

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 13, 2017 3:20:44 PM
Last Modified: Monday, November 13, 2017 3:22:49 PM
Time Spent: 00:02:04
IP Address: 222.152.64.41

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

Alana Terrinal

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

Yes I am 100% on board with this

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: Monday, November 13, 2017 4:58:46 PM
Last Modified: Monday, November 13, 2017 5:00:48 PM
Time Spent: 00:02:01
IP Address: 174.7.191.225

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

Christina bentley

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

Like the plan but think there needs to be another entrance road into the housing 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**

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 13, 2017 7:25:13 PM
Last Modified: Monday, November 13, 2017 7:32:09 PM
Time Spent: 00:06:55
IP Address: 121.75.82.201

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

Edwin Isip

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

it will be good proposed and i belive it will help for the hosung problem here in queenstown . and it will help for a local families ..

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: Monday, November 13, 2017 8:33:04 PM
Last Modified: Monday, November 13, 2017 8:35:32 PM
Time Spent: 00:02:28
IP Address: 121.75.83.194

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

Aroha hyland

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

No thanks! Especially no to that connection off the road onto morning star! The reason we moved here is because it is nice and quiet, and adding even more housing adds more people and cars and pressure. Bullendale and the other's already underway are enough.

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: Monday, November 13, 2017 8:36:48 PM
Last Modified: Monday, November 13, 2017 8:43:46 PM
Time Spent: 00:06:58
IP Address: 121.75.83.194

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

Mark Hyland

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

The main road through Arthur's Point is already very busy now and dangerous to cross with young children, of which there are many in the neighbourhood. There are already a number of new developments in progress and this new proposal seems a bit too much. The traffic is all funnelled down to a single laned bridge which will create a bottleneck given the amount of new residents that will be here with the current developments, let alone the additional residents that will come with this new submission. Perhaps if a double laned bridge and a safe pedestrian walkway/cycle way towards town and Arrowtown was put in place before any development begins it would help eliminate the congestion and give people a safer more enjoyable route to take alternate forms of transport.

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, November 15, 2017 7:24:13 AM
Last Modified: Wednesday, November 15, 2017 7:40:50 AM
Time Spent: 00:16:37
IP Address: 203.173.151.40

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

Graeme Glass

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

I hope something is being planned to cope with the extra traffic a second lane on the Edith Cavill Bridge would be needed. I know we are going to have \$2 bus fares but the buses need to run every 30 mins during peak times not hourly

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, November 15, 2017 3:57:57 PM
Last Modified: Wednesday, November 15, 2017 4:18:50 PM
Time Spent: 00:20:53
IP Address: 203.173.149.99

Page 1: Personal Details

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

Page 2: Personal Details

Q2 Name of organisation

Queenstown Trails Trust

Page 3: Personal Details

Q3 Full name

Mark Williams

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

Pedestrian and cycle path connectivity need to be considered as part of the development to ensure a safe mode of active transport is available to residents. QTT is proposing a trail from Atley Road to Tucker Beach which would serve commuters to Frankton and the new high school, and we would encourage a safe crossing point with median barriers from Bullendale to Atley Road.

We would also suggest an upgrade to the sealed shoulder and commuter path alongside Arthurs Point Road and Gorge Road into Queenstown to ensure it gains stewardship from 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

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 16, 2017 2:48:47 PM
Last Modified: Thursday, November 16, 2017 2:51:24 PM
Time Spent: 00:02:37
IP Address: 49.224.231.92

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

Liz Devine

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

Double lane new bridge over the shot over please.

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: Friday, November 17, 2017 8:46:22 AM
Last Modified: Friday, November 17, 2017 8:53:08 AM
Time Spent: 00:06:45
IP Address: 202.49.81.141

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

Darryl Gunn

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

Negative. