

Pre-consultation Summary Report: Future Development Strategy

Introduction

1. This is a brief summary of the My Place Pre-consultations held in the Queenstown Lakes District.
2. Queenstown Lakes District Council (**QLDC**) ran a series of facilitated community workshops called 'My Place' in February and March 2019 for residents to share ideas for their towns about housing, climate change, long-term growth and land use, with planners and policy-makers from QLDC.
3. The sessions were led by a professional facilitator and lasted for 90 minutes. Tables with staff facilitators with materials to capture attendee ideas and suggestions were provided, and at the end of the evening, key themes were chosen by attendees to clearly communicate the evening's conversation.
4. This paper summarises and gives some initial analysis the conversations from the Future Development Strategy (**FDS**) table both overall, and by each location.
5. QLDC also ran an online consultation through the Bang the table platform, which asked questions of similar nature to the pre-consultation workshops.

Overall Summary

6. In total there were 664 feedback points for future development strategy across the nine locations that participated in the My Place sessions. Several overarching themes were selected for categorisation.

Makarora

7. The My Place Makarora session was held on Monday 18 February 2019 from 6.30pm - 8.00pm at the Makarora Community Centre, Rata Road.
8. The key themes identified by the end of the evening were:
 - a. Linkages to DOC Land, between houses and to houses
 - b. Maintain Character
 - c. Acknowledge some well opportunities for additional growth (mixed)

9. The 9 individual points that were raised in the consultation sessions and no responses from the online consultation 'Bang the Table' platform. The points can be listed below:

Table 1

Linkages to DOC land between houses to river	Feel restricted	Maintain the character
Built servicing lights	Ecology – Blue Pools	Broader Road Safety
Managing Tourism Pressure	Self Sufficiency	Acknowledge some well limited opportunities for additional growth

10. There were no online consultation responses from Makarora

Hawea

11. The My Place Hāwea session was held Wednesday 20 February from 6.30pm - 8.00pm at the Lake Hāwea Community Centre.
12. The key themes identified by the end of the evening were:
- a. Community Wellbeing
 - b. Social infrastructure first
 - c. Expanding town centre first rather than moving it, Future proofed
13. There were a total of 71 individual points recorded from the FDS table in Hawea and three from the online consultation 'Bang the Table' platform. These points are summarised in the following tables below:

Table 2

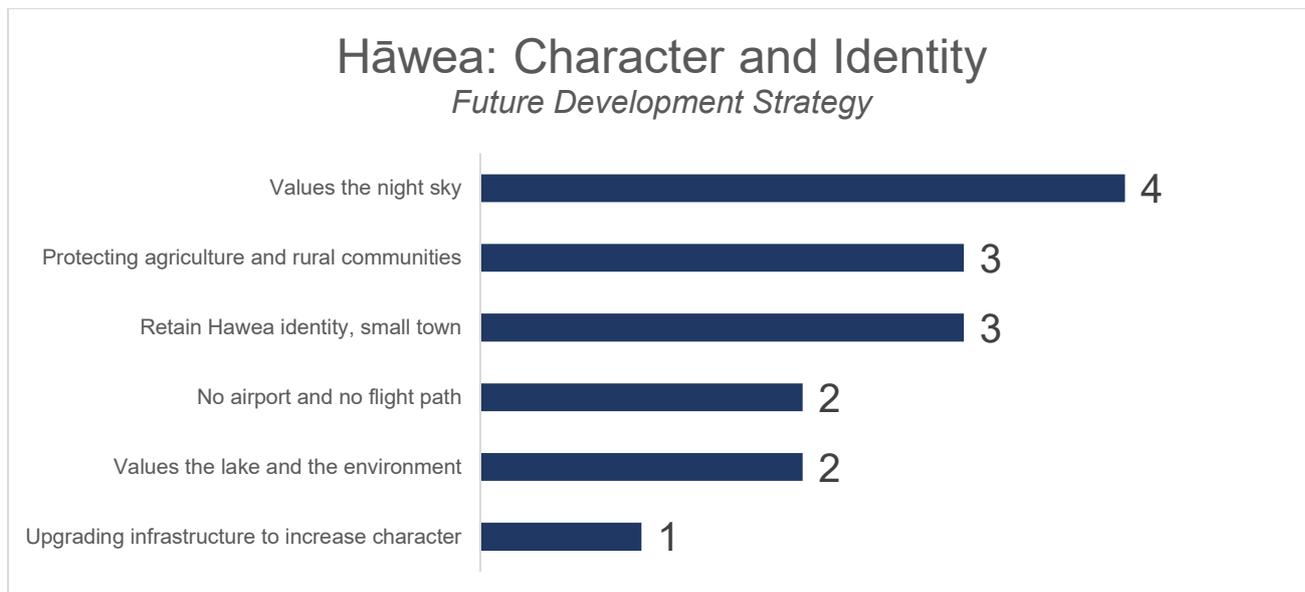


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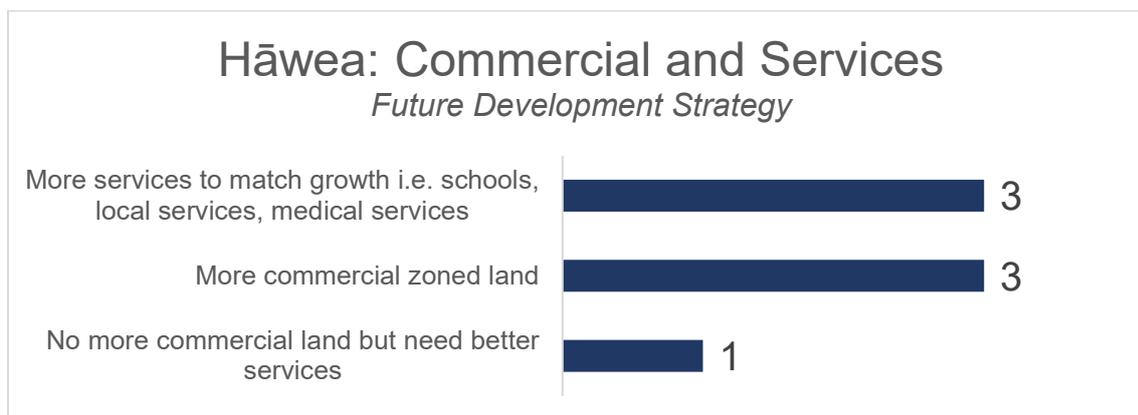
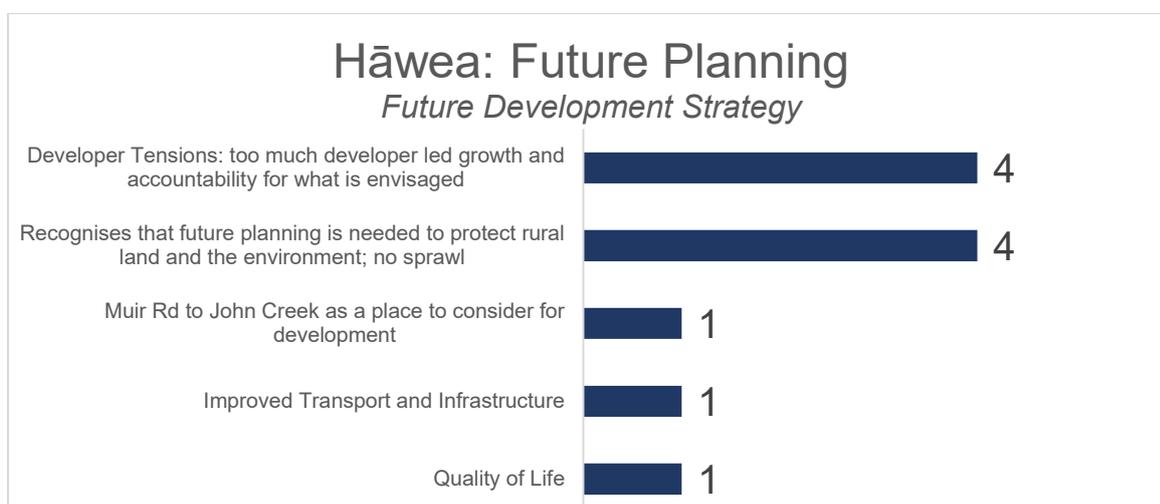


