

1) Introduction Side:

Thank you panel for taking the time today to listen to us.

Take 10 minutes of your time.

Talk to how the proposed Plan Change would affect us, specifically the residents of the upper half of Sunrise Lane.

Want to acknowledge the importance of growth of Queenstown, and the need to adapt to meet Urban Intensification needs.

To keep up with population demands and maintain the pull factor towards Queenstown as a beautiful place to holiday or set up a home.

Looking for an Effective Solution that works with the existing community to support this growth.

2) Who are we, Why do we care?

The Middendorf family of 2 Sunrise Lane. Two generations Queenstown. Dad school here.

Mum and Dad purchased 2 Sunrise Lane in 1991.

With an understanding of the property parameters at the time regarding property parcel densities and property height restrictions.

Now 34 years on, our House is the anchor point of our family, not a house but a Home.

Privilege to share our home over the years with: English language students, boarders, and long-term tenants.

And despite the reality of Airbnb's and vacant holiday homes, we live in not just a residential suburb but a community, a neighbourhood.

Why we care:

Are long term family friends with the couple of 1 Sunrise Lane.

They let us borrow the snow on their backyard for snowmen and sled ramps,

We take in each other's mail when on holiday, and when my mum broke her foot this summer, they knew she would try tackle the firewood herself and came to help her stack it.

Our family have bonded with the couple on the uphill side of Sunset Lane over our love for dogs and have the occasional wine.

We catch up with another couple up the Hensman Road regularly over summer for BBQs and cocktails.

Our neighbours over the fence trade plant advice for cuttings and rescuing me when I got locked outside.

We have a special fragmentation of what we advertise the essence of Queenstown is: A social culture, or family and friends, a surviving community looking out for each other.

3) Impact Slide

Before I go further, I would like to disclose our comprehension of the policy docs.

I have not read the whole PC documentation.

Let alone fully comprehend the proposed UI legislation.

We are lay people who work full time, Judith has two jobs, works 6 days a week.

We have interpreted the proposed Change impact to be:

Potential for the properties in front of us to go up to 12m in height, resulting in a huge loss of view.

Property borders nearing closer to edge of the sections.

Our homes were designed and built for views and not on the off chance that neighbouring properties would be level with them.

Result in a Huge loss of privacy, with the possibility for neighbouring properties being level to looking straight into bedrooms/bathrooms.

In Chapter 8 the Medium Density Chapter Policy: .2.3.2 of the proposed change has text referencing the following:

Ch 8 .2.3.2 “Developments provide high quality living environments”.

“Activated streets, public open spaces”

“High level of amenity that meets the day-to-day needs of occupants”

Intent: Reference a focus to prioritize green spaces and minimizing negative impact on SW network i.e. raingardens etc.

However, Reality is: Higher density housing, more people present, result in the loss of greenspaces for more impermeable surfaces (Roofs, and Driveways).

Noting there are no playgrounds near our suburb, and not aware of any plans to implement them in our area anytime soon that has been disclosed to the public.

We need clarity prior to consent change on how these vital community amenities are going to be provided, especially in a retrospective situation.

Would increase the strain on electrical, and 3 waters networks (Drinking, Waste, and Stormwater).

So yes, Cookie cutter houses would affect our view, stealing our scenery, but would also significantly affect the lifestyle of our community.

4) Infrastructure, Transportation, and Safety.

The council may be more concerned with this next point: Infrastructure and Safety.

As Queenstown population ramps up, and there is less space in town, more people will start using bussing transportation, which is great as I am a huge fan of public transportation!

But reality in Queenstown: People drive to the bus!

Limited parking in Frankton. Park on Hensman Road, the bus into town.

Photo shows, already struggling with carpark spaces with the current residential population.

The Chapter / Policy I reference earlier, Ch 8 .2.3.2 references policy

“not visually or spatially dominating street edges with garaging, parking or access ways”.

Not sure how that will be achieved if we are already struggling,

Have the commissioners taken a visit to Hanley’s farm at 7pm on a weeknight? Its both Visually and Spatially a navigational and access nightmare.

With the added context that Sunrise lane and Hensman Road are steep and shaded hills. That means Black Ice, salt chemical agent use increased, and still grit road.

See Stuff article from a few months ago.

Reality: More people = More cars= more traffic = slower commute = more frustration = Increased risk to safety! I don’t thing there are enough mitigations possible to propose this level of change in a safe way.

5) Private Lane, One way traffic, struggles with current population

Private Lane means property owners are responsible for cost of the upkeep of road.

We want some answers from Council on how they have the right to increase dwellings at the financial cost of the residents?

Pictures show, we already struggling to keep up with current population demands, even despite vacant holiday homes and short-term accommodation properties meaning lower physical presence and impact on facilities.

This private Lane has no pedestrian access. Increasing population density in this area would be discriminative to disabled and exacerbate an already existent health and safety risk.

Leaks and Potholes.

