :

- adversely affects the environment, and
- does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to speak at the hearing? *

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Consultation Document Submissions

Provision: Chapter 7 - Lower Density Suburban Residential

Oppose

I seek the following decision::

Have Sunrise Lane zoned all LDSRZ to ensure of equity of views and valuations of properties.

My submission is::

Please answer how have one side of Sunrise Lane been deemed MDRZ potentially increasing the value and view, while the other side be deemed LDSRZ potentially devaluing the properties and decreasing current views significantly.

If this goes ahead as per plans I will completely loss my current views of Lake Wakatipu which is why we bought and built in this area - to ensure our views would never be built out. If I had wanted to buy a flat section without Lake view I would have purchased a property in a different area.

Even with LDSRZ, this will still potentially increase the number of dwellings by double with also a height increase of 1 meter due to subdividing potential. I am happy to consider increased subdividing where safe and not negatively affecting

community and infrastructure.

However, draw the line when height and volume metrics get upscaled.

Provision: Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

If Sunrise Lane is re-zoned to MDZR this will put great pressure on the already very busy Hensman Road - Getting out of Sunrise Lane onto Hensman Road is already unsafe and difficult- ultimately possible loss of life in a Road Traffic Accident.

Provision: Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

8.5.1.2 Queenstown Hill: Within the area specified on the District Plan web mapping application a maximum of 8 metres.

Where is this information? Is Sunrise Lane considered Queenstown Hill.

Provision: Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

Even if people take the bus during the week, they often own cars for weekend use. Sunrise Lane is already busy if the number of Dwellings are double and the number of cars potentially doubled or tripled for each home, where will they park?

Provision: Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1110

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

Residential activities of three units or less shall provide, a minimum of 2m² space for waste and recycling storage per residential unit or flat. 2m² is not sufficient space if each unit has 3 bins (1x waste, 1x glass, 1x plastic/paper).

There is no extra room to put out bins on Sunrise Lane currently with the proposed changes to the District plan will only add to the congestions and issue for waste/recycling removal.

Provision: Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

An "acceptable level of dominance for adjoining sites", MDRZ will not achieve an, acceptable level of dominance for adjoining sites; - This would result in blocked views, limited sunlight and intrude privacy already afforded.

Provision: Chapter 2 - Definitions > 2.1 Definitions > Outlook Space

Oppose

I seek the following decision::

Revoke the planned changes to have Sunrise Lane lower side to MDRZ. This is a low density suburban residential area.

My submission is::

If the Intensification Variations for Sunrise Lane go ahead as per the QLDC plans (Lower side MDRZ and upper side LDSRZ of Sunrise Lane) I will have homes/people looking directly into my bedroom, bathroom, kitchen and living areas due to the increase in height variation.

Provision: Chapter 8 - Medium Density Residential > 8.1 Zone Purpose

Oppose

I seek the following decision::

Sunrise Lane is only zoned LSSRZ

My submission is::

The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by adequate existing or planned infrastructure. There is not sufficient infrastructure to support an increase of density of housing in Sunrise Lane -

Sunrise Lane is narrow, you cannot pass two cars, the Waste Trucks have challenges getting up and down the lane, particularly during winter months with snow/ice. Three stories is too high and will completely block my current view of Lake Wakatipu, this is not fair or equitable. The council made the original conditions/ regulations for heights and now due to a push from Central Government are rolling these changes through without care of thought to the long-term impact's these decision will have for our future whanua and communities.

The proposed provisions text states:

"the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize"

Queenstown Hill area/Sunrise Lane is not an area that supports housing to older people seeking to downsize, it is steep, busy already and the footpaths are icy in winter - which is challenging for older people, reduction in sunshine hours also creates more ice/ and slippery footpaths. The area is not easily suitable for families as is step there are no parks/playground facilities in the immediate area. Therefore, the lower density rating is more suited.

Provision: Chapter 8 - Medium Density Residential > 8.1 Zone Purpose

Oppose

I seek the following decision::

I want to object to Sunrise Lane to be included in the MDRZ. (Medium Density) and be continued in the LDZM submission.

My submission is::

If this proposed Urban Intensification goes ahead, it will be up to 11+1 Metres (Total 12 Metres) -5 meters increased height if all lower side of Sunrise Lane is included in the proposal, will almost totally block out my view if I am not included into the medium density zone.

We bought the section and built our family home understanding that we would always have un-interrupted views of Lake Wakatipu and the Remarkable Mountains able to enjoy the lifestyle and community feeling of our area which our whanau holds dearly and we hope to pass on to our next generations. **See photos included supporting my submission.**

We purchased this site, due to the building platform (to ensure everyone had a view of Lake) which we would never loss. We presumed this regulation would always be in place which the council approved originally now to be wipe out?·

Increased traffic on our small lane makes no sense, what is the requirements/provisions for parking if the proposal goes ahead. Already very busy and responsibility to maintain and repair the lane -which I understood to be private for its upkeep. How will this be allocated if more dwellings are built on existing sites. What requirements have been made for parking if these changes go ahead, there is already issue with access on Sunrise Lane and parking. Sunrise lane is actually a 'Right of Way' not a road or street.