Table 4



14. Several suggestions in which Council can do to understand future planning better include:

- Further research on future planning
- Planning holistically
- Learning from mistakes globally

Table 5

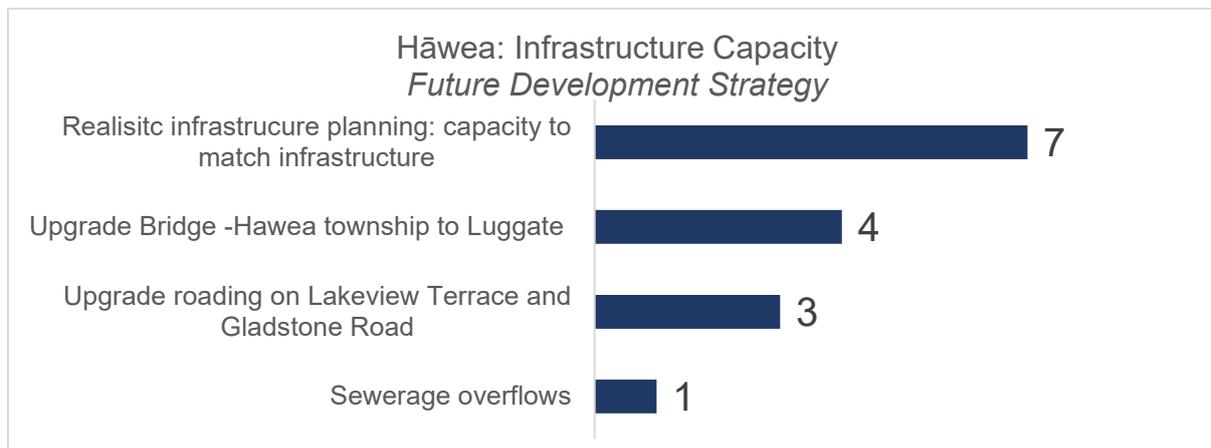


Table 6

Hawea: Environment Future Development Strategy		
Fix sewerage treatment system	Currently non-compliant, high nutrient, high E.coli contaminate going into the river	Stormwater run off
Put environment and people first, not profits	Maintaining and protecting the health of the environment	

Table 7

Hawea: Housing and Subdivision Future Development Strategy		
Manage population numbers and number of dwellings to infill town within Urban Growth Boundary	Allow for subdivision and smaller houses	No Special Housing Areas
Avoid any new buildings on any part of Lake Hawea frontage	Infill before the extension of the Urban Growth Boundary	

Table 8

Hawea: Open Space, Safety and Transport and Innovation <i>Future Development Strategy</i>			
Ensure public areas that developers agreed to are implemented	Green spaces outside of subdivisions to play, not back to back subdivisions	More open spaces and recreation areas	
Health Issues: Traffic speed, Dust, LED lighting, poor infrastructure, travelling for children	Public Transport	Transport for the elderly	Footpaths and bike tracks
Recharging facility for electric vehicles	Sustainable sewerage systems	Foster solar energy on all new builds	More sustainable rubbish management

15. There were also several comments in relation to what Council can do to proactively contribute to positive future planning of the community:

- Council should work proactively to regain the trust of the Hawea Community
- Council should really consider what Lake Hawea will look like in the next 50-100 years – plan holistically
-

“A community is about more than houses. It is our environment and the people, and we want to maintain this”

Luggate

16. The My Place Luggate session was held on Monday 25 February 2019 from 6.30pm - 8.00pm at the Luggate Hotel dining room.

17. The key themes identified by the end of the evening were:

- a. Retain character and values – village feel and scale but provide for local shops at Stone Mill area
- b. Roading – bisects town. Road is not the identity of the town, improve speed limit and public transport
- c. No airport – worried about the scale and the infrastructure needs to be in first

18. There were 51 individual points recorded resulting from the FDS table in Luggate and no responses on the online consultation ‘Bang the Table’ platform. These points are summarised below:

Table 9

Luggate: Infrastructure Capacity <i>Future Development Strategy</i>		
SH6 upgrade if Airport expands	Storm water facilities needed	Infrastructure to keep up with development i.e. sewerage, storm water, roads, SH6
Hills should be used for water storage		Solar Scheme

