

# Queenstown and Frankton Road

# Sunrise Lane



# Who are we, and Why do we care?

- A Local Family
- A Neighborhood



- We want what is best for Queenstown to ensure successful and safe grow
- We want to protecting what makes Queenstown unique and special
- Balancing Growth and Gentrification



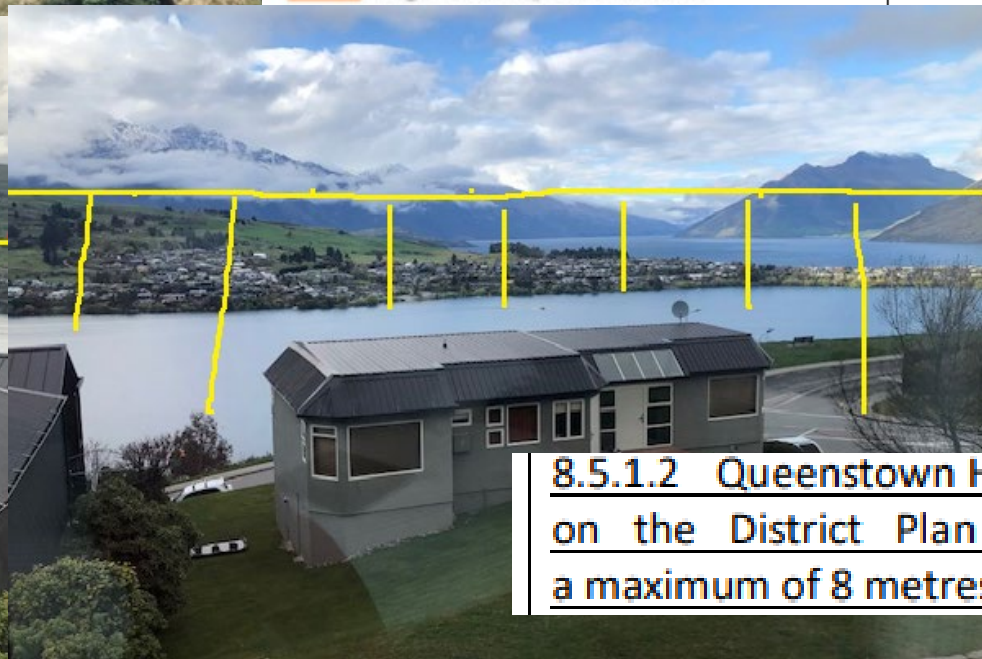
# Proposed Impact



- Lower Density Suburban Residential
- Medium Density Residential
- High Density Residential

## 8.5 Rules - Standards

Standards for activities located in the Medium Density Residential Zone	
8.5.1	Building Height (for flat and sloping sites)
8.5.1.1	Hāwea, Wānaka and Arrowtown: A maximum of 7 metres.
8.5.1.2	Arthurs Point: Within the areas specified on the District Plan web mapping application: <ul style="list-style-type: none"> <li>a. a maximum of 8 metres; or</li> <li>b. on the knoll on the southern side of Arthurs Point Road: a maximum of 465masl.</li> </ul>

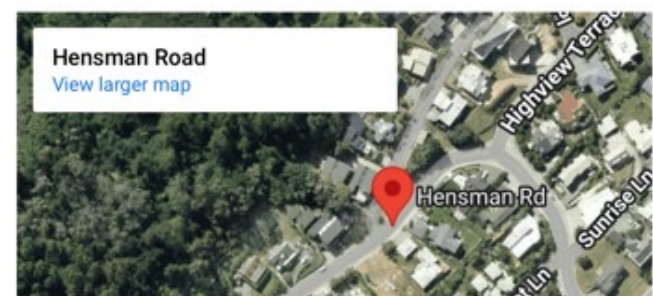


8.5.1.2 Queenstown Hill: Within the area specified on the District Plan web mapping application a maximum of 8 metres.

# Missing plan to mitigate increased Safety, Infrastructure, and Transportation concerns?



A cyclist was transported to hospital in serious condition after being struck by a car on Hensman Rd in Queenstown this afternoon. Photo / Supplied





**Sunrise Lane**

- Private lane
- One way traffic access
- Struggling to manage current populations demands
- Leaks and potholes
- Vacant properties (Airbnb's and Holiday homes)



# What is the problem?

= We need more housing options available, to help support the population as Queenstown grows!



## What is realistically feasible in this area?

- If this Neighborhood changes to a MDR Zone, will that solve this problem?  
... Or just cause more problems!

# Democratic Community Engagement and Consultation?

- Confusing Website
- Unclear S32A Report Evidence
- Poor Consultation
- Propose a more logic approach



# Our stance:

- Oppose Lower Sunrise Lane being changed to a MDR Zone.

## Why:

- Valid Safety and Infrastructure concerns
- Missing logic and evidence Proposed Change addressing problem
- Proposed Change will not realistically result in more properties for a growing Queenstown population!
- More likely to cause additional problems?

## Relief sort:

- Better engagement on proposed change with directly affected community, ie landlords and tenants
- Risk analysis on Safety and Infrastructure pressures for this neighborhood

## Commissioners and S42A Report Authors, Please Note:

- If the Proposed Change gets accepted as is, and our submission dismissed, we request that Upper Sunrise Lane be added to the MDR Zone.
- Consider Negative Impact on Property Value and Retirement Plan





Thank you for listening