Rates – will the proportion of the rates been changed accordingly for the changes to the zones? A medium density property will be ultimately using many more services/ allocation of services for the increase in dwelling.

Hensman Road is also now extremely busy with a dangerous intersection on the corner of Panorama Terrace intersecting with Hensman Road. It is already difficult to get out onto Hensman Road from Sunrise Lane and this will only increase traffic and safety concerns, my concerns that the proposed changes to the medium density will cause a serious road traffic accident which the Council will then be ultimately responsible for.

The increase to Medium Density will also place even greater pressure onto Frankton Road, if more cars are in our current area streaming down to Frankton Road, which already has ques at regular times of the day. (The traffic lights have not alleviated this problem)·

The roading/infrastructure was never designed of Medium Density in the Queenstown/Hill area. (I include 2 Sunrise Lane as

part of Queenstown Hill area).

I want to object to Sunrise Lane to be included in the MDRZ. (Medium Density) and be continued in the LDZM submission.

Provision: Chapter 4 - Urban Development > 4.1 Purpose

Oppose

I seek the following decision::

Revoke the planned changes to have Sunrise Lane lower side to MDRZ this is a low density suburban residential area.

My submission is::

The planned changes to Sunrise Lane will totally effect the quality of the landscape of our residential area in a negative way.

When people fly into Queenstown, instead of seeing homes tucked into the side of the hills (which people enjoy).

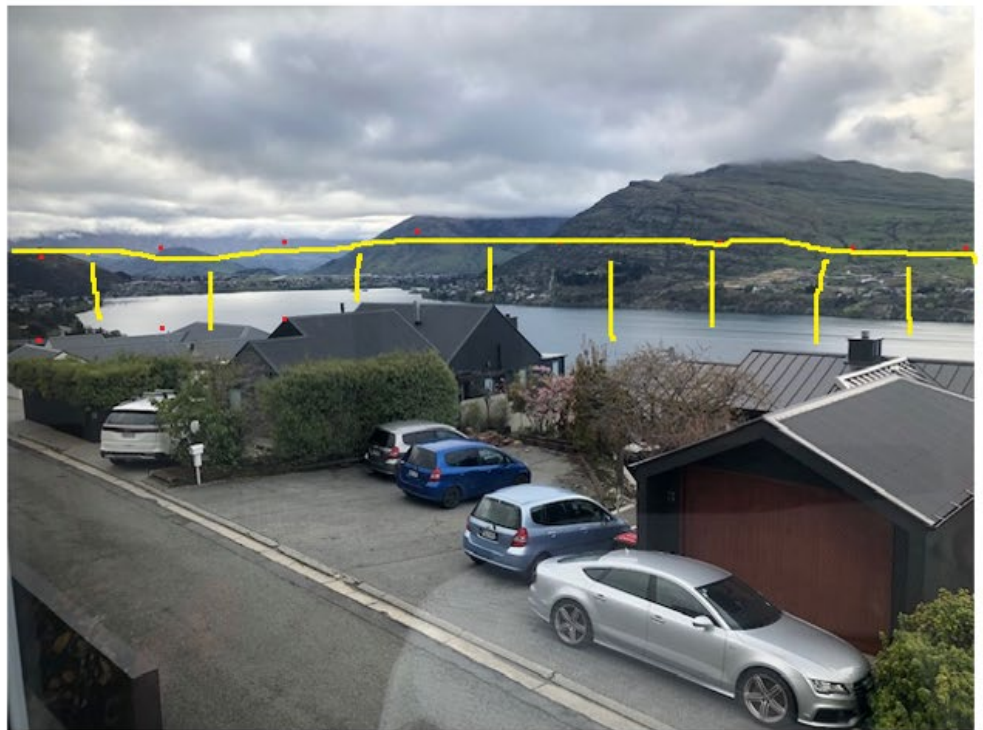
The proposed changes will allow stand out mini towers, apartment blocks- a mini-Surfers Paradise - which is not the basis / pull factor of our tourist own.

I understand the need for increased dwellings; however, this should not be a blanket rule applied to everywhere in NZ. Queenstown is an unequivocally location, its unique lake and mountain view environment, it should be protected where possible. There are other locations where these zone changes would have far less consequence when applied.

This neighborhood and the surrounding infrastructure was not designed for medium density pressures.



View to be lost by Urban Intensification Proposal -



View to be lost by Urban Intensification Proposal -

