

Teija & Duncan Boscoe (Submitter Number 1386)

Subject - Urban Intensification Variation - Lay Witness Evidence

Specific provisions of my Submission:

1. We are opposed to the change in zoning from LDRZ to MDRZ in the vicinity of Sunset Lane, Star Lane and Peregrine Place, and the border situated mid-block to the south of 76, 78, 86, 88, 90 and 92 Hensman Rd. This evidence aims to give the panel a better sense of the layout of our home and the aspects that contribute to its amenity and a little more detail regarding the poor accessibility of the area south of us that is proposed to be zones MDRZ.
2. We wish to acknowledge and thank Cam Wallace (UIV Rebuttal Evidence - Urban Design) and Rachel Morgan (UIV Rebuttal Evidence s42a - Residential Rezoning) for listening and further considering our submissions in light of Mr Harland's evidence and recommending a boundary change for the MDRZ to the south of Star and Sunset lanes and Peregrine Place as a more logical boundary. This outcome would largely address our key concerns and this evidence serves to provide some local knowledge which supports the expert opinions of Mr Harland.
3. We own and reside year round at 88 Hensman Road. Of relevance to our concerns about the effects on our amenity, we have a living area on the lower level as well as the main living area, which is on the upper level.
4. The area adjoining our southern boundary is proposed to be rezoned to MDRZ.
5. We are relying on the urban design evidence of our expert Bruce Harland' and agree with the comments made in lay evidence by Vicki Jones, Barbara & Narelle Jarry, and Alistair Hey.

Accessibility of the area proposed to be zoned MDRZ

1. We find that walking to and from Queenstown is a challenge from our home and that this experience would be very similar for those residing within the part of the block proposed to be zoned as MDRZ. We have tested the walk times in Mr Harland's evidence and can confirm that the 2.2 km route from the mid-point of the proposed MDRZ area (7 Star Lane) to the corner of Camp Street and Shotover Street takes between 30-40 minutes via Panorama Terrace, Suburb Street and Frankton Road. The return journey is notably longer, taking approximately 35-45 minutes, and is physically demanding, equivalent to a moderate-intensity workout. Forget carrying shopping, it would only be for the very fit. These timings are confirmed by the real world on Google Maps see Figure A below.

