

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
Queenstown Mapping

STATEMENT OF REBUTTAL EVIDENCE OF GRANT BULLING FOR

DJ and EJ Cassels, the Bulling Family, the Bennett Family, and M Lynch (#503)

Friends of the Wakatipu Gardens and Reserves (#506)

Dated 07 July 2017

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**anderson
lloyd.**

Rebuttal Evidence

- 1 My name is Grant Bulling.
- 2 I refer to the evidence lodged for Submitter 628 (N Mahon) by Amanda Leith dated 9 June 2017.
- 3 I refer to para 33 of Ms Leith's evidence which considers the interface between the Gardens and Park Street, and the effect of High density Zoning in Park street being able to be managed through good urban design. I do not consider that this statement adequately reflects the nature of the special character of Park Street, and in particular does not consider the unique residential amenity of the area. These blocks of Park Street and surrounds are an integral part of an iconic Queenstown peninsula where visitors meander in safety at all hours enjoying the gardens, quant houses and elevated views.
- 4 The Special Character Area is largely inhabited by owner-occupying families, which Ms Leith has not taken into account in her assessment of the character of the area, and how that would be affected by an increase to High Density Zoning. As such a family property owner, I desperately want to preserve this (as one of the last remaining) special environments along with the large investment we have made in our property. To shade such an area with high rise buildings and force Southern building owners to look at toilet windows and downpipes is un-comprehensible.
- 5 In my opinion the development proposed and addressed in the evidence of Ms Leith is completely out of character for a location so close and visible from Queenstown Bay. The change to high density would spoil the views for existing home owners and vistas from the Bay. I do not consider that the 'efficiency and effectiveness' arguments espoused by Ms Leith should be the only considerations, or even the key considerations, to up-zoning this area of special character. In this respect, I do not consider that Ms Leith has fundamentally considered all relevant aspects of the Proposed District Plan higher order chapters and its strategic direction, which clearly relate to providing for quality built environments, and recognising character of individual communities.

Dated this 7th day of July 2017

Grant Bulling