

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 10:55:52 AM
Last Modified: Wednesday, March 13, 2019 11:13:24 AM
Time Spent: 00:17:32
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Juanita Jones

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

More housing is needed desperately, however main concern is number of dwellings proposed to be built in the SHA as cause traffic congestion.

We need Direct Buses to this area, to avoid traffic issues that Shotover & Lake Hayes experience.
Can a Ferry Service from Jack's Point be added as another alternative to transport.

The layout out dwelling placement in both Concept Plans have the issue of cramming too many houses alongside each other, could feel cramped.

The design / overall colour scheme of the houses looks good but not a fan of the bright coloured or black coloured doors...could they not be varied shades of slate, blue, grey, earth tones rather than bight orange, yellow & black?

Can there be assurance lots of trees will be planted in the reserves to help reduce noise from SH6 and provide windbreak in this area while development is taking place?

Love the fact there will be space allocated for corner stores, as having local amenities saves additional travel into town/Frankton.

Concerned of the price tag to purchase the properties if over \$650,000+ as it could be a stretch for the first home buyer to pay, resulting in investors buying instead.

Coneburn Proposed Special Housing Area

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I
understand

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 12:25:54 PM
Last Modified: Wednesday, March 13, 2019 12:28:15 PM
Time Spent: 00:02:21
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Jeremy Payze

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

An obvious location for further residential development as proposed

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 10:56:52 AM
Last Modified: Wednesday, March 13, 2019 12:49:37 PM
Time Spent: 01:52:45
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Charlotte Evans

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I support this application if the sections as going to be affordable i.e. under \$300,000 for the sections that are less than 500m2 and the sections under 399m2 should be under \$200,000 as currently there is no affordable sections available in the Queenstown area available to purchase for first time home buyers. As SHA were developed to help enable create supply and if there is supply I believe there should be affordable homes.

The cheapest available section is currently \$385,000 for a 345m2 section in Jacks Point on Real Estate website (there is 2 large sections available for under \$300,000 in Queenstown however the sections are extremely steep and the agent has advised they will be challenging to build on so I don't believe they are comparable).

If the section was \$300,000 and the house costs \$350,000 to build based on 120m2 house costing \$2,900 per square meter this would be at the maximum Kiwi Saver House price cap for new properties to be eligible for the home start grant of \$10,000 each this would be great for us and other young families. If the price is above this I don't believe the requirements of affordability would be meet and therefore is this just another development for investment properties with rentals and airbnb properties. Also if the house is around the \$650,000 people would be able to afford these without the need to additional flatmates, therefore less car parking requirements would be needed and less traffic movements.

My partner and I are currently renting a property in Lake Hayes Estate which is \$890 a week for 4 bedroom home therefore we have to have flatmates to cover the costs and there is always the uncertainty on if the rent will increase, if our lease will be renewed. Due to the current population forecasts and the amount of houses required, we can see the pressure on the rental market increasing further and making prices more expenses. Therefore we want to get out of the rental market and be able to purchase and build our own house, in the next couple of years. I have been living in the district for 7 years and my partner grew up here, we don't want to leave as this is our home, our friends live here and we both have excellent jobs. However if we can't find a section we are going to have to consider our options, we also are not interested in commuting from other areas i.e. Kingston due to the costs in petrol, time lost so we would have to leave the district which we don't want to do due to our jobs.

Coneburn Proposed Special Housing Area

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I
understand

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 2:17:07 PM
Last Modified: Wednesday, March 13, 2019 2:45:54 PM
Time Spent: 00:28:46
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Margaret Wartime

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I oppose this new development.

Entry level housing should not be visible from the state highway or tourism destination that is the Remarkables Ski Field. I don't believe there is currently enough infrastructure to cope with the growing population at Henleys Farm and Jacks Point and believe that this will devalue all the existing product within this Jack's Point Zone. This special housing area sets a precedent for other developers.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 3:05:48 PM
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Time Spent: 00:06:59
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Simon Williams

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

We need to press pause. Our infrastructure cannot cope with more residential areas such as this. This isn't about providing low cost housing, this is about the developer making money. Please decline this application and all future ones until a time when the overall community feel is that our infrastructure is coping. It's painfully obvious that community doesn't want more housing like this, increased air traffic, or even more large high class hotels. We want investment into what we have and our infrastructure bringing up to scratch to cope with numbers of residents and visitors currently here. No more expansion

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 3:08:23 PM
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Time Spent: 00:04:30
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Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Cher Knights

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Whilst I don't have any issue with the specifics of the proposal, I strongly believe that the transportation and roading issues within the Wakatipu basin need to be addressed before ANY new developments are considered. Adding more vehicles to already congested roadways is unacceptable to most Queenstown residents.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 2:46:47 PM
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Time Spent: 00:30:17
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Ian Moore

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I have two fundamental objections to the proposal.

1. The SHA legislation is meant to provide affordable housing, but without definitive controls on the purchase and use of the properties, this simply doesn't work in Queenstown. Small houses do not mean cheap houses, especially in desirable locations. Even if the developer sells the properties relatively cheaply, their value will rapidly adjust to fit the market. I see no good reason why this proposal should even be considered for SHA approval.

