

Introduction: Pre-Consultation Summary Report - Townships

- 1 This is a brief summary of the My Place Pre-consultations held in Makarora, Hāwea, Luggate, Albert Town, Glenorchy/Kinloch, and Kingston.
- 2 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 Queenstown Lakes District Council (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 evenings' conversation.
- 4 This paper summarises and gives some initial analysis the conversations from the townships table both overall, and by each location.
- 5 Participants were asked key questions in relation to their Township. The questions were framed in the following ways:
 - a. *What do you like about your Township? (also framed as: what makes your Township special/unique?)*
 - b. *What would you like to change? What would you like to stay the same?*

Overall summary

- 6 In total there were 476 feedback points for townships across the six locations that participated in the My Place sessions. 17 overarching themes were selected for categorisation. Communities have expressed concerns in relation to infrastructure capacity and space for growth, and the need to retain existing residential character, landscape values, and ensure the quality of the environment is maintained.
- 7 Through the My Place consultation sessions, there were commonalities between the values and concerns of the community in each township. These commonalities include:

Township community values

- a. The night sky and ensuring that lighting is directed away from the sky to preserve the dark
- b. The natural landscapes, specifically mountain views in preserving the character
- c. Surrounding water bodies such as rivers and lakes, the ability for communities to access the water and the quality of the water

- d. The need to ensure that the character of their townships are retained, and that townships do not lose the small village/community feel
- e. The closeness of the community not only personally but also spatially

Township community concerns

- a. Generally concerned regarding the pace of development and growth in relation to infrastructure capacity. Communities emphasise the importance of providing adequate infrastructure and services, prior to increasing development.
- b. Communities, specifically in Glenorchy and Kingston are concerned about allowing smaller lot sizes as there is inadequate water services and infrastructure services to accommodate for additional dwellings
- c. Communities in Hāwea, Luggate and Albert Town are concerned with the growth of the Wanaka airport and any implications it has on the community, specifically regarding noise and traffic
- d. Growth in development also leads to an increase in traffic, which affects the safety of the communities. The communities anticipate better public transport, walking and cycling infrastructure to be established to encourage a mode shift, increase the safety of the community by decreasing speeds and deferring parking spaces to areas outside of the commercial centre of the communities.
- e. Communities in Kingston and Glenorchy value their commercial land, however they also outline the need for more light industrial areas.
- f. In relation to visitor accommodation, the Kingston community are generally in support of visitor accommodation activity, Hāwea community are aware that visitor accommodation is at capacity in Hāwea, however are also aware that there are several vacant holiday homes that do not contribute to the community. Freedom camping continues to be an issue for Albert Town and Hāwea.

MAKARORA

- 8 The My Place Makarora session was held on Monday 18 February 2019 from 6.30pm - 8.00pm at the Makarora Community Centre, Rata Road. 15 – 20 people attended.
- 9 The key themes identified were:
 - a. Residents love Makarora, but there isn't much land for growth
 - b. Growth needs to be balanced against risk
 - c. Manage tourism pressures

10 The 23 individual points from the Makaroa consultation session are grouped and summarised in table one below:

Table 1

Community	Landscape and Natural Environment	Pedestrian Accessibility	Growth Pressures	
Small community small community facilities	Protect the night sky	Lack of footpaths	There is a lack of space in Makarora for growth, shouldn't downsize	
A resilient and capable community	Growth and natural hazard risk needs to be balanced		Tourism pressures need to be managed	
Self sufficiency	Community values the ecosystem, mountains, birds, the space and grounds where community can grow their own food			
	The River, its uniqueness (Braided river)			
	Isolation and beauty			

HĀWEA

11 The My Place Hāwea session was held Wednesday 20 February from 6.30pm - 8.00pm at the Lake Hāwea Community Centre. 50 – 60 people attended.

12 The key themes identified by the end of the evening were:

- a. We are Hāwea! Community is important and we demand to be listened to. We are special, we have unique qualities and want them recognised by the council.
- b. Managed growth & infrastructure in line with growth, including the older parts of town, sadly lacking infrastructure.
- c. Lake and Environment- Keep the lake and environment healthy. We love the lake and the environment.
- d. Hāwea does not want to be the solution for Wānaka and Queenstown's issues.

13 There are 152 individual points resulting in the Hāwea consultation session, these points are summarised in tables 2 and 3 below:

Table 2

Hāwea: Transport and Infrastructure Matters

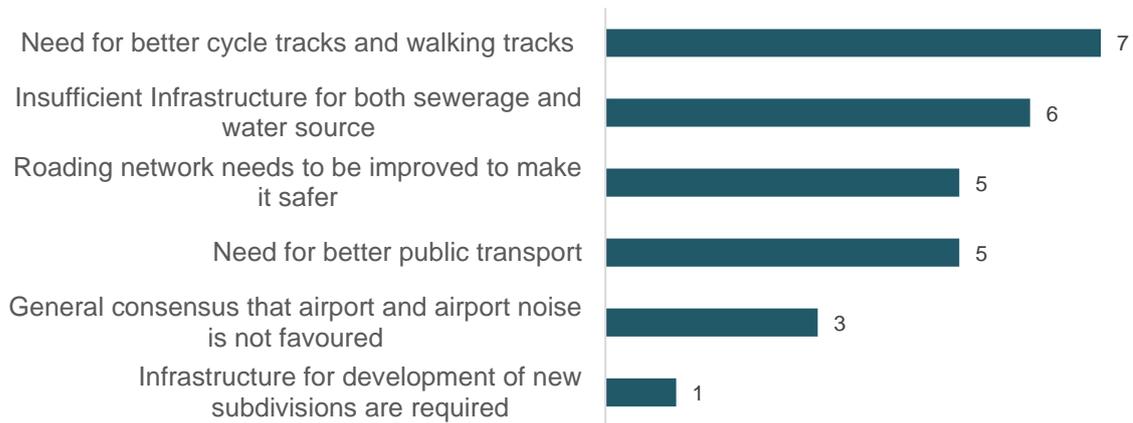
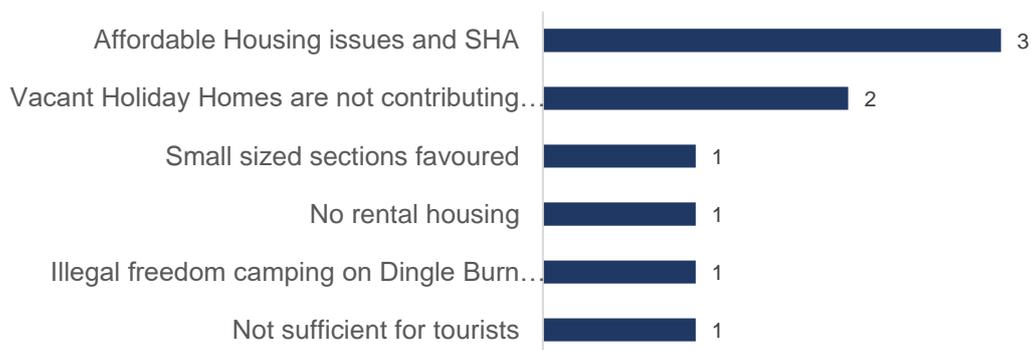


Table 3

Hāwea: Visitor Accommodation and Housing Matters



LUGGATE

14 The My Place Luggate session was held on Monday 25 February 2019 from 6.30pm - 8.00pm at the Luggate Hotel dining room. 35 people attended.

15 The key themes identified were:

- a. Parks – QLDC land should be locked up as reserve land. Preserve the creek and make it accessible and healthy

- b. The community “feel” needs to be fostered and the demographic mix needs to be supported
- c. Luggate’s uniqueness needs to be acknowledged and maintained
- d. Don’t allow the 1 acre blocks to be subdivided

16 There are 32 points resulting from the Luggate consultation session, these points are summarised in table 4 below:

Table 4

Community	Landscape and Natural Environment	Growth Pressures
The tranquillity, the safeness and the small size of the community	Good access to river, and tracks for walking and cycling	Ensure airport doesn’t intrude
The size that it is not Wānaka or Queenstown, they value the character of their township	Need bigger playground	Low key businesses run from home
Strong and supportive community with great community spirit	Values the views and pines	General consensus that larger sections are preferred (800m ² minimum)

ALBERT TOWN

17 The My Place Albert Town session was held on Tuesday 26 February 2019 from 6.30pm - 8.00pm at the Prince Albert Pub. 20 people attended.

18 Key themes identified by the end of the evening were:

- a. Parks, trails, reserves, pedestrian access, road crossings – connectedness and safety
- b. Natural boundaries define town edges –green belt part of identity, shouldn’t be built out
- c. Noise – boats, jet skis traffic, airport
- d. Albert Town really values the river, including preserving quietness and peacefulness

- e. Low-scale development, low-rise, small dwellings, not necessarily large sites, could be the same as Wānaka but could remain as large sections

19 There are 69 individual points resulting from the Albert Town consultation session, these points are summarised in tables 5, 6, 7 and 8 below:

Table 5

Albert Town: Visitor Accommodation and Housing Matters



Table 6

Albert Town: Growth Matters

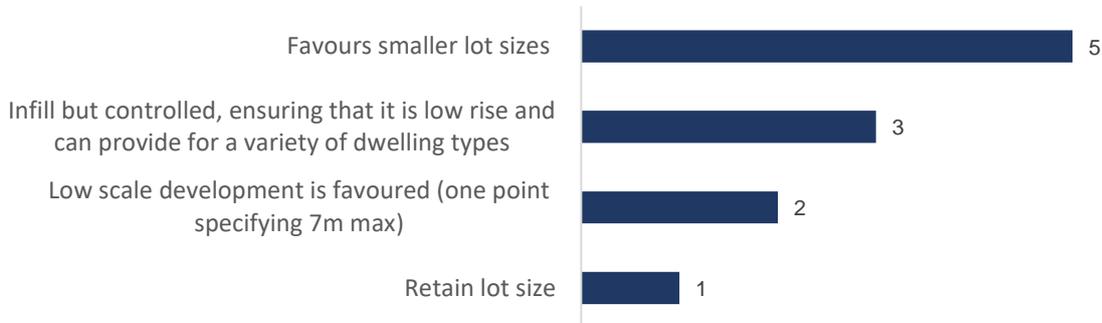


Table 7

Albert Town: Transport and Infrastructure Matters

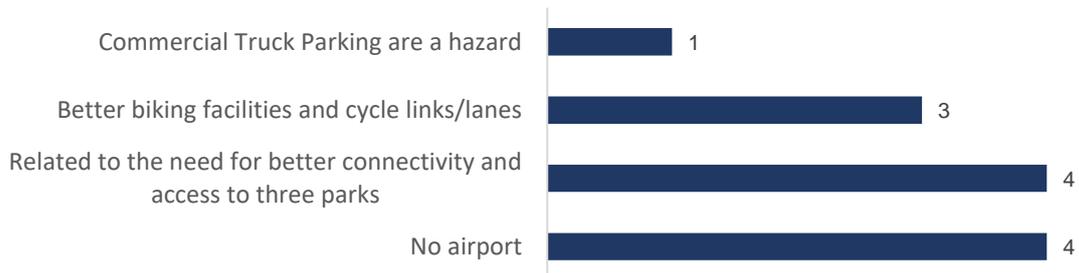
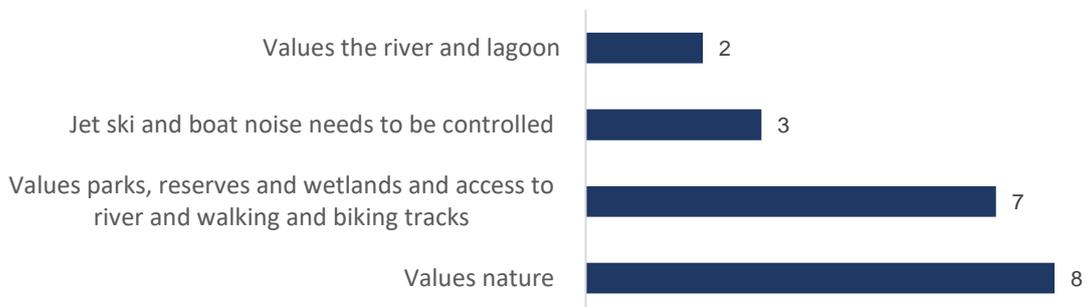


Table 8

Albert Town: Natural and Physical Environment Matters



GLENORCHY/KINLOCH

20 The combined My Place Glenorchy/Kinloch session was held Tuesday 12th March from 6.30pm - 8.00pm at the Bold Peak Lodge. 35 - 40 people attended.

21 Key themes identified by the end of the evening were:

- a. Controls on building and appearance are important for the character of Glenorchy with some flexibility (but not necessarily a consensus).
- b. There is a degree of natural hazard awareness in Glenorchy but controls (i.e. floor level) are still important

22 In addition, township values of note by the end of the evening were:

Table 9

Natural Environment	Physical Environment	Community
The night sky	The amenities that exist such as the book club, the animals, stations, community activities	The sense of character and identity of Glenorchy
Beautiful and unspoilt	Character needs to be retained	The people who live there, the community
Values the landscape: the native and non-native plantings, the environment	Good facilities and services	Peaceful, friendly and safe place to live
		Small village feel to Glenorchy
		Sense of community
		Community Resilience

23 The community concerns were:

- a. There is a lack of facilities for the elderly
- b. Needs more public toilets
- c. Need to improve medical services

- d. Council needs to enforce district plan rules, consents which affect community resources need to be notified
- e. Council needs to provide more freedom, less red tape
- f. Planning needs to be better integrated with infrastructure
- g. There is a lack of awareness and understanding of natural hazards such as post-earthquake planning, liquefaction, power outages, flooding

24 There are 121 individual points resulting from the Glenorchy session, these points are summarised below:

Table 10

Glenorchy and Kinloch: Transport and Infrastructure Matters

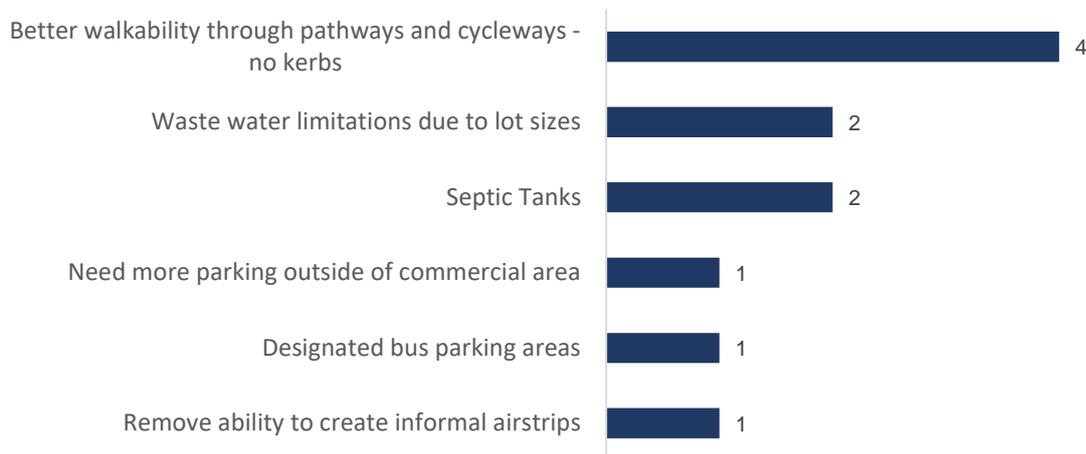


Table 11

Glenorchy and Kinloch: Growth Matters

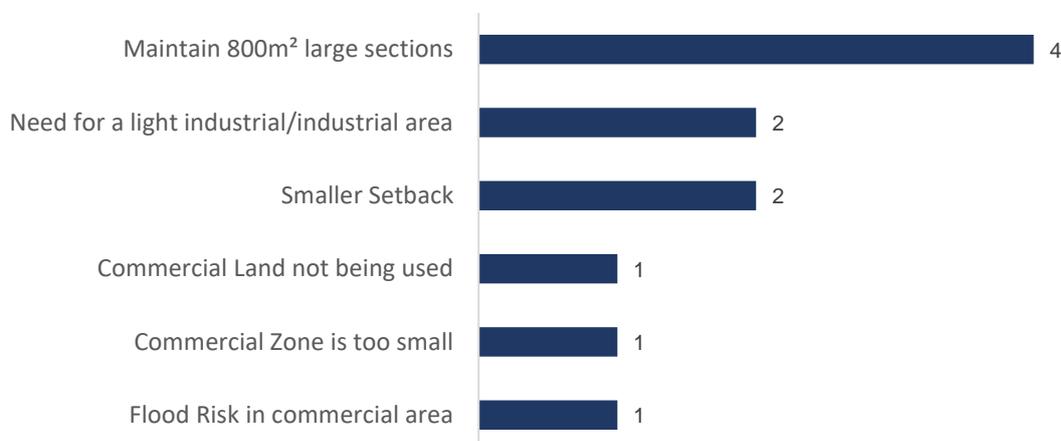
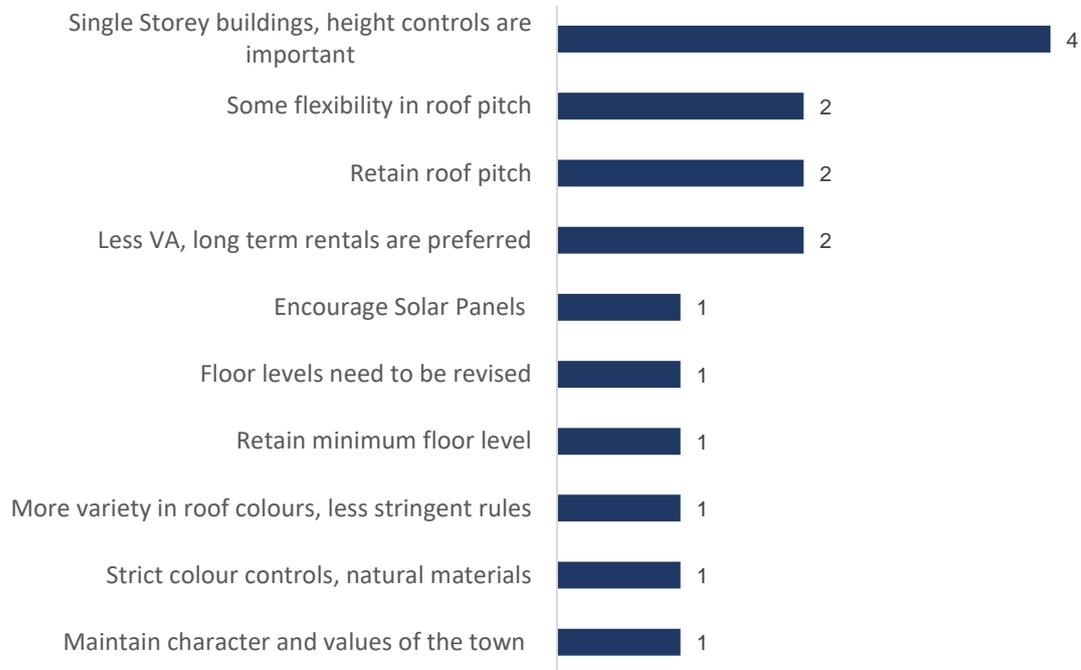


Table 12

Glenorchy and Kinloch: Visitor Accommodation and Housing Matters



Kingston

25 The My Place Kingston consultation was held on Wednesday 13th March 2019 from 6:30pm – 8:00pm at the Kingston Bowling Club. 40 people attended.

26 The key themes identified from the evening for Kingston were:

- a. Protect the lakefront from development
- b. Small scale residential visitor accommodation working well; no more large-scale accommodation within the zone
- c. No space for additional commercial activity within the zone
- d. Current residential density working
- e. Controls on natural hazards such as flooding is appropriate
- f. Flexible design controls

27 There are 76 individual points resulting from the Kingston townships consultation session, these points are summarised below:

Table 13

Community	Landscape, Natural Environment and Natural Hazards	Housing, visitor accommodation and development standards	Growth Pressures, Transport and Infrastructure
Co-Op Spaces needed	Maintain the lakefront	Affordable Housing in Kingston through small section sizes whilst retaining single storey height restrictions	Access and infrastructure needs to improve before increasing capacity, also important in the event of natural hazards
Great environment, especially the trees, birds and a great place to raise kids	Height restriction on residential and public areas to protect views	General consensus that larger sites are preferred	Need different zones in Kingston (i.e. Commercial, outside the township)
Kingston Flyer	That there are natural hazards and the community are prepared and are resilient	Minimum floor levels to address flooding issues	Light industrial zone
The Lake and accessibility to it	Something needs to be done to ensure that natural hazard warning systems are in place so the community can be more prepared - through assessments, monitoring etc.	Allow airbnbs and visitor accommodation, however there needs to be a balance and needs to be managed	A non-commercial lake front is important
The relaxed lifestyle, small population and is still close to Queenstown	Second road access is important not only for capacity but also for the event of a natural hazard		Increase safety by decreasing traffic and/or speed
The community is strong and will come together in the event of an emergency			Ferry Service to Queenstown

