

Speaking Points – Intensification Plan Change

1. My name is Alex Dunn. I am representing my family who own 28 and 32 Park Street, Queenstown.
2. 28 Park Street contains a heritage listed cottage which dates from the 1870's with 32 Park Street containing a villa which dates from around 1900. Both buildings have been subject to extensive renovations to preserve their heritage values. Several other buildings along Park Street as well have been subject to recent renovations. These renovations along Park Street have contributed positively to the overall streetscape and interface between the residential area of Queenstown and the Queenstown Gardens, located on the opposite side of Park Street.
3. In general, we are supportive of the proposed intensification changes. However, we consider this specific area of Queenstown to have special residential character values that warrant at least some form of protection from the proposed permitted height limit of 16.5 metres which would result in a substantial loss of residential character.
4. A lot of emphasis of this plan change has been put on increasing housing density and subsequent supply. However, we question whether an increase in housing supply will occur within the HDR Zone with the Plan being very enabling of visitor accommodation within the zone. While we accept that this Plan Variation is not on VA provisions, with such a substantial change in building height in this location (over 100%), analysis should have been occurred regarding how the liberal visitor accommodation provisions could impact anticipated residential uplift of land.
5. The amended provisions will likely lead to hotels with the same scale as the nearby Ramada being established within this area. In our view, this would significantly degrade the tranquillity of the Queenstown Gardens, severely compromise residential amenity, and will likely lead to existing central Queenstown residents moving away from the town centre. Although the Park Street area is very close to the CBD, it is unique in the fact that it is primarily used for residential purposes with neighbours knowing one another.
6. Retaining the MDR zoning for the wider Park Street area would ensure that intensification could occur in a sympathetic manner and will preserve an acceptable level of residential amenity. The MDR zoning would strike a balance between allowing for some intensification but at a level which would ensure the special character of the area is somewhat retained.
7. In conclusion, the Park Street area was one of the first residential areas (outside of the Queenstown CBD) to be developed. The historic pattern of development is still evident with relatively large section sizes and several original buildings. Newer buildings in this area have been developed sympathetically to reflect the existing character of the surrounding environment. Zoning this area as HDR will result in this area of central Queenstown losing its existing special character with large scale hotels. This outcome could be prevented by retaining the MDR zoning of the wider Park Street area which would still enable what we consider to be an appropriate level of intensification.