2. The area is currently zoned OSL (open space land) for the very good reason that the attractiveness and logistics (e.g. transport) in this area depends on having significant areas of open spaces amongst relatively small communities. Zoning and the desire to maintain Queenstown as a high quality area for tourists and locals alike seems to be of secondary importance compared to the desire to satisfy whatever housing demands come along. Queenstown is being steadily ruined by inappropriate developments that don't adequately consider the landscape or infrastructure. There will always be demand for affordable housing in desirable locations. Simply providing more and more housing ultimately will result in the location's becoming undesirable, not in satisfying demand. The backlash over the airport's proposed expansion should be a strong indicator to council about how people feel about continued rapid development. The council needs to put the brakes on property development now, before it gets even more out of hand than it already is, and to start to focus on restoring some of the quality that the area has lost over the last decade.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 4:09:29 PM
Last Modified: Wednesday, March 13, 2019 4:13:46 PM
Time Spent: 00:04:16
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Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Stephen Hanrahan

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

This town needs the infrastructure to support the housing that is going on, but I believe this council has made huge strides forward than any previous council. I trust that you have the systems in place to keep this SHA from being abused by developers and house flippers as Shotover Country lost its way very quickly.

I'm in favour of this proposal!

Steve Hanrahan

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 4:24:08 PM
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Time Spent: 00:04:42
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Tom Aveling

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I am opposed to this development. As a resident of Jack Point for over 6 years I have huge concerns over this rapid development. It all screams greed from developers and doesn't seem to focus on the local infrastructure. The roads are struggling with the population as it is. The beauty that drives tourists to the town will be lost. It's sad times for the area.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 6:45:14 PM
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Time Spent: 00:16:14
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Jimmy Carling

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I wish to oppose the Coneburn Special housing area.

At present existing SHA's have failed to improve affordability of property, whilst favouring developers and compromising our rural heritage.

SHA's in themselves create such an immediate explosion of work that local tradesmen are unable to keep pace, resulting in a migration of tradesmen from out of town into the basin. This increases the population quickly and adds to the housing issues as these tradesmen look for somewhere to live. The shortage continues and demand becomes stronger than ever,

As the district booms with tradesmen, trades vehicles, haulage firms and contractors all require the use of the roads for the transport of materials and services. A single house can easily see a dozen trades vehicles servicing it at any one time. There has been minimal improvement to our road network resulting in unprecedented congestion directly resultant from the building "boom"

Until such a time that our present issues are addressed with changes to roading and infrastructure we need to refrain from high density development, particularly in this area - Hanley Farm is still only its infancy.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 3:41:14 AM
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IP Address: ██████████

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Hannah Clowes

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

1. I do not support utilising an area of land designated for 'Open Space Landscape Protection' for medium density residential living. This land was included within the Jacks Point Resort Zone (JPRZ) Structure Plan, and designated as a protection area, in order to safeguard the high rural and visual amenity values of the land between Frankton and the JPRZ. This protection area, combined with substantial setbacks, mounding, and landscaping, has meant that the development of Jacks Point and Hanley Farm has integrated well into the landscape, and occurred without significant adverse impact on the amenity of the Coneburn Valley, and views of neighbouring Outstanding Natural Landscapes, (including the Remarkables Mountain Range and Peninsula Hill). This outcome is a direct result of these developments not being highly visible from Kingston Road/State Highway 6. The Council, and it's planners, should be proud of this outcome and the work that went into it. In contrast, should the Council approve development within a landscape protection area, it would undo all of the work that went into securing a quality planning outcome for development of the JPRZ, as well as undermining the planning process and intended long-term planning outcomes for the JPRZ.

2. I consider the land between Frankton and the JPRZ to have some of the highest rural amenity values in Queenstown. When traveling south along Kingston Road/State Highway 6, from approximately the Remarkables ski area access road to the edge of the JPRZ, views to the south are stunning. This vista, which incorporates long range views of the Remarkables Mountain Range, Peninsula Hill, Cecil Peak, the Bayonet Peaks, and Mt Dick, is highly complemented by a foreground of open space largely devoid of built form, and with a strong rural character that includes linear tree planting, hay bale placement, linear fenced paddocks, grazing animals, and growing crops, as evidence of a working farm and productive land. The proposed Coneburn Special Housing Area would significantly degrade the established rural character of this land as a whole, replacing a largely natural vista that has high rural and amenity amenity values, with a highly visible urban development unable to be effectively integrated into the surrounding landscape.

3. I consider that the contribution of the subject land to the landscape character and amenity values described above in point 2, combined with its flat topography, location adjacent to a State Highway, and significantly, an absence of landform and vegetation to mitigate views of development, results in this land being highly sensitive to change and particularly unsuited to absorbing

Coneburn Proposed Special Housing Area

mitigate views of development, results in this land being highly sensitive to change and particularly unsuited to absorbing development. Whilst the SHA proposal purports to be a logical extension of development within the JPRZ, includes an unfounded assumption that all of the land between Frankton and the JPRZ will ultimately be developed for residential use, and deems development of the site as appropriate because it is included within the yet to be finalised urban growth boundary, it is important to note the following key point:

- the subject land is shown within the urban growth boundary because it comprises land within the JPRZ. However, the subject land was included with the JPRZ because its designation as an Open Space Landscape Protection area was deemed integral to the development of the JPRZ (Hanley Farm).