Table 10

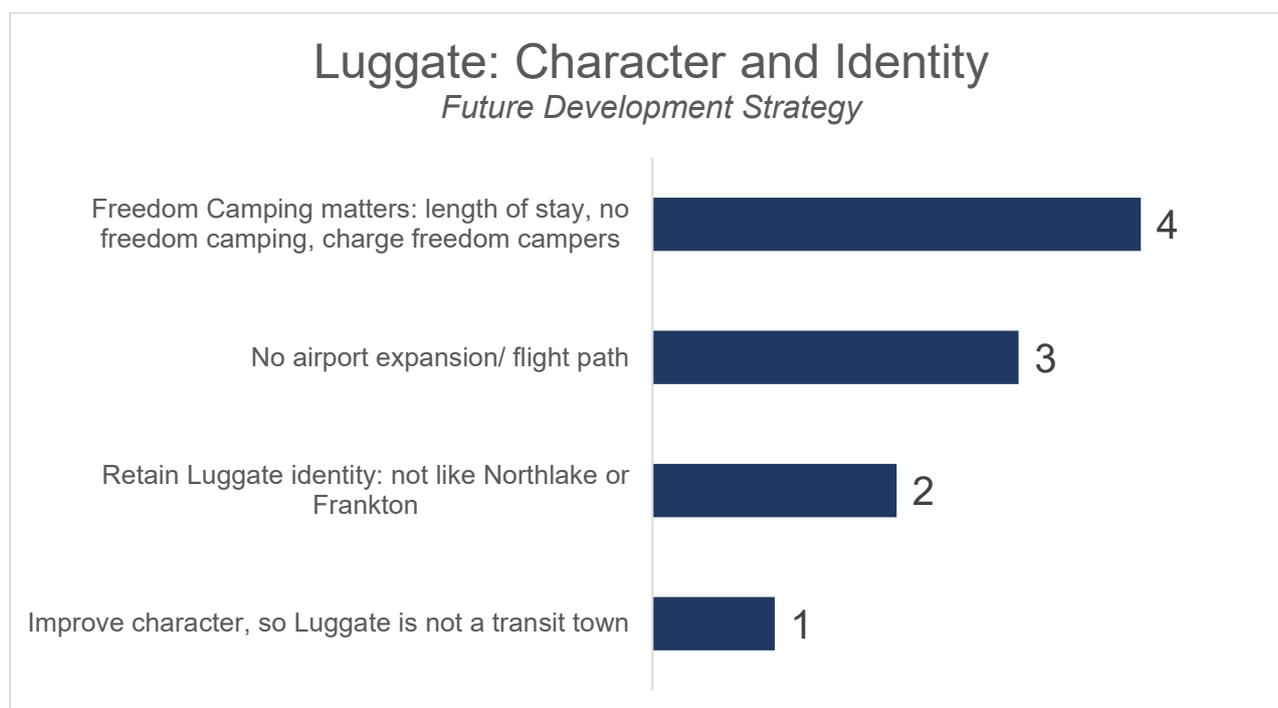


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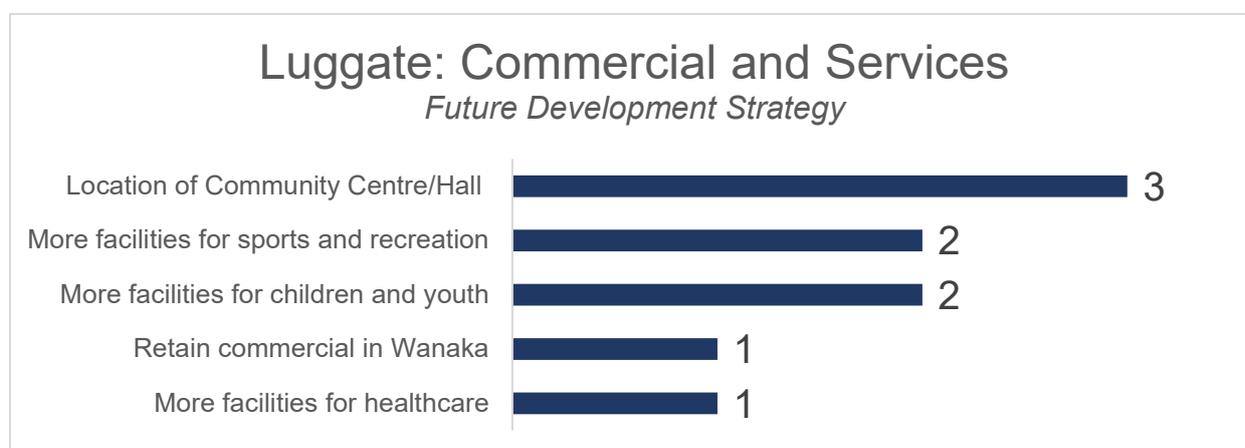


Table 12

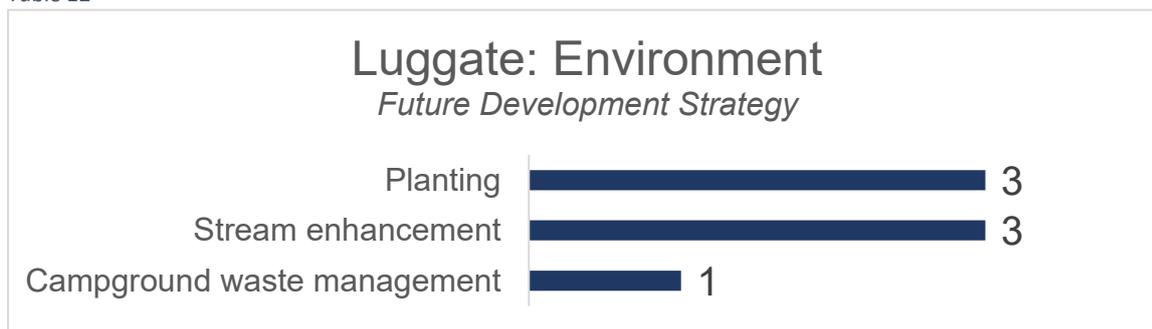


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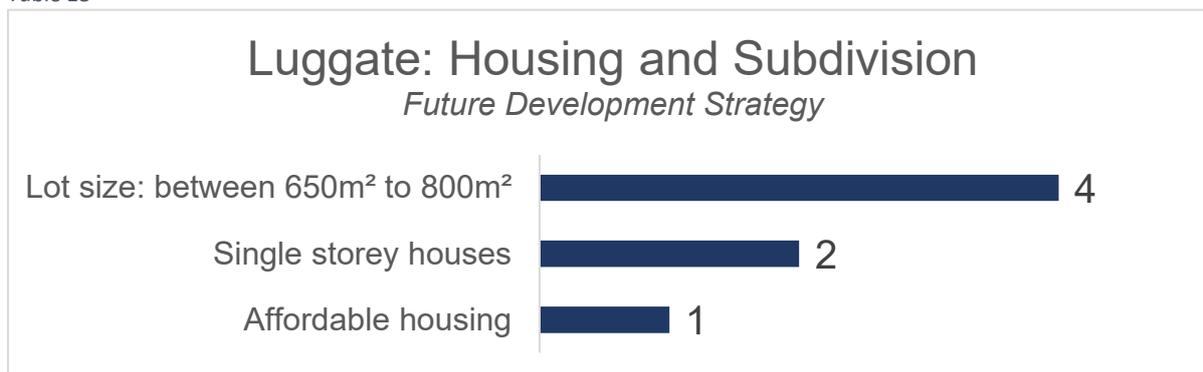
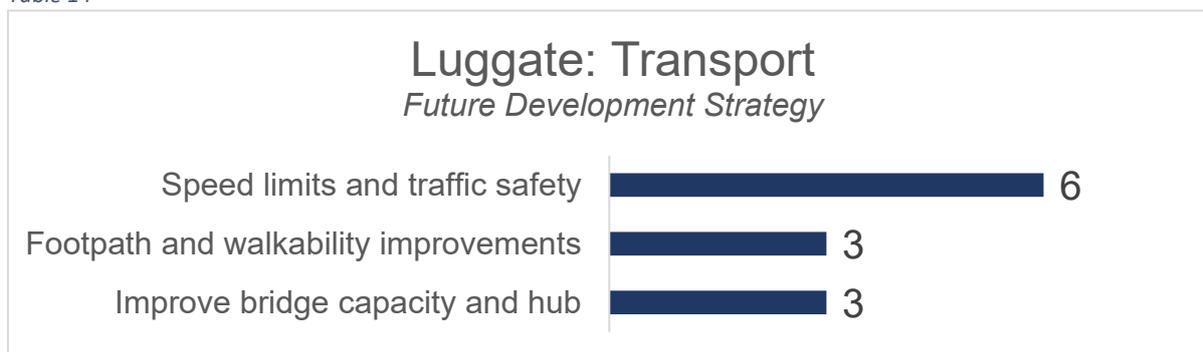


Table 14



Albert Town

19. The My Place Albert Town session was held on Tuesday 26 February 2019 from 6.30pm - 8.00pm at the Prince Albert Pub. There were also four responses from the online consultation 'Bang the Table' platform
20. The key themes identified by the end of the evening were:
 - a. Green spaces important and valued for recreation and the edges are the form
 - b. Mixed views on increase in density. If done, needs to be done well and in limited areas/focused areas "organic"
 - c. Safe and active travel options (i.e. bus/bike), addressing traffic issues and re-routing trucks away from Albert Town
21. The results of this consultation can be found in Appendix 1

Wanaka

22. The My Place Wanaka session was held on Tuesday 5 March 2019 from 6.30pm - 8.00pm at the Lake Wanaka Centre.
23. The key themes identified by the end of the evening were:
- Protect our open spaces- green belt is really important. Although mixed views careful management of growth
 - A plan that gets stuck to (rules) – community driven (values based) responsible development, community wellbeing as a driver
 - Airport- needs to be community driven, domestic may be ok jets are a concern.
 - Transport- The way people arrive needs to be managed
24. There were 155 individual points recorded from the FDS table in Wanaka and 13 from the online consultation ‘Bang the Table’ platform. Overall, there are strong opinions that growth should be controlled in order for it to be sustainable and a ‘delicate increase’ in density and compactness is supported, as long as it is managed in a way which is sustainable and respects reserves and open spaces. There were also concerns in relation to the future of the district and the community such as the affordability of housing, the need to provide a variety of living choices and accommodating for a diverse economy. These points are summarised in more detail below:

Table 15

Wanaka: Character and Identity Future Development Strategy		
Character and Identity	Community Development	Economic Development and Tourism
Wanaka is where we live, it is not a business, it is not real estate nor is it a theme park	Community development alongside economic & building	Diverse economy
Not becoming 2 nd fiddle to Queenstown	Community connectivity is important for young and old. Council should frame its policies and approach to future development based on community values and consultation	An innovative and diversifying economy based around a strong visitor industry
Unique town environment –artistic values	We do not want to be a destination of low value with a population of subsistence workers living in small compressed housing	Keep hotels away from the lake unlike Queenstown
Still have a heart and soul	Values system on well being	Limit tourism to sustainable and quality experiences
Teeth behind community. Values the natural environment		More infrastructure for high end tourism
A unique and distinctive heritage	Diverse, resilient, inclusive and connected communities	No large hotels
A district providing a variety of lifestyle choices		

Table 16

Wanaka: Developer Tensions and Leadership and Advocacy <i>Future Development Strategy</i>	
Developer Tensions	Leadership and Advocacy
Competition with developers	Community focused development, not tourism focused
Northlake was one thing and now it is not – developers drive negative outcomes	Growth through values based policy –social wellness not GDP
More integrity from developers –long term, quality of life considerations	Make sure the Future Development Strategy respects community values, gives values the teeth
Potential for developers to give back, big developments need to pay for their impacts (i.e. affordable housing contributions)	Distinctive Ngai Tahu values, rights and interests
Developers and their developments are not guided by community values	Opportunities to look ahead to 2050, how we could differentiate ourselves from the norm and build a desirable community that delivers sustainable lifestyle to be proud of
Excessive, unmanaged development is damaging to the community and its values	I want to be proud now and into the future to call Wanaka home. We could build a town that is a shining example of excellence not mediocrity.

Table 17

Wanaka: Housing, Social Services and Sustainability <i>Future Development Strategy</i>		
Housing	Social Services	Sustainability
Passive housing	Need more facilities	Increased native habitat
Affordable housing	Need larger post office	Protect forests and rural landscapes
Workers accommodation	Community facilities and transport facilities	Planning for and being aware of climate change
Density done well	Plan for the next community centre	Control GHG emissions
High house values is not the answer for a vibrant and successful community		Dramatic alpine landscapes free of inappropriate development
		Clean air and water

25. Several suggestions in which Council can do to understand future planning better include:

- Looking at specific international examples (i.e. Bhutan, Barcelona, Aspen) in relation to tourism
- Regional Outlook – Central Otago District Council SRRGP Tourism

Table 18

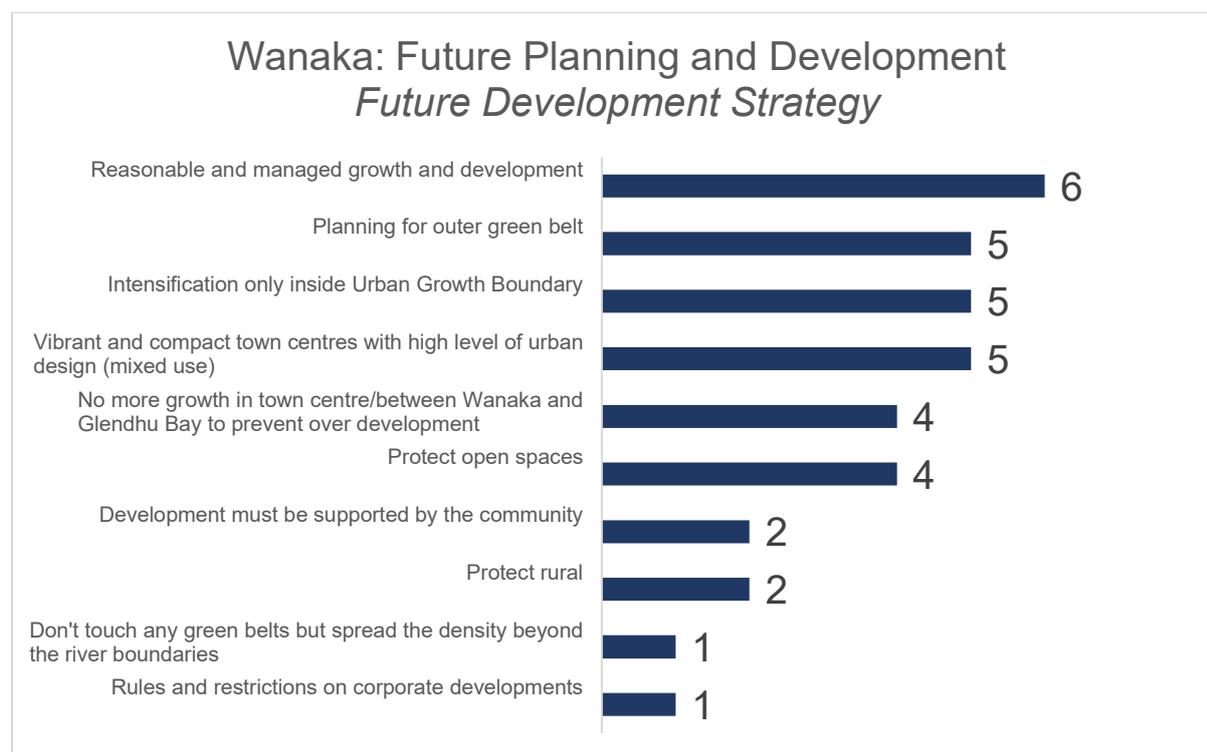
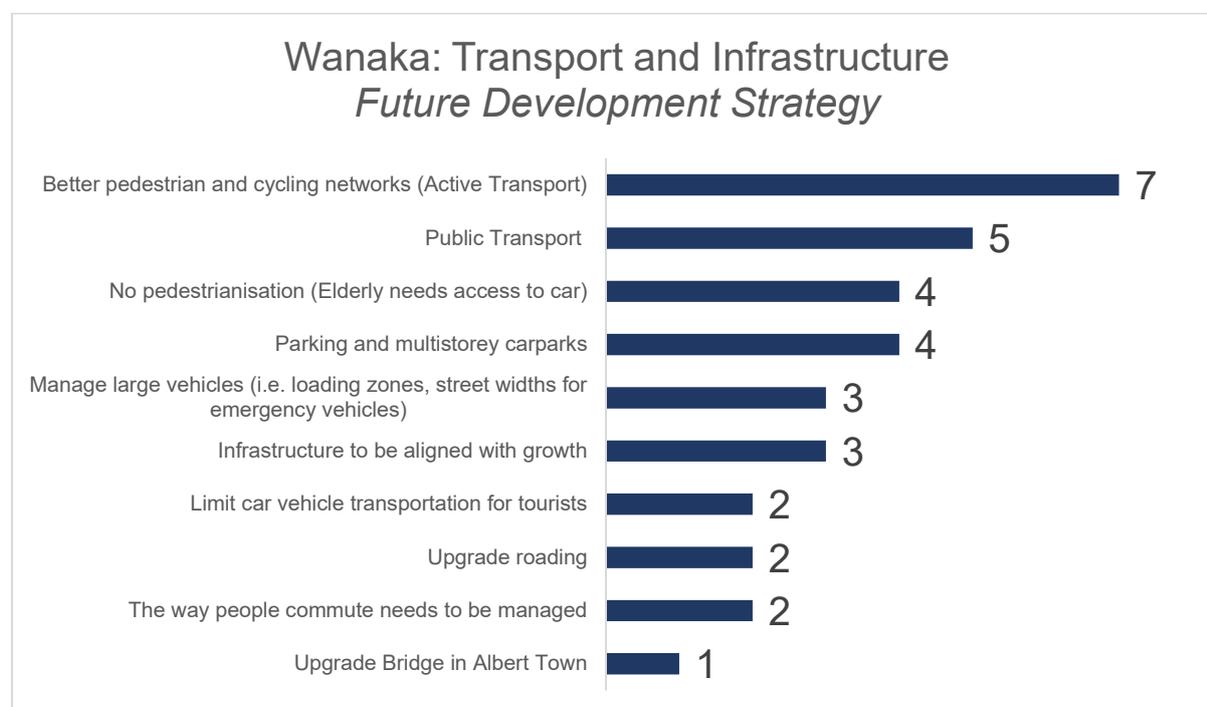


