

I am a resident of Brisbane St and speaking on behalf of the residents of No. 5 and No. 19 as well as myself. I am speaking in support of the submission of Jay Cassells and the appended information to his submission.

Like a number of my neighbours I have connections with the area going back more than 25 years; the Hayes have family connections of more than 50 years. For those that don't know it, it is a low rise residential area, close to the Gardens and lake –a friendly area where residents know each other's names, and take part in the life of Queenstown. It is a proper community.

The area bordered by Hobart Street and Park Street, which includes Brisbane St has a special character – low rise residential houses with gardens - where the local community live.

Despite being designated medium density (circa 2018) there have been several new, low rise residential homes built in the area and four that I know are either underway refurbishing or recently completed.

Every day I see large numbers of tourists wandering through the Gardens and surrounding neighbourhoods marvelling at the scenery, the greenery and the overall stunning beauty that is QT. Living in Brisbane St, close to the Gardens and walking around the area, I interact with visitors on a daily basis. Visitors love the open, green spaces, the trees, birds and views.

The residential area near the Gardens is also an attraction for tourists. Judging by the comments they make to me, they love the low rise nature of the area, with greenery and beautiful views in every direction. Tourists love the small town size of QT coupled with big city attractions and world class scenery.

It is clear that QT needs to grow, and provide housing for local people, but growth should not be at the expense of extinguishing a large part of the reason that residents and tourists love our town.

If the intensification proceeds in the centre of QT as proposed it will have a negative impact on scenery, views, sunlight, heritage features, and a hugely negative impact on infrastructure.

views from the area will be dramatically reduced by much larger scale buildings, wind flows around those buildings will be dramatically increased and unpleasantly cold and uninviting; and instead of greenery surrounding each home in the area, there will merely be concrete and steel. It's not hard to imagine what the impact on visitor experience will be

QLDC have dismissed the concept of a special character to the Brisbane St, Park St, Hobart St area however there is an opportunity to stop, reflect and consider the outstanding aspects of the area – and the negative impact that a change of density to the area will have on visitors and residents alike.

If the change goes ahead as Council appear determined to do so, who is going to pay for the huge increase in infrastructure that is needed to turn the residential area bordered by Hobart St and Park St into a high density visitor accommodation area?

Increasing the density of accommodation in the area will negatively impact infrastructure, including increased demands on sewage, stormwater, potable water, - all of which are today unable to cope with the current levels of residents and visitors - parking for both residents and tourists has been at a premium for the last 15 years without improvement, traffic congestion, at an all time high – and will only increase and is already reducing the visitor experience and making life increasingly stressful for residents.

If the current density designation of Brisbane St, Park St, Hobart St area is increased to high density visitor accommodation, where are the workers coming from to service this area? Where, in the grand scheme has the Council provided for them? How are they to travel to and from work sites without provisions for parking; suitable areas to take a break and how are they supposed to circumvent the traffic chaos on Frankton Road?

All of these issues are already subjects of great concern to the ratepayers of QLD.

If QLDC continue with the plans for intensification as they currently stand, they risk destroying the reason visitors want to come to QT and spend their money.

In accordance with the submission by Jay Cassells I seek relief as sought in his original submission to:

- a) Reject the proposed high density residential zoning and retain the existing medium density residential zoning for the residential area bordered by Hobart St and Park St, including Brisbane St;
- b) The retain the existing medium density residential zone's height and density standards;
- c) Under the current proposed district plan, the medium density residential zone includes a permitted 8m height standard and 250m<sup>2</sup> density standard. I seek to retain these standards under the MDR zone;
- d) Update the PDP planning maps to include a special character overlay over the area; and
- e) Amend chapter 9 to maintain the special character and amenity character.

Thank you.

I am against the proposed increase in density for the Brisbane St, Park St, Hobart St area and support an area of special character being established for this area.