Therefore, whilst development of the subject land may appear as a logical extension of the JPRZ when drawing lines on a map, it would, in contrast to the well integrated and effectively absorbed development of the Jacks Point and Hanley Farm subdivisions, appear as an area of highly visible development surrounded by large rural landholdings, which is unable to be effectively integrated into its surroundings due to a lack of opportunity to mitigate its visibility. The proposed SHA would therefore not read as a coherent or logical pattern of development, but rather, constitutes urban sprawl, and would likely set a precedent for development of the remainder of the Coneburn Valley, thus removing an important green belt and area of separation for the two distinct areas of Frankton and the JPRZ.

4. The proposal does not provide information on cumulative traffic impacts of the development on Kingston Road/State Highway 6 with the Jacks Point subdivision (yet to be fully developed), the Hanley Farm subdivision (development in its infancy), the approximately 900 houses proposed in Kingston, or the substantial background growth forecast for the Queenstown area as a whole. As a community, we can learn lessons from the significant traffic congestion currently being experienced along Ladies Mile/Shotover Bridge (noting that Kingston Road/State Highway 6 is another geographically constrained road and the only entrance into Queenstown from the South), and pause as necessary to see whether required transport mode shifts and infrastructure enhancements are actually effective (and to what extent) in reducing traffic congestion. This can and should be done before replicating the same factors that have resulted in the Ladies Mile/Shotover Bridge traffic congestion.

5. The inclusion of a roundabout at the entrance to the proposed development is inconsistent with the existing State Highway treatment for the Hanley Farm and Jacks Point subdivisions, and will likely result in the need to reduce the speed limit along the State Highway to 80km/ph, negatively impacting upon existing journey times.

6. With the exception of an assumed 10% of lots being available to the Queenstown Lakes District Housing Trust, the proposal does not demonstrate viable methods to deliver affordable housing for the remaining 90% of the development e.g. in the form of any covenants (or similar restrictions) imposed on sections, methods to reduce property speculation of vacant sections, and methods to retain affordability in the medium to long term. Additionally, the proposal does not demonstrate, nor guarantee, that any resource consent would be implemented in a timely manner, such that development might assist in addressing the District's current housing affordability issue.

7. Whilst the proposal includes a letter of support, in principle, from the Queenstown Trails Trust for a desired trail link from the JPRZ to Frankton, there is no evidence that a link across the rural properties to the south and north of the site is feasible (it is understood the Queenstown Trails Trust has not been successful in negotiating rights of access across the aforementioned rural land holdings). Thus, this development should not be considered as a guarantee that this trail will be implemented.

8. The proposal does not adhere to the residential design criteria of the Housing Accords and Special Housing Areas Act, largely because the proposal is a Greenfield site surrounded by farm land, does not provide compact housing (an average lot size of approximately 500sqm), is not located in close proximity to a centre (a ten minute drive from Frankton shopping area), is not located near public transport routes and pedestrian and cycle routes (no dedicated pedestrian or cycle routes are in place, or approved for future development, and an infrequent bus service currently operates to Jacks Point, which is significantly under utilised, in part, because of a lack of efficiency of this service).

In summary, I ask the Council not to support this proposal on the basis that the subject site is sensitive land unable to absorb development without significant adverse effect, and as the proposal is unlikely to have a significant positive impact on housing affordability. I believe all future growth in Queenstown now needs to be managed with one leading question - "how will this development benefit Queenstown as a whole?" In this case, the benefit of approximately 50 lots being provided to the Queenstown Housing Trust needs to be weighed against the permanent loss of a large area of high rural and visual amenity value, and increased

Coneburn Proposed Special Housing Area

traffic and congestion at a time when our infrastructure is severely behind following a period of unsustainable growth rates.

Thank you for the opportunity to comment on this proposal. It is important, and appropriate, that the community has been given this opportunity.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I
understand

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 6:50:47 PM
Last Modified: Wednesday, March 13, 2019 8:15:28 PM
Time Spent: 01:24:41
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Nadia Lisitsina

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I oppose the Coneburn Special Housing Area for several reasons:

Firstly, there is already new development going on in this location - Hanley's Farm to the north of Jack's Point and Homestead Bay to the south. These new developments will provide ample opportunity for housing and are still in their very early stages with more sections to be made available. The number of new sections available within these approved developments is considerable. What is the reasoning behind adding another 600 to the already approved 2000+? If there is no specific research or evidence suggesting that Coneburn SHA is absolutely necessary, I question why it is needed at all, especially as a fast-tracked development. Why does it need to be approved as an SHA (and fast-tracked) as opposed to simply being evaluated through the Resource Consent process. Secondly, infrastructure is a major concern; especially with SH6 and the Kawarau Bridge being the only access route into Frankton and Queenstown. With Kingston set to increase its number of houses in the next several years along with Hanley's Farm, Homestead Bay, and potentially Coneburn SHA it is not hard to imagine what would happen to the amount of traffic on SH6. Moreover, taking into account the Remarkables ski field which also depends solely on SH6 and the Kawarau Bridge for access, the amount of additional traffic and the repercussions of this for the area are worrisome.

Lastly, I question the effectiveness of SHAs as a whole. The initial intent of this process was to provide affordable housing where it was needed as quickly as possible. I agree with Housing and Urban Development Minister, Phil Twyford, who recently said that SHAs have "failed to make housing more affordable". I believe that fast-tracking developments such as Coneburn SHA will continue to fail to make housing affordable. This begs the question: if SHAs have repeatedly shown that they fail to address the sole purpose they were created for, why would another one need to be approved? In light of the fact that the Government has stated it will not extend the SHA legislation past September, I urge the Council to vote against more SHAs for the Lakes District.

Coneburn Proposed Special Housing Area

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#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 10:46:26 PM
Last Modified: Wednesday, March 13, 2019 10:48:29 PM
Time Spent: 00:02:03
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Sayeem

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Council should approve as Queenstown needs housing asap for the locals or for the foreigners (migrants) , due to excessive amount of rental

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 11:24:13 PM
Last Modified: Wednesday, March 13, 2019 11:26:07 PM
Time Spent: 00:01:54
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Rodger hedley

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Stop overdeveloping this pristine area with tacky housing , enough to the overdeveloping !!

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 7:44:30 AM
Last Modified: Thursday, March 14, 2019 7:51:01 AM
Time Spent: 00:06:31
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Benjamin Rotto

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Further housing supply without the appropriate infrastructure in place is a mistake. The Wakatipu Basin is at breaking point and ever more demand on services and infrastructure can stretch it too far. More SHA's have not eased house prices - they have just created an overcrowding problem.

Any further development should be delayed until the area is caught up with infrastructure and the local council has secured a funding mechanism to provide more.

The development of this area will further undermine the beauty of the landscape underneath the remarkables and create urban sprawl underneath one of the most 'remarkable' views in New Zealand.

Do not approve this SHA.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 8:42:12 AM
Last Modified: Thursday, March 14, 2019 8:44:39 AM
Time Spent: 00:02:26
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Michael bartrop

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I am totally opposed to a statehouse (affordable housing area) near Hanley farm - end of story.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 9:22:59 AM
Last Modified: Thursday, March 14, 2019 9:35:38 AM
Time Spent: 00:12:39
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Elliot Olsen

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I absolutely and full heartedly support the development of housing projects in the queenstown district. This special housing area at coneburn is absolutely needed and should be encouraged in any and all ways by the members of the Queenstown district council. I know multiple people that wish to move to the Queenstown area but finding suitable housing down there is simply impossible. There is nowhere available for rent, and almost as little choice for purchasing. I would even encourage allowing multi storey developments to be built in this SHA.

I hope you realise that over the next 20-30 years, Queenstown will continue to be one of NZs most popular and rapidly expanding cities. This SHA is only 15 minutes from central queenstown, the perfect location to have medium-high density housing!

Thank you.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 9:36:04 AM
Last Modified: Thursday, March 14, 2019 9:52:33 AM
Time Spent: 00:16:29
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An organisation**

Page 2: Personal Details

Q2 Name of organisation
Construction Solution Products Ltd

Page 3: Personal Details

Q3 Full name
Andrew Olsen

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Fantastic development opportunity for local businesses here, this sized development should lead to greater regional development, just what Queenstown needs!

I read through the stormwater and flood report, and the water servicing report, and seriously think the council should look into and encourage stormwater retention for this development.

Installing a suitably sized water retention system in each new household could reduce the freshwater supply needs of the entire development by half, and significantly increase the life of the stormwater network.

By forcing the new developments to install water retention tanks, the houses will be capturing their own water supply for use in toilets, washing machines, and any outdoor taps which together make up about half of a households water use.

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#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 2:34:28 PM
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IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Allan Huntington

Page 4: Feedback

Coneburn Proposed Special Housing Area

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

In light of the QLDC population and residential housing projections all rural land being proposed for subdivision including the Coneburn SHA needs reconsideration .

The QLDC projections indicate 4600 additional residential units are required over the 2018 -2028 ten year period. QLDC has indicated that most of this housing will be located on rural land. ie approximately 8 number Coneburn subdivisions will be required to accommodate this growth in the next 10 years with a further similar number for growth in the 2028-2048 period. That is 16 number in total and a very large portion of our rural land used for low density rural subdivision.

Rural land in the Wakatipu Basin is precious and finite and if is to be used for housing subdivision we need to make the best utility of the finite resource or the outcome will be a ribbon subdivision along an arterial corridor stretching from Jacks Pt to Gibbston valley.

The density of proposed subdivisions need to be increased substantially.

Coneburn provides 600/48ha = 12.5 residences per hectare and this needs to be increased

I note that with Coneburn SHA 85% of the proposed lots are 400m2 in size or larger, with 15% on smaller lots.

Coneburn SHA is effectively a low density residential sprawl across a rural landscape.

Rural land is precious and finite, the district requires substantial land for future housing growth and low density suburban housing subdivision of rural land is no longer suitable or sustainable.

Coneburn SHA needs to at least double the number of residential units by incorporating a large portion of high and medium density development into the subdivision.

Allan Huntington

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I understand

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 14, 2019 6:19:17 PM
Last Modified: Thursday, March 14, 2019 6:30:33 PM
Time Spent: 00:11:16
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Debra Loewe

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

My concern is the infasture, Queenstown is not coping with the existing traffic as it is, take Lake Hayes and Shotover Country for example the traffic is a major concern. We already have Jacks Point and Hanley Farm on this main road and these two places are not at capacity yet and then add another along this road with 600 sections, plus tourist traffic, it's just too much. Unless you find another way to access the town Centre and Frankton this road will just end up another pressure point with traffic coming to a standstill. I am not in favor.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 16, 2019 12:14:50 PM
Last Modified: Saturday, March 16, 2019 12:24:31 PM
Time Spent: 00:09:40
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

bev nicholson

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

It is terrifying to think of the traffic issues council seems determined to lumber its existing residents with.
There will be with Kingston development jacks point hanleys farm literally thousands more cars trying to get to work all meeting at frankton..
You have Know realistic plans for traffic.
Cart before the horse all the time makes you wonder whoms benefitting from all this overcrowding certainly not residents or tourists.
Bev Nicholson

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 18, 2019 5:57:35 PM
Last Modified: Monday, March 18, 2019 6:11:39 PM
Time Spent: 00:14:04
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Tamiko Whitlock

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

Housing 'yes' however as shotover country has shown there has been a lax approach to the rules around the visual effects of such large developments on the landscape. Jacks Point is a great example of a housing development done well however this model is unsustainable and inevitably causes a divide between have and have nots. Limit the choices of cladding/roof and stick to it! Point of this submission is, as an outsider looking in, to ask council be extremely careful with the overall effect on the landscape as it can't be undone. Think big picture not development by development - what do you want the overall place to look like? It can look shanty or it can be great - forward planning is instrumental.

Also, there is a desperate need for industrial areas so business can operate more effectively and support the town. Without proper infrastructure the area will further deteriorate. South of Jacks Point for more industrial (not retail!) is a great location as it's out of the way but close enough - supply needs to increase as business is forced out of the area leaving locals with higher living costs through less competition.

The level of growth of the area can either be stemmed or increased to meet demand BUT this must be met with proper infrastructure that can cope with the demand.

Just think like a bigger city not a small town.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 19, 2019 7:09:16 AM
Last Modified: Tuesday, March 19, 2019 7:16:38 AM
Time Spent: 00:07:21
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Simon Chisnall

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I am not completely opposed to the proposal however my main concerns would be the following :

- This land is not capable of integrating development into the landscape in the way that has been achieved for Jacks Point and Hanley Farm (not highly visible from the State highway).
- A roundabout on SH6 would seriously slow the traffic on the road and in my view is unnecessary given the size of the development.
- Another subdivision with very small sections will make it difficult to produce a vibrant and desirable sub division.

I would also like to note that if the subdivision goes ahead I would be very much in favour of QT trails submission for a trail easement. Hanley and Jacks point will have a large population soon and we need alternatives to car transport.

Thanks
Simon Chisnall

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 21, 2019 11:20:22 AM
Last Modified: Thursday, March 21, 2019 11:51:49 AM
Time Spent: 00:31:27
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Stephen Skelton

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I do not support or oppose the proposal. I have concern with regard to the following matters.

The Jacks Point Structure Plan was undertaken with great care and detailed analysis and it identified the site as being best utilised as an Open Space Landscape Activity area. The proposal is contrary to this adopted structure plan.

The proposed layout does not respect the contours of the site, especially the western portions of the proposal. I consider all development should be kept off the slopes of and near the ONL and kept east of the lowest blue contour (380masl?) shown on the Indicative masterplan.

The proposal needs tighter landscape and building design controls which will render it sympathetic to the landscape's natural and rural character.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 28, 2019 9:41:19 PM
Last Modified: Thursday, March 28, 2019 9:42:20 PM
Time Spent: 00:01:00
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Brandon Purdue

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I attended the QLDC meeting on 7 March that decided to postpone the decision of the Laurel Hills SHA. That meeting was promising in that our council used pragmatic judgement to recognise that we need to reconsider the impact of further housing development within Queenstown.

I implore the council to limit any further high growth housing development in Queenstown until infrastructure has caught up and the master plan is endorsed by the community.

The proposed coneburn SHA will not improve the affordability of houses in Queenstown and they certainly fail to meet the transport criteria. The proposed coneburn SHA should be declined based on affordability and transport, let alone the significant environmental impact to the landscape.