Table 19



26. There were specific comments from the public in relation to transport and infrastructure:

“Let’s look at road tram network to Cromwell and connect that whole basin in our network. What is important in this now is that we do not close off the routes so tight that this opportunity is prohibited in the future due to no vision. Example of this is Ballantyne Road.”

“How do we keep on catering for the volume of vehicles that a growing population of residents and tourists will generate. In short we can’t. So let’s flip the thinking. The tech future is already showing us that transportation is on the cusp of a revolution. This will not be the personal vehicle of any size, shape and energy source we choose to drive. Let’s look at our town and create zones of personal type transporters of which there is already a proliferation of devices available that come into that arena.”

“The term E-Way has been used to describe what could be a term for this new way of getting populations onto smaller personal transport devices”

27. Other miscellaneous points, that relate to the general process and regulation include:

- Improve Building Codes
- Process makes it hard for the community to get involved
- Bed tax
- Limit alcohol outlets
- System Change
- Cap Population
- Decision making guided by acknowledged community values e.g. UN SDGs link 3 question data – top 5 things people love about their community – natural environment, friendliness, sense of community, supportive community, access to the outdoors
- Regulate skateboards and scooters

Glenorchy and Kinloch

28. The My Place Glenorchy and Kinloch session was held on Tuesday 12 March 2019 from 6.30pm - 8.00pm at the Bold Peak Lodge.

29. The key themes identified by the end of the evening were:

- Minimising impact on our water, retain the night sky, quietness and openness of the environment
- Plan for resilience and address flooding, transport and electricity issues
- Local values are critical considerations i.e. low carbon future, boutique (small scale) tourism, keeping it unique

30. A clear topic which the community is highly passionate about is sustainability in relation to self-sufficiency and sustainable tourism. Sustainability ideas include having more locally grown food, more areas for vegetation, and promoting green tourism. The community highly values the rural areas and values the natural landscapes which surrounds the area. Development should be mindful of these valuable natural landscapes and growth should not sprawl into rural areas. Another topic that was widely mentioned is for Council to provide more flexible rules on building typology such as multi-family homes and duplex typologies, whilst retaining the 800m² lot sizes. Natural Hazards are also of clear concern to the community, specifically regarding flooding, storms, changes in river movements, Alpine Fault and disaster response.
31. There were a total of 92 individual points recorded from the FDS table in Glenorchy and Kinloch, and three responses from the online consultation ‘Bang the Table’ platform. These are summarised below:

Table 20

Glenorchy: Community Identity, Natural Hazards and Environment Future Development Strategy		
Community Identity	Natural Hazards	Environment
New Zealand as the park of the world	Flooding limits growth to the lake and lagoon	Retain natural landscapes
Small communities are special because they are small	Build for resilience (Glenorchy needs to be storm proof)	No mining
Values nature, peace and resilience	Don't ignore the section flood hazards	The Rees will change
Glenorchy: gateway to wilderness.	When Alpine fault occurs and the Glenorchy to Queenstown road is wiped out, how will residents and tourists get in to and out of Glenorchy and Kinloch? I think we need to put in place a disaster boat service which will be affordable and timely	Wetlands
Good lifestyle, need to make it so people can live in good houses		Climate change should be considered in growth (i.e. local food, self-sustaining, farms replaced by bush
We do not want to be a suburb of Queenstown		Solar township
Need a medical service in Glenorchy	Glenorchy is vulnerable as rivers can change	Carbon footprint is neutral or better in Glenorchy through the use of technology, practices and creative instruments such as carbon credits
	Council to take responsibility for earthquake resistance gathering point building in Glenorchy; currently only Camp Glenorchy meets these standards	Improved development of reserves and recreational opportunities. Walkng tracks, cycle ways, wildlife areas
		Trail for walking and cycling that connects Glenorchy to Queenstown
		Retain green areas
		Retain shelter belt with tall tree species