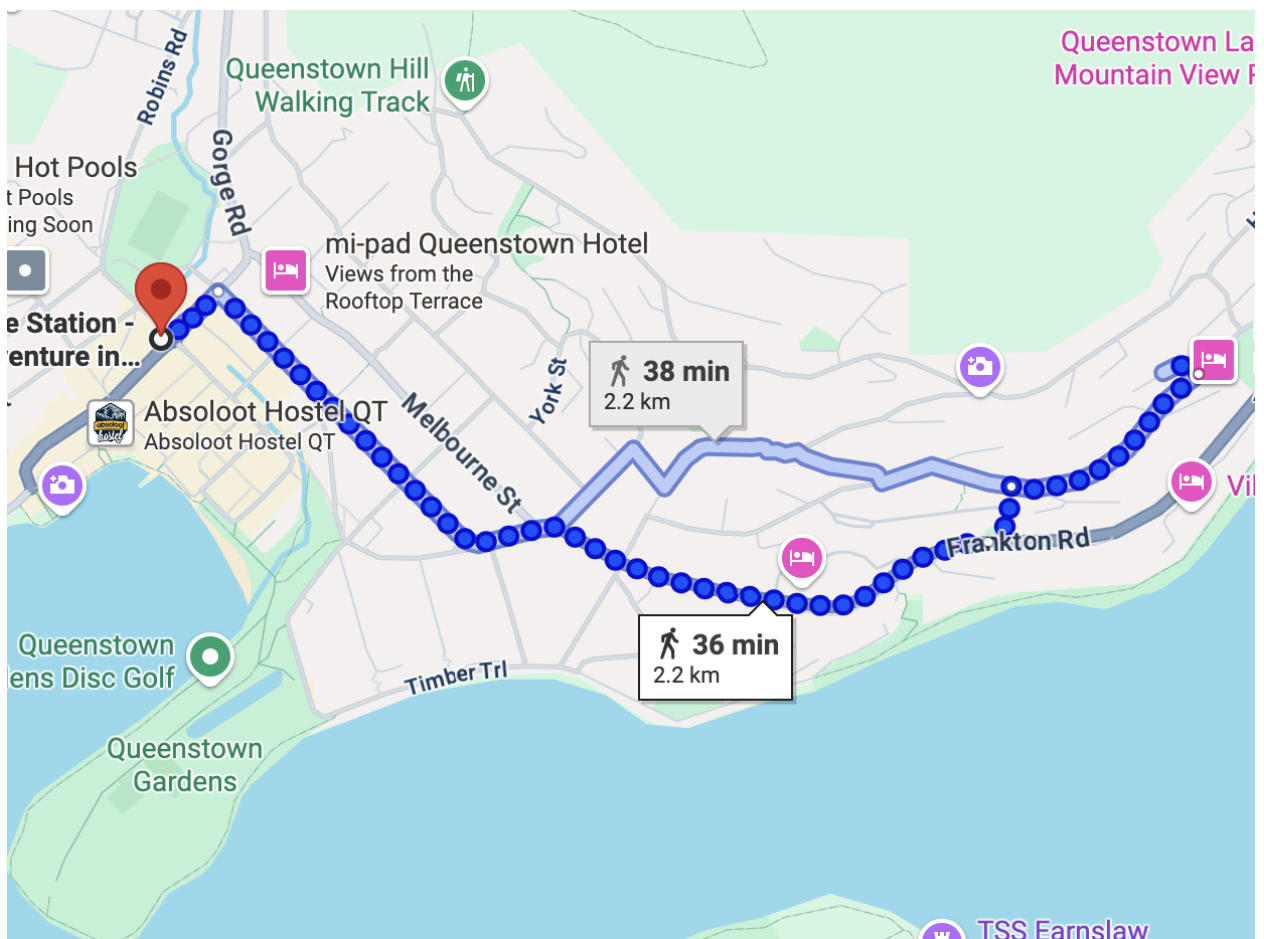


Figure A: Walk time from mid-point Star Lane to Queenstown CBD defined here as Corner of Camp St and Shotover St.

2. It's not a pleasant walk to the CBD (apart from the view obviously), you need to constantly concentrate on your surroundings and occasionally be forced onto the roadway due to the narrowness of the footpaths, the fact they are only on one side of the road for much of the journey, and cars parked on driveways often overhanging the footpath. Minimal street lighting inhibits the ability to walk safely when dark. Winter conditions further complicate the situation (with it still dark in community hours, and the footpaths being icy for much of the day making it preferable to walk on the gritted road), increasing walking times and the risk of accidents where icy and steep surfaces pose a particular hazard. Both of us have experienced slips and falls on icy footpaths this winter.
3. We walk our dog regularly on these streets at various times of the day and can concur with Ms Jarry that we rarely, if ever, encounter other walkers until we get much closer to town. If you read reviews of Airbnb in the immediate vicinity you will regularly read something along the lines of "it is too far to walk to the town".
4. This area lacks essential accessible services to meet our daily needs, including retail shops, cafes, off leash dog parks, and medical facilities and, consequently, we typically need to drive to access these services, as they are not readily available within walking distance. To encourage high numbers of people into an area that is reliant on private vehicle use to access day to day amenities and services seems to us to be a poor urban outcome.

Amenity effects

1. We have lived in Hensman Road since January 2025 but lived elsewhere in Queenstown whilst searching to buy. We specifically chose this area for its low density quiet character (being further from the CBD), panoramic views, and strong sense of community due to the relatively small amount of short term accommodation and predominance of long term residents. We fear that re-zoning much of the block to MDRZ and locating the zone boundary mid-block will affect all of these characteristics. We appreciate the need for development in the region but it needs to be sympathetic.

2. Our house, number 88 and those of the other submitters (i.e. 76, 78, 86, 90 and 92 Hensman Road opposing the rezoning to the south) all are single detached homes that are built relatively close to one another and are all orientated to the view to the south. We are overlooked by houses to the north (on Hensman Road), which are unsurprisingly, also oriented to the south. We accept this is the reality of living on a sloping hillside but it means that we rely almost entirely on our southern aspect to provide a sense of spaciousness, views, and privacy. This makes it all the more important to us that development that occurs to the south of our property is sympathetic and consistent with what is enabled and anticipated in the low density zone.
3. Our concerns are better illustrated when we look at how this appears on site at ground level. Figure B below illustrates the location of photos below 1 - 4 all taken from 88 Hensman Road:

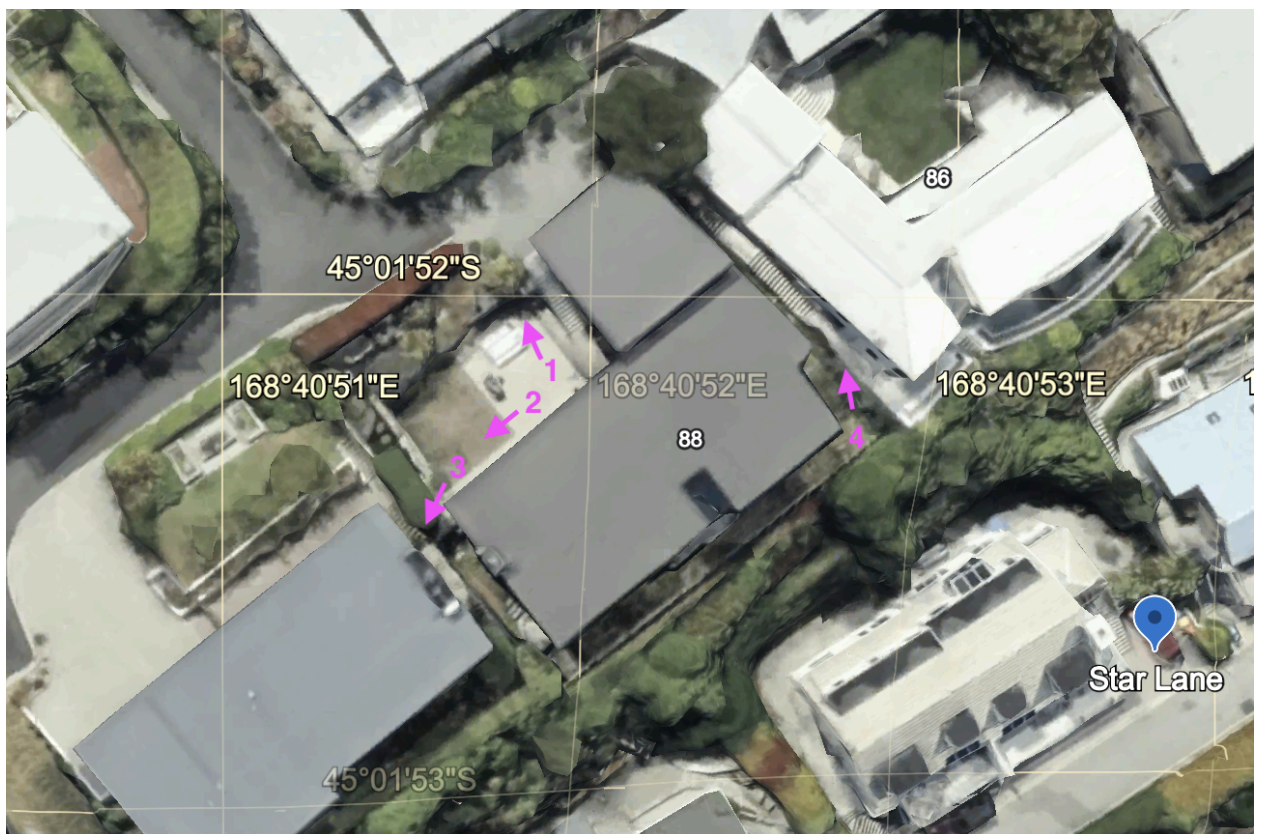


Figure B: Photo locations

The following two photos taken from location 1 & 2 illustrate how we are overlooked by elevated houses to the north, noting that fellow submitters are similarly overlooked.



The following photo taken from location 3 and 4 illustrates the narrow distance between our property and those on either side of us.



In comparison, we have an expansive outlook and a high degree of privacy to the south which contributes hugely to the quality of our living environment. Whilst it may be a usual and anticipated outcome on flat residential sites to have relatively high built form on all sides, it is not typical or anticipated in the hill suburbs of Queenstown as it does not follow the amphitheater style that is anticipated and naturally occurs when all sites have the same height provisions (i.e. the buildings step down towards the lake).

31st July 2025

Teija & Duncan Boscoe