We appreciate that our councillors want to facilitate affordable housing within our community but the proposed coneburn SHA will not actually provide affordable houses. The 'affordable' houses are only the 10% provided to the community trust and they are still not actually 'affordable', they are just 'less expensive'. Why doesn't the council squeeze the developers for more houses for the community trust? The developers are only providing the minimum, why not squeeze them for 15% or 20%? Squeeze the developers profit in order to provide value for the community!

Some councillors think we need to develop houses at the soonest to put roofs over people's heads however there is no need to rush.

Hanley's Farm is progressing which will provide a significant pool of new houses for Queenstown in due course. Why not wait and determine the need for more houses once Hanley's Farm is complete?

While I commend the valuable work of the QL housing community trust, we don't have homeless employees in QT.

Yes, there's overcrowding but there's always going to be overcrowding in QT, people want to live here.

Yes, people are commuting but that's the way things work.

Coneburn Proposed Special Housing Area

Yes, people are commuting but that's the way things work.

Yes, houses are expensive, but houses will always be expensive as QT is a desirable place to live.

Yes, some people are renting and would love to own a house but we're living in 'generation rent'. If rents are too high, employers need to be paying a living wage if they want to keep good staff.

We have some great councillors that are making pragmatic and balanced decisions. However, some councillors have the viewpoint that it's acceptable for things to get worse before they get better. At last month's meeting, some councillors showed support for the Laurel Hills SHA with the viewpoint that approving the subdivision will force the NZTA to improve transport solutions and force residents to change their transport habits. That's not a reasonable way to make a decision.

The further development of Queenstown needs to be reviewed based on the present situation. The council needs to be wise enough to see that plans need to change when the situation changes.

Furthermore, the council should also recognise that the retail development of Queenstown (i.e. Queenstown Central in Frankton) is also significantly exacerbating the infrastructure and congestion problems of our small town. More retail stores bring more employees to town that need more houses!!!

We don't need significant retail development such as Kmart, customers could buy all these products on line while the development of a local Kmart store just adds another eyesore of a building in our landscape and brings more employees to town that need more houses!

The council should be asking who benefits from the further development of Queenstown? The community certainly doesn't benefit, only the property developers that line their pockets with profit!

The further development of Queenstown is significantly impacting on the community in that we are now living in a congested town which is losing its natural beauty. We are now surrounded by houses and retail which are impacting on our once beautiful landscapes.

Now is the time to ensure the council 'pushes pause'. 'Push pause' on significant retail development, 'push pause' on housing development and 'push play' on infrastructure that can support a growing community.

The development of Queenstown reminds me of the Lorax. In the Lorax, the environment is destroyed through over development for profit. The same is happening to Queenstown. Property developers are making a profit and the community is suffering. I implore the council to 'push pause', let the infrastructure catch up and ensure there is community support for any further development.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I
understand

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 08, 2019 8:35:16 PM
Last Modified: Monday, April 08, 2019 8:39:57 PM
Time Spent: 00:04:41
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Sara Roy

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I do not support housing in this area unless there is a very wide corridor between the road and the houses so that the rural feel is not lost. It would seem to me quite incredible that Jack's Point and Hanley Farm developments have to be virtually hidden from SH6 but a sea of houses is possible just down the road. I also do not support a development in this area that does not contain good alternative transport including biking and walking trails as well as public transport. The roads - particularly once you get to Frankton are already totally clogged and more housing is going to make that a whole lot worse and there is currently no good connection to the trail network (the track along the lakeside is far to long and technical for most commuters to use).

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 09, 2019 2:35:10 PM
Last Modified: Tuesday, April 09, 2019 2:42:48 PM
Time Spent: 00:07:37
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Stuart Victor

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I strongly oppose and object to the development of this SHA for the following reasons:

600 residential lots could equal 2400 vehicles (4 per home). This volume of traffic on SH6 would cripple the road and impact of residents' quality of life. With this much traffic we would experience traffic jams at the Frankton Roundabout, the Airport Roundabout and will also inhibit people entering SH6 from Kelvin Heights. I believe that NZTA could not allow a development of this size to go ahead due to this. The QLDC cannot expect people to ride bikes to work this far from town - especially in the winter. Also, many people have to use cars for work purposes, as well as grocery shopping. The bus is not suitable for this.

As stated in the following article, the Government has confirmed it will not extend the Housing Accords and Special Housing Areas Act beyond September of 2019 because houses ended up being more expensive inside the areas than outside them:

<https://www.stuff.co.nz/national/politics/111223329/government-will-not-extend-special-housing-areas-law-beyond-september>

This is an area of outstanding natural beauty that should be protected for future generations and future visitors. If we continue to cover our beautiful landscape with housing/buildings, then Queenstown will lose its appeal as a quiet, beautiful town. Queenstown needs to retain itself as the jewel in the crown of New Zealand.

It would be reckless for the QLDC to allow this SHA to go ahead.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 11, 2019 11:44:57 AM
Last Modified: Thursday, April 11, 2019 11:52:47 AM
Time Spent: 00:07:50
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An organisation**

Page 2: Personal Details

Q2 Name of organisation

Aukaha

Page 3: Personal Details

Q3 Full name

Cassino Doyle

Page 4: Feedback

Coneburn Proposed Special Housing Area

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

11 April 2019

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Attention: Werner Murray

Proposal

Kā Rūnaka has been contacted for comment regarding an expression of interest for nomination of a Special Housing Area in the following location:

Proposed Special Housing Area – Coneburn Valley, South of Frankton, Queenstown

Situation

Aukaha writes this brief on behalf of Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou, two of the Kaitiaki Rūnaka whose takiwā includes the site the proposal relates to.

Decision

Rūnaka representatives have assessed the proposal. Rūnaka oppose a development of this nature in the current location.

The basis for this opposition is due the following:

- Approval will provide for encroachment of urban development into land allocated for the benefit of the general public as an area of visual, cultural, educational, or recreational amenity values.
- The proposal will result in loss of large areas of potentially productive soils.
- The proposal is likely to lead to urban development of the whole western side of the valley floor.
- The proposal will result in the loss of rural and landscape amenity of the area.
- A proposal of this nature should be required to follow the existing frameworks of the Resource Management Act 1991.

This reply is specific to the above proposal. Any changes to the proposal will require further consideration upon notification.

Nahaku noa
Na

Cassino Doyle
Resource Planner

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I understand

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 08, 2019 12:05:24 PM
Last Modified: Thursday, April 11, 2019 2:14:53 PM
Time Spent: Over a day
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An organisation**

Page 2: Personal Details

Q2 Name of organisation

Southern DHB

Page 3: Personal Details

Q3 Full name

Emily Nelson

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

PHS supports the increase in housing stock to alleviate the stress of accommodation on our residents. However given the number of SHAs that are currently proposed we wish to express concerns about the cumulative impact on existing and new communities.

In order to avoid long term legacy issues that adversely impact on vulnerable and disadvantaged groups, each SHA should be considered as an opportunity to develop local neighbourhoods. To aid this, QLDC should apply the UN Sustainable Development Goals (SDGs) to promote community cohesion and provide opportunities for healthy lifestyles, including active transport, shared outdoor spaces, and smokefree communal areas.

Some of the issues will be addressed in the Master planning process. The impact of further growth indicates that all SHAs should be on hold until the following concerns are assessed and remedied either through the Master planning process or separately.

SHA areas of concern

1. Housing Supply

While Special Housing Areas may help to address the current housing shortages we note that affordability in QLDC remains the highest in the country with the ratio of house price to income (liveability ratio) at 15, compared with Auckland at 8 (2018).

The proposed developments show increased density of housing which may help to limit the sprawl of Queenstown residential areas. However, progressing a housing development under SHA legislation should utilise accepted urban planning principles given each SHA will result in neighbourhoods of over 1800 people (eg. Coneburn up to 600 residential lots with a dwelling density of 12.5 dwellings per hectare - with an average of 3 people per house). These principles are articulated by the Ministry for the Environment

Coneburn Proposed Special Housing Area

arrangements per hectare with an average of 6 people per house). These principles are articulated by the Ministry for the Environment as the urban design protocol and by the design and sustainability guidelines outlined in the United Nations Sustainable Development Goals (SDGs).

Recommend

- Use the framework of the 7C's to make urban areas healthier environments for nature and people, which provide a variety of housing, work, and lifestyle options and are economically viable.

2. Housing Quality

The use of eco-design and climate-safe house design principles should be part of the planning for new developments so that they remain attractive and functional for the long term. PHS recommends QLDC/ developers consult <https://www.energywise.govt.nz/at-home/building>.

Recommend

- the appointment of an eco-design advisor within council to provide independent advice for climate safe housing

3. Revision of SHA applications

PHS has noted developments such as Northlake have had several revisions to the application which alter or degrades the initial approved concept. This creates a fragmented planning process and uncertainty for investors and residents. It also demonstrates a lack of integrity in the developer.

Recommend

- QLDC to encourage developers to clearly outline the full concept of a development from the outset to ensure residents and community are aware of extensions to the site
- QLDC should not accept major alterations to SHA plans once initial application is approved

4. Traffic Congestion and connectivity

Traffic assessments are included within the expressions of interest for the proposed SHA. SH6 north and southbound are already experiencing significant congestion and further developments off SH 6 will only exacerbate this. In times of emergency a single entry point will hamper evacuation of large numbers of people.

The Master Planning process must prioritise connectivity to support the wellbeing of the proposed new communities. The need for a bus lane has been identified but to be effective will require expansion of the Shotover Bridge to more than 2 lanes.

Recommend

- The Master Planning and transport process for Ladies Mile corridor/ SH6 is completed before any further development occurs and that a more detailed assessment of traffic congestion along SH6 is completed

5. Noise Pollution

This has not been considered in the SHA expression of interest. Noise is defined as “normal sounds that are harmful or unwanted”⁵ and can result in an increased risk of negative physiological or psychological health outcomes. The World Health Organisation describes environmental noise as a growing and important environmental hazard related to population growth, increasing urbanisation and expanding transportation requirements. The consequence of increasing environmental noise is degradation of residential, social and learning environments. Adverse health impacts from noise include hearing loss, cardiovascular effects sleep disturbance and effects on cognition and learning. The main sources of environmental noise are from transportation (road, air, rail), and from industry.

Recommend

- Noise pollution assessment should be provided as part of all SHA applications

6. Comprehensive assessment of 3 Waters Infrastructure

PHS supports all urban development connects to existing reticulation. This will optimise access to drinking water and ensure removal of wastewater and stormwater and prevent degradation of the immediate environment and adjacent developments. Often reports outline best case scenarios, rather than a detailed assessment of the impact from the three SHAs proposed along Ladies Mile.

Coneburn Proposed Special Housing Area

Recommend

- Comprehensive and accurate calculations and capacity assessments are undertaken to ensure the developments can connect to and processed within the existing systems.

7. Social and health services

QLDC must be clear as to the intention of approving the development – is it just provision of housing stock, or do they and the developer have the intention of building and supporting a the developing community. This would involve an integrated approach to forming self-sufficient neighbourhoods ie. light commercial activity such a store to reduce the need to drive out of the area to buy basic provisions.

Social services must also meet the needs of the population. Provision of community facilities should be made to help foster a sense of community and belonging enhance quality of life. Building social capital is important for wellbeing and to reduce adverse impacts such as poor mental health and crime.

Recommend

- Developers work with QLDC and small business to include space for services and amenities

8. Waste management

Land development is a significant contributor to environmental degradation including soil discharges into water ways and air, and solid waste. Construction waste is the largest waste stream going to landfill at Victoria Flats and will be compounded by the increasing growth in CODC. Developers need to take a waste minimisation approach.

Recommend

- A district wide strategy to manage these impacts that is part of the consenting process. This could include separation of waste streams at source and collection for reuse, recycle etc with the aim of reducing the amount to landfill.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details.

I
understand

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, April 11, 2019 2:47:05 PM
Last Modified: Thursday, April 11, 2019 3:30:12 PM
Time Spent: 00:43:07
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Bridget Goldman

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I oppose the Coneburn Development.

The reasons for my opposition are as follows:

1. The proposed site of the residential development is located within a landscape considered to be visually valuable to locals, especially existing Jack's Point, Lakeside Estate and Kingston residents to travel to and from home, along with the significant number of tourists who pass by the area. The number of tourists who stop to take photographs of the landscape in the area proposed for the development is high. The landscape value will be severely impacted if this development proceeds.
2. The development will increase the volume of traffic on the roading infrastructure, which will cause further safety concerns for cyclists that use State Highway 6A. There is currently very little room on the road shoulder for cyclists to safely ride. With more vehicles on the road, this will become more hazardous for cyclists who are trying to do the right thing by getting cars off the road in the first place.
3. Further to the above, the increase in the volume of traffic on the roading infrastructure will have flow-on effects to Frankton adding to Queenstown's traffic problems.
4. North-easterly winds tend to carry noise from Frankton down the valley where the development is proposed to be located and can be heard within the Jacks Point residential area. As a Jack's Point resident, noise from the Hanley's Farm development and sometimes activities in Frankton can be heard, especially when the winds blow from the north-east. The proposed Coneburn development and associated traffic and activities will potentially increase noise in Jacks Point on windy days and therefore further negatively impact the Jacks Point community.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 13, 2019 2:01:36 PM
Last Modified: Thursday, April 11, 2019 3:49:26 PM
Time Spent: Over a week
IP Address: [REDACTED]

Page 1: Personal Details

Q1 I am giving feedback as: **An individual**

Page 2: Personal Details

Q2 Name of organisation **Respondent skipped this question**

Page 3: Personal Details

Q3 Full name

Elliot Charles Goldman

Page 4: Feedback

Q6 Please provide your feedback on the proposed Coneburn Special Housing Area here:

I oppose the proposed Coneburn special housing area in its entirety for the following reasons:

1. The proposals are completely contrary to the objectives of areas immediately adjacent to the special housing area on Deer Park Heights that are part of an outstanding natural landscape. The proposed site of the residential development is located within a landscape considered to be visually valuable to locals, especially existing Jacks Point, Lakeside Estate and Kingston residents to travel to and from home, along with the significant number of tourists who pass by the area. The number of tourists who stop to take photographs of the landscape in the area proposed for the development is high. The landscape value will be severely impacted if this development proceeds.
2. The development will increase the volume of traffic on the road infrastructure, which will cause further safety concerns for cyclists that use State Highway 6A. There is currently very little room on the road shoulder for cyclists to safely ride. With more vehicles on the road, this will become more hazardous for cyclists who are trying to do the right thing by getting cars off the road in the first place
3. The QLDC should instead focus on putting high density and affordable housing within the built up urban areas at Queenstown and Frankton as opposed to promoting urban sprawl on very small section sizes in a rural setting.

Q7 I understand that all submissions will be treated as public information. Your name and comments will be publicly available, however we will not disclose your contact details. **I understand**