Table 21



Table 22

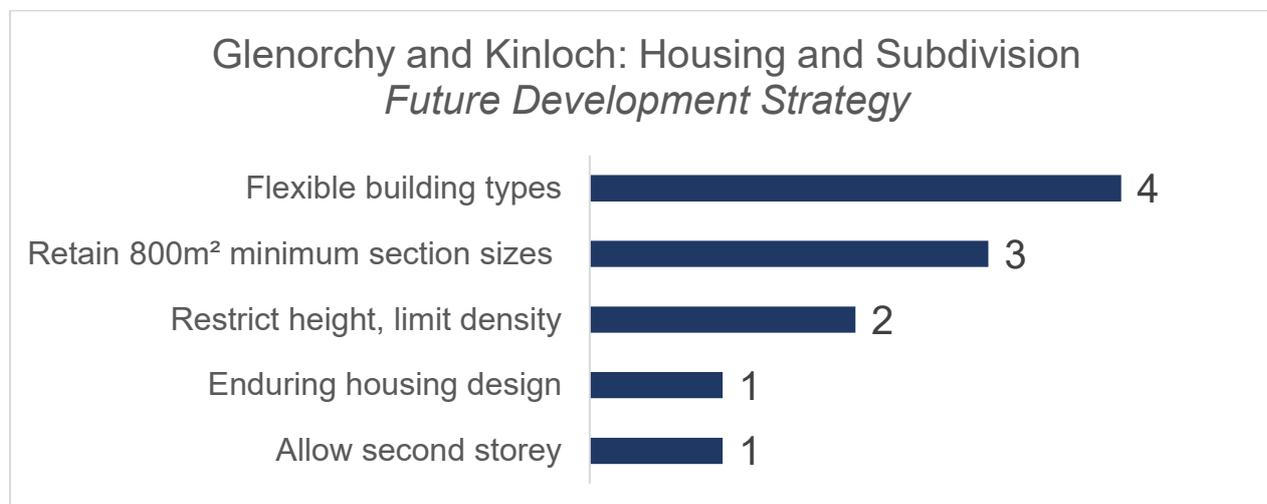


Table 23



32. In relation to tourism, the Glenorchy and Kinloch community expressed that tourism should be focused on sustainable, green and 'boutique' tourism, and should enhance the community rather than the tourism industry itself. There is an ongoing issue with coach bus parking in the town centre and the community has expressed that this issue needs to be looked into. Some suggestions include the need for bus parking to be placed outside the town centre or look into case studies of models internationally on how this can be managed. The community has also expressed that if tourism is to be a focus, there should also be adequate tourism infrastructure in the area (i.e. public toilets, rubbish, recycling, parking). This should be done through taxes such as carbon based tax for tourism businesses to mitigate their impact.

Kingston

33. The My Place Kingston session was held on Wednesday 13 March 2019 from 6.30pm - 8.00pm at the Kingston Bowling Club.

34. The key themes identified by the end of the evening were:

- a. Better Services: Sewage and water, lighting, footpaths, drainage, connectivity and trails, traffic and accommodation
- b. Sense of place: Keeping traditional Kingston (quiet and relaxed) and then developing and enabling growth out of the township with a mix of residential services and density.
- c. Local Heritage
- d. Local service and facilities: possible hub, recreational, cultural and heritage (community hubs)

35. There were a total of 110 individual points recorded from the FDS table in Kingston and no responses from the online consultation 'Bang the Table' platform. These are summarised within the tables below:

Table 24

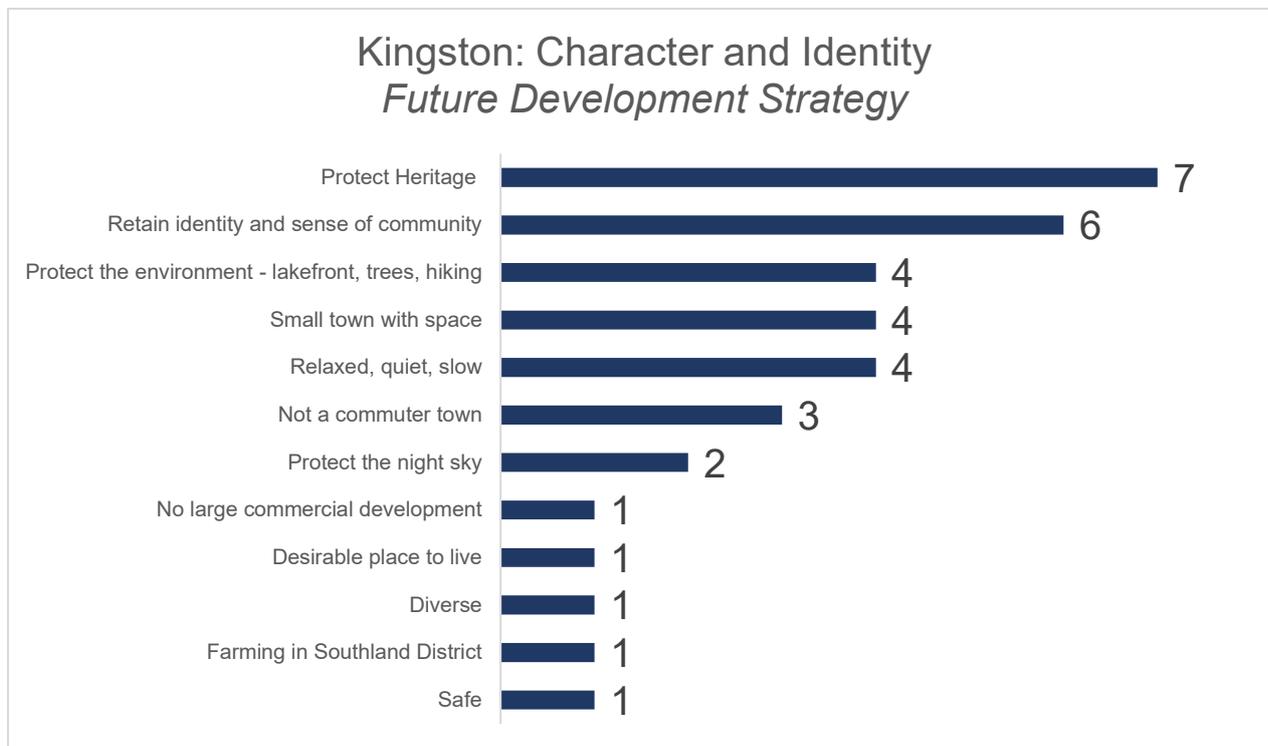


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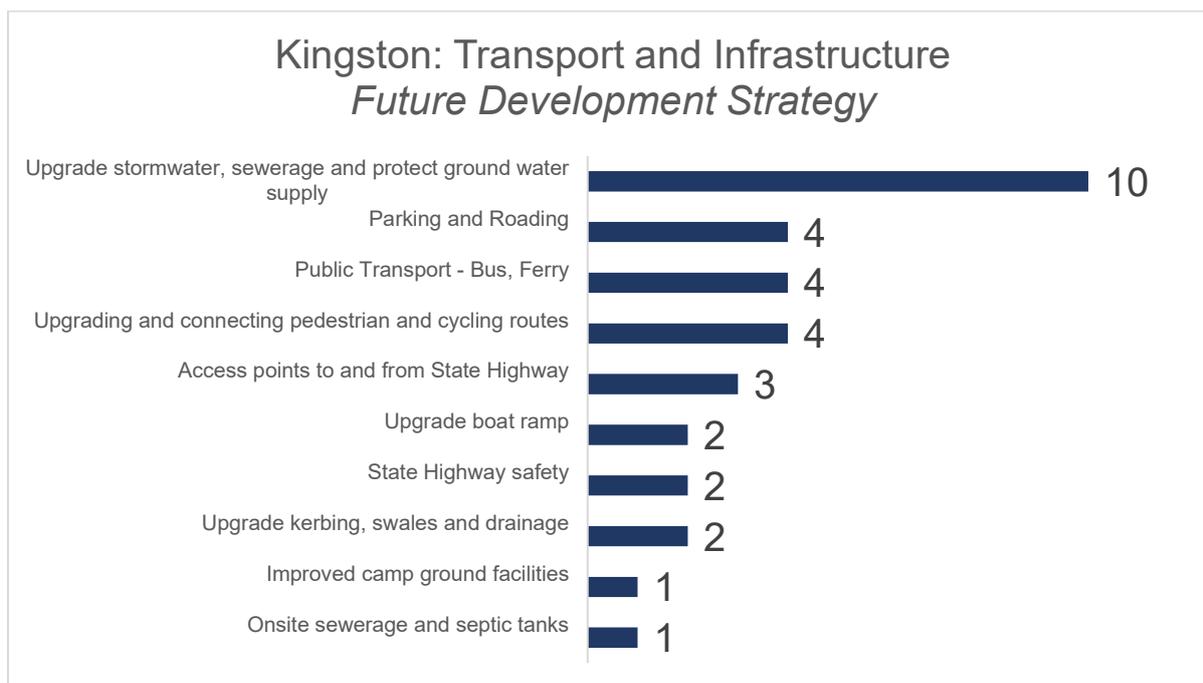


Table 26

Kingston: Development Future Development Strategy		
Keep Kingston separate from new development	Town hub away from main road that can accommodate growth	Housing development not to occur on top of terraces
Development opportunity near campground	More use at lake front	Plan for young families and for children
Green belt between lake and residential	Maintain current waterfront	Adequacy and design of Kent Street
800m ² sections	Kingston will no longer be a quiet lakeside village, the overflow of Queenstown families are now heading here and we are filling our holiday houses with them.	Keep visitor accommodation for new around the mountains cycle trail
No flight path over Kingston		

Table 27

Glenorchy: Community Identity, Natural Hazards and Environment Future Development Strategy		
Commercial	Community	Environment
Use the land opposite campsite for commercial area growth	More fruit trees as options for planting	Minimise street lights
Create a proper commercial hub	Exercise activities along the lake	Keep light pollution at a minimum
Medical hub	Small community rooms, local gym, physio, General Practitioner	Wetland could be protected and enhanced
Postal service	Community hub away from highway with school, childcare and recreation facilities	More native planting
Tourist parking and toilet facilities	Pump bike track	
Mini market	Enclosed dog park	

Queenstown

36. The My Place Queenstown session was held on Tuesday 26 March 2019 from 6.30pm - 8.00pm at the Remarkables Primary School.
37. The key themes identified by the end of the evening were:
- Provide community facilities which contribute to community identity and integration
 - Plan holistically for settlements with local employment, community spaces, housing, open space
 - Sustaining out natural environment
 - Better development process and future proofed infrastructure –thinking ahead
38. There were a total of 80 individual points recorded from the FDS table in Queenstown and 16 responses from the online consultation ‘Bang the Table’ platform. The main points include the following and are summarised in the sections below:
- Community is in support of mixed use developments and an increase in density, as long as density is done well. The community acknowledged that high density with communal gardens and plenty of green space is positive and is best for long term planning as it provides a variety of housing typologies and reduces the need to commute.
 - A better variety of community services/ community hub to keep the identity.
 - Community is in support of public transport and active transport
 - Live, work and play contained close by

Table 28

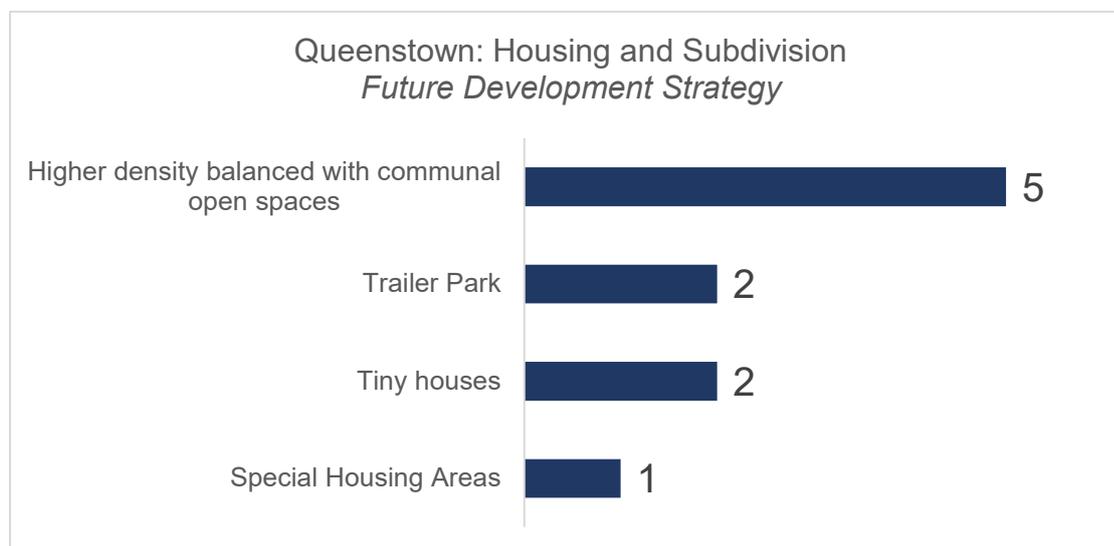


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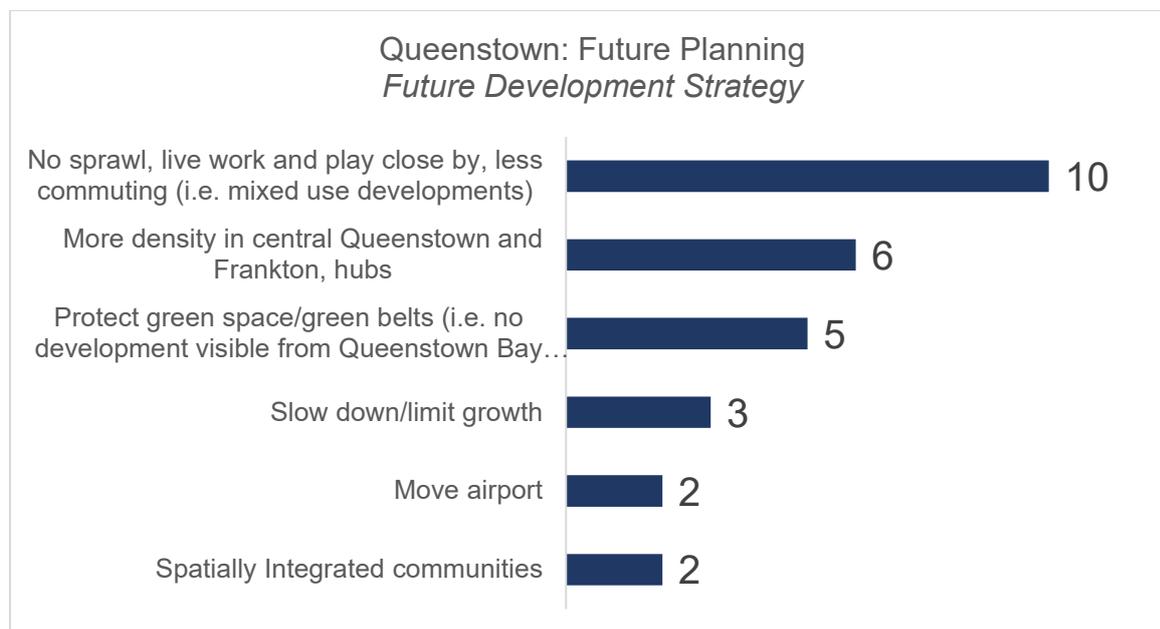