Once way street, already have concern on the traffic with the existing population.

We worry about Service vehicles access:

Would not want to be at the bottom of the lane on bin day and need an ambulance or fire engine.

Wish I could back this up with ACC stats as evidence, only have qualitative data from our historic family and friends' experiences. Many slips, trips, and falls both summer and winter due to uneven, and poorly maintained infrastructure

6) Addressing the Problem?

Urban Intensification = Growth in Queenstown.

Central government have given direction that this needs to happen. While they need to be a blanket roll out approach...

Local Government have the unique power = to tailor our approach to this direction into an effective method that fit our community.

We do acknowledge that growth is needed, and people need to live somewhere. In general terms we accept the need for low-Density specifications that allow properties over 600m squared to subdivide, with two dwellings on a 300m squared section up to maximum height of 8m. However, we also want it noted that the properties on Lower Sunrise are on average over quite large, and some could have already been able to put in an application to subdivide yet have not.

Given the proposed changes we are sceptical that these would result in an actual solution to the problem = more homes for people.

Reality: In our neighbourhood, it's not likely to build more homes for residents, but bigger mansions for holiday homes, in effect actually exacerbating the problem.

Result in, Additional New Problem: Gentrification

On the hypothetical of the proposed Plan change did create more properties, lots of multistorey town houses.

Our neighbourhood would become a less desirable place to live, less safe, and more sardines living in each other's back yards.

Result: in long time locals uprooting and heading elsewhere, when properties go up for sale it's not a guarantee cookie cutter flats will get built, there is equal chance for more, bigger than ever holiday homes get built, adding even more pressure to a struggling housing market.

On top of this. The current residents have a great respect for each other, and not just the social but physical environment where we live. Just saying that that these hypothetical new residents may not carry the same values and respect for the environment, and community, they may not be able to face their fears of public speaking to talk to a hearing panel on wanting what's best for their community.

7) Democratic Consultation

Touch on this slide quickly.

Not Sunrise Lane specific.

Community engagement poor level of consultation.

Local Government get a bad rap for overdoing consultation.

No necessarily more, just better, more effective communication.

Landlords, and tenants should get a say.

Worked as a HA on RPS and NRP PCs, explaining to family and neighbours what a Form 5 & 6 is, S42A or 32A Report is was difficult. Navigating documents and website was difficult.

Emotional strain and genuine worried and community/ neighbourhood. Emotional strain on people's, homes and retirement plans being affected.

Lots of pressure on LG to be more effective, Not saying I have the consultation and engagement solution.

This current approach is not the answer if we claim to be a democratic society.

People who consider Queenstown home should have a say, their opinion be counted.

Not just that they want a place to live they can afford, but opportunity to voice the frustrating reality of renting a tiny home with no garage, having to store your mountain bike, skis and camping gear in the hallway next to the drying load of washing. = not feasible way to live
Urban Intensification is needed, but it's needed to be done right, working with the community not against it.

8) Our Stance:

We Oppose lower Sunrise Lane going to MD zone.

Could cause additional problems:

Gentrification, community to leave if they feel unsafe or it's no longer a nice place to live = Huge risk to the essence of QT, tourism and unique culture. Risk to boot out existing residents that have a respect for the environment and social community, people who are concerned of the impact humans have on the land we live. Potentially replaced with future residents who do not uphold these values.

Looked at the S32A report and couldn't find the Justification / Rational on Lower Franklin Road vs Upper?

If there is no stopping this, then we would like it noted that, that 2 Sunrise Lane would like to also be included in that change to MD as this would significantly negatively affect our property value, and we may need to consider selling our family home if we no longer feel our values or safety was being represented in the area.

9) To conclude

We are lay people when it comes to Policy and Urban Planning legislation, solutions optioning, and effective consultations and Community and engagement.

However, we are the technical experts for this community, we have explained our values, and our stance on the Proposed changes.

Key word proposed, meaning not yet a given and potentially subject to change.

We have viewed today as our opportunity for consultation. Now, we will leave the legislative solutions and optioning to the professions.

We hope our presentation has helped to prompt you to ask more questions about the context of this change and Assess both the intended and unintended impacts this proposed change could have.

Thank you for your time.

Any Questions:

Have you seen the castle.

8.2.3.2 Ensure that development provides high quality living environments with the following associated built form outcomes:

- a. achieving high levels of visual interest and avoiding apparent blank or unarticulated walls or facades;
- b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;
- c. achieving a variation and modulation in building mass;
- d. use landscaped areas to provide permeable surface for stormwater disposal and to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public;
- e. providing a high level of amenity that meets the day-to-day needs of occupants; and
- f. applying recession plane, building height, setbacks and site coverage standards as the primary means of providing for access to sunlight, privacy and ensuring an acceptable level of dominance for adjoining sites, acknowledging that alternative designs enabled through the resource consent process may achieve the same or better outcomes in terms of amenity values.