

1. Thank you for this opportunity to address the panel.

We thank the panel for having read our 3 submissions October 23, June 24 and July 25.

Longstanding ^{close} association with Queensland giving basis to the 1960s.
Own cribb Adelaide St east side
What happens is really important to us and members of our family.

We firmly oppose the urban intensification variation.

We would be directly adversely affected by such a change, but we also fear for Queensland's future overall.

Behind
Garden Court
over Copthorne

Gordon Steyn

② The evidence establishes a number of important facts

- First is that a tourist town can become too successful for its own good. This unhappy situation is recognised throughout the world.
- Second point

Queenstown & Lake Wakatipu is scenically beautiful. Part of its beauty arises from its ^{wonderful} topography. BUT: DLDC recognises alpine environment limits ~~so called~~ "development."

- Yet there are plans to increase ~~numbers~~ development.

This variation is one such continued path of destroying Qtn & its environment

- Building houses ^{recent years} have been many projects not improved accommodation

3. Opinion of Marc Scafe Architectural
economy not independent of society and
values.

Common mistake to confuse commerce with
economy.

Controlling the numbers (4/10/23 submission)
- Building High rise will not solve these problems
- Fact

Queensland is now overcrowded and
damaged

Traffic congested

Parking

Inability to provide services/infrastructure

Noise

Reputation is under fire - fire brigade

- Building inspector liability
- High rise buildings, Shade & light

Both elements vital for living
environment. Accepted sunlight and
sunshine are imp't for mental health

- Likely area for high rise

is inconsistent with holiday & children's
facilities

- Fire

4. Queenstown is being loved to
death - Sydney Journalist Murray Olds

Building high rise will
further damage the situation
= intensification ~~it~~ worse.

- There is talk about a focus
on intensification

Why? It is no appropriate for
Queenstown

History, lessons from.

The ODT has a daily feature
reprinting some its articles from its
edition 100 years ago.

Recently this column featured a
decision made by North Island
Acclimatisation Authority to release
possums in the North Island area
under its control. They resolved benefit
They enthusiastic about benefits

We respectfully urge you not to follow
that example, and to reject this variation
Simply no way Queenstown can take on more development unless
clamour