

Typed Notes for Hearing 04/08/2025 Submissions:

- “My name is Christopher Cooney, and I am submitting on behalf of myself (submitter number 817) and my wife Marian Paul (submitter number 735).
- I do not have a lot to say but as our Form 5 submissions were very brief, we just want to expand on our bullet points.
- We have been permanently resident in Queenstown since 2014 and property owners since 1999.
- We live in Stewart Street, Frankton, in one of property numbers – (odd numbers) 13 – 33, situated above the area covered by the Lake Avenue Height Restriction.
- We want to retain the Lake Avenue Height Restriction proposed to be removed by Section 7.5.2.2 of the Variation to the Proposed District Plan – Urban Intensification.
- We want to retain it as there is no cogent reason for its removal as development of this area would be all but impossible due to the current Unit Title setup of the area – and removal would have an adverse effect on saleability, sunshine and views of properties in Stewart Street (odd numbers). **
- The LAHR Area incorporates 4 to 14 Lake Avenue, Frankton and comprises ex-motel units of single or two stories (none detached) now held under some 100 individual Units titles and the Frankton Arm Tavern.
- The existing height restriction has been in existence for many years. (7 metres – 2008 District Plan)
- It’s an easy option for the Council to allow 4 to 14 Lake Avenue to have a height increase but in practice this would be difficult as all the individual residential units would have to be re-built together – not piecemeal.
- The status quo should be preserved for the following reasons:
 - Property rights, might be enhanced for Lake Avenue but removal will adversely affect saleability of Stewart Street properties.
 - Adverse impact of higher buildings.
 - Privacy.
 - Easy option showing compliance with directive but of no benefit to the district as unworkable due to the many individually owned Unit Titles.
 - The existing small units provide affordable housing – sale prices recently circa \$500,000. This would not be the case if somehow the units were redeveloped.
 - Pressure on infrastructure.
 - Increased noise is a factor.
 - Lake views and lake frontage needs to be preserved.
 - General wellbeing.
- ** There is an Environment Court Judgment made in 2018 or thereabouts in respect of part of the area to which the Lake Avenue Height Restriction currently applies to protect Stewart Street properties from height increase.