

Kia ora koutou.

Introduce selves.

We each submitted back in September 2023.

The changes in the proposed variation to the proposed District Plan would have the following effect on our home at 21 Panorama Terrace (noting that our property also includes the area described as 19 Panorama Terrace on the QLDC maps – it is in fact one integrated property).

- Our property would be re-zoned from Medium Density Residential to High Density Residential
- Our neighbours downhill and to the east would continue to be zoned High Density Residential
- Our neighbours across the road would be re-zoned from Lower Density Suburban Residential to Medium Density Residential.
- Our neighbours to the west on our side of the road would be re- zoned from Lower Density Suburban Residential to High Density Residential

These represent enormous changes for us and all in our neighbourhood.

The proposed changes to maximum height and minimum distance from the boundary for both medium density and high density zones would be enormous both in physical scale and in impact.

- o medium density: currently 8m, proposed 11m and 1m
- o high density: currently 7m on sloping sites, proposed 16.5m. That is from 23 to just over 54 feet. That is a change from a 2 storey to up to a 5 storey building.

The changes for us would be from 8m max (at medium density) to 16.5m (at high density). This would also apply to the properties on our boundary.

Three aspects to our submission today:

1. Longevity and depth of our attachment to our property on Queenstown Hill.
2. Neighbourhood and community
3. Good faith obligations of local government

1. Longevity of our association with the Whakatipu area in general, and Queenstown and 21 Panorama Tce specifically

- this has been our home, at least part-time, all of our lives.
- it has been Sarah's full-time home since 1998
- For me personally, the Whakatipu has also always been part of my work patch, whether that has been in connection with education, health, community philanthropy, conservation, tourism, or consultancy services.
- our family has had a cabin, which became a crib, then eventually replaced by a house, at 21 Panorama Terrace since 1960

We'd like to show you a painting done of our place from the 1960s. At that time we were the last house on Panorama Terrace – there were no houses at all further up the hill.

The new house that is our home was built by our parents in 1975, so already 50 years old.

We'd also add that we have a document about our great-great-grandfather, Robert Wilson, being one of the Winton Hussars, was part of a very early traverse of the Devil's Staircase on horseback to join with other contingents from around Otago and Southland for drills and competitions. This was Easter 1885. 140 years ago.

So – a very long association.

We emphasise this as the context for our deep attachment to our particular spot on Queenstown Hill. It is, for us, a Pakeha version of turangawaewae.

We are not alone in this. We have neighbours who have also been in the same place for decades, indeed, like us, for generations. This brings us to our second point:

2. Neighbourhood and community

Any community in NZ has the same foundational layers of:

- i. Manawhenua
- ii. Descendants of early settlers
- iii. Long standing local residents, ie more than one generation
- iv. More recent arrivals
- v. Short-term residents eg 6 months – 3 years
- vi. Visitors

The population pyramid in Queenstown is clearly heavily weighted to the people here either short-term or passing-through, as is expected in a tourist town.

However that does not eclipse the importance of the other layers.

Community is important to us all. Individually and collectively we have a fundamental dependence on our community, whether this is neighbours at times of need, or the volunteers who provide much of the fabric of our health, social, environmental, cultural, recreational and community services.

Councils therefore have an obligation to honour and support their community and their neighbourhoods.

This is supported by section 9.2.3.2 of the Proposed District Plan, which specifies: 'ensuring the amenity values of neighbours are adequately maintained.' Elsewhere is the stated proviso 'that adverse effects on residential amenity values of nearby residents are avoided, remedied or mitigated.' The provided definition of amenity values is 'those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.'

There can be no possible interpretation of the proposed changes for our property or neighbourhood other than that they would have huge adverse impacts on us and other residents, including on all dimensions of amenity values.

The Council's obligation to protect and support their community and their neighbourhoods brings us to our third point:

3. Good faith obligations

It seems to us to be a breach of good faith towards its own residents and ratepayers, for the QLDC to propose such significant changes for long-standing neighbourhoods. The proposed zoning changes, and especially changes to limits on heights and distances, would inevitably have an enormous impact on us and our neighbours. We anticipate that they would render our property essentially unliveable for us. All for no compelling reason.

Families in our neighbourhood have made significant contributions to Queenstown's development and prosperity over the decades. We urge the council to recognise and respect this through the simple mechanism of retaining existing zoning and related restrictions. The effective disestablishment of long-standing neighbourhoods is the absolute opposite of what Councils should do.

The past 23 months have had the Sword of Damocles over us, and all others whose homes and quality of life may be hugely negatively impacted by the proposed changes.

As we have said in our written submission, our home in Panorama Terrace has much-loved privacy, views, sunlight, from both our house and our garden. You are welcome to visit.

To recap what we are seeking:

- We want the existing zoning on our long established Queenstown Hill neighbourhood to remain unchanged.
- We want the current height, distance and density rules of the zones to remain unchanged for existing neighbourhoods

IF QLDC wants more high density high rise zones, these should be established in new developments, and new subdivisions where there are not existing neighbourhoods. Those who choose to live there would make their choice in full knowledge of the rules.

Retro-fitting new rules to existing neighbourhoods constitutes, in our view, a form of social vandalism, a breach of good faith and fundamentally unethical.

Thank you for considering our written submissions and for listening to us today.

I'd like to finish with a metaphor which mixes ancient Greek legend with classic Australian filmmaking :
The Sword of Damocles hangs over the Kerrigans' Castle.

