

**From:** [Dean Carroll](#)  
**To:** [pdpsubmissions](#)  
**Subject:** Proposed District Plan Submission - Urban Intensification Variation  
**Date:** Thursday, 5 October 2023 8:47:31 PM

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To: Queenstown Lakes District Council

Please accept this as part of my submission to the QLDC Proposed District Plan amendments in response to the NPS-UD.

In addition to this letter, I have completed an online submission commenting on many parts of the proposed changes - it took a long time, the material is very dense and certainly not accessible to the ordinary person. I was regularly advised as I went through the process that my comments had "been successfully submitted" and that was confirmed at the end of what was a very long and somewhat tortuous process. However, I am concerned I did not receive an email confirming that my submission had been received - so I am now sending this additional communication.

By way of general comment, having followed this proposal throughout the process, this engagement with the community does not seem to have been undertaken in good faith.

It was pitched as being "required" by central government" and that it would allow for more affordable housing. While the increased density of housing that will be possible may allow for more affordable housing - there is no mechanism to ensure that is a result. Indeed - what is proposed will in many cases just lead to property being developed for the upper end of the property market.

Further QLDC is not required to include such increased density - particularly with respect to Wanaka Town Centre. The Wanaka Twin Centre is not an 'appropriate location' for building heights up to 16.5m'. This detail was included in the fine details of the various proposed changes - it was not obvious or easy to find.

In the information provided - online and at the information drop in session in Wanaka - there were no visual aids provided regarding these changes. Such a radical change to the town centre needs to be worked through carefully and constructively with the community - not imposed in such a high handed and disingenuous manner.

As I noted before, I had noted my concerns about these significant increases in heights in my "online submission" but given my concern as to whether that has actually been received, I want to strongly oppose the proposed changes to Wanaka Town Centre and believe more constructive and considered engagement needs to be conducted on such a major change.

Regards  
Marion Franks

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