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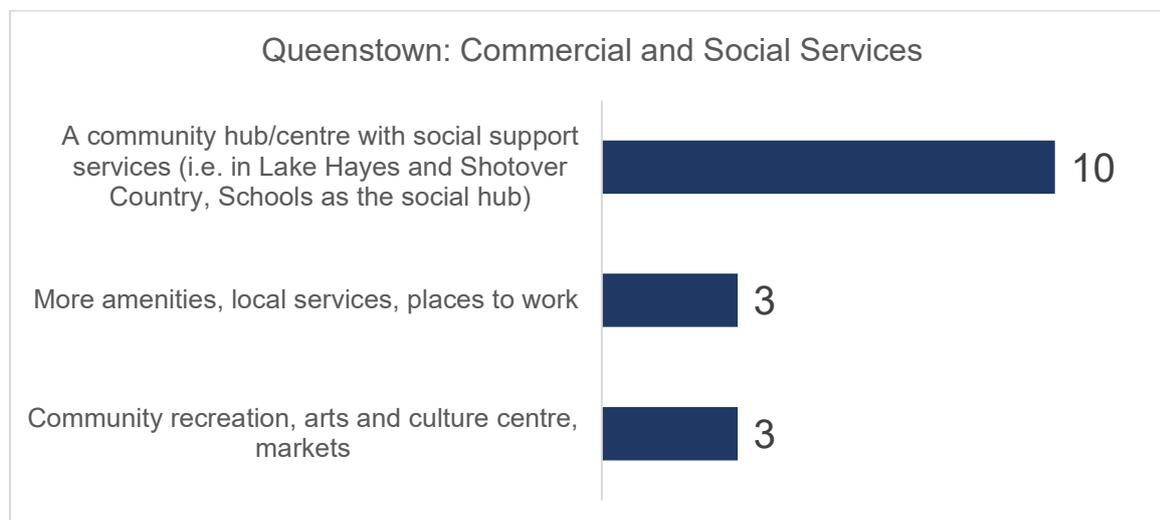


Table 31

Queenstown: Community and the Environment Future Development Strategy	
Community	Environment
Community heart	Water quality – clean lake
Keep community identity and urban areas	Clean air
Community identity bringing new people into a social hub	Protect the natural environment
Future reliance – Queenstown should be self-sustaining	Ensure corridors of scenery are protected and controlling height of development
Turangawaewae	Attractive surroundings
Town is good at celebrating diversity	Access to lakes and rivers

Table 32

Queenstown: Transport and Tourism Future Development Strategy	
Transport	Tourism
Active transport	Tourism industry drives development
Alternative methods of transport i.e. trams, gondolas	Types of tourism important, low end contribution
Transport hubs	Quality of tourism
Amenities within walking and cycling distance	Where is the bubble for sustainable tourism
Slow down growth until infrastructure catches up – push back development	There are too many hotels

39. Other comments include:

- Growth is not just about housing
- Please do not put the public's heart (building/amenity) in a place we can't easily/quickly/cheaply access
- Need to consider people coming from Cromwell
- Integration of strategies to avoid piece meal approach

Arthurs Point and Arrowtown

40. The My Place Arthurs Point and Arrowtown session was held on Wednesday 20 March 2019 from 6.30pm - 8.00pm at the Athenaeum Hall.

41. The key themes identified by the end of the evening were:

- a. More Direction of outcomes in terms of; Boundaries, Airport, Landscapes
- b. Better accessibility and connectivity; Walkable, Safe biking links, transit
- c. More investment in master planning and car & community infrastructure
- d. Address ideas in pervious strategy work (shaping our future) – funding

42. There were a total of 54 individual points recorded from the FDS table and six responses from the online consultation ‘Bang the Table’ platform. These are summarised below:
- The community does acknowledge that growth is needed to keep the town alive and diverse and that the UGB may need to be shifted, however, it is also important to retain rural land between Lake Hayes and Arrowtown and to maintain the small town character. There were also several points which mention different land tenure options and providing workers accommodation to assist with housing affordability.
 - The need to improve transport links, in both public transport and active transport, has also been raised as a primary concern. The community has suggested several methods in which Council can improve links and encourage mode shift.
 - There were several comments in relation to what Council can do for better future planning. They generally emphasise the importance that the district needs to be planned and zoned more holistically and with a longer term perspective. Council should also create a ‘shaping our future’ document for Arthurs Point.

Table 33

Arrowtown and Arthurs Point: Housing, Transport and Infrastructure, and Tourism Future Development Strategy		
Housing	Transport and Infrastructure	Tourism
Workers accommodation	Pedestrianise Arrowtown	Low number but high spend visitors should be encouraged
Control AirBnB	2050 in Arthurs Point: Bike path, good public transport, links toward town and towards Frankton	Sustainable Tourism
Overcrowding in houses due to high cost rental	Upgrade Edith Cavell Bridge – foot and bike bridge	Tourist buses arrive so early, shops are not open so they are not spending here
Different land tenure options for affordability (<i>i.e. lease and co-sharing</i>)	Public Transport – bus hub, frequent shuttles	Want low numbers but high value tourists
	Footpath in Arthurs Point	
Small Clustered developments	Upgrade bike facilities i.e. bike parking and paths	
Jopp Street Special Housing Area to be kept as land owned by Council or a trust	Infrastructure needs to go in before a greenfield area is developed	
Warmer houses	Ad Hoc planning created dormitory suburbs creating congestion issues	

Table 34

Arrowtown and Arthurs Point: Social Services and Community, Character and Identity, and Other Suggestions <i>Future Development Strategy</i>		
Social Services and Community	Character and Identity	Other Suggestions
Diversify town to enable universities	Big development has lost the small town nature	Arrowtown school not growing which indicates no growth here
Community spaces that is usable and affordable	Must not lose the village aspect	Too much ad-hoc planning, too many developer led plan changes
Community meeting spaces	Arrowtown has a strong community sprit because it is small, safe and beautiful	
Connectivity		
By 2050 have a heated and covered town swimming pool	Trees	
Development should give back to the community	Street turned into pedestrian malls and shared spaces	

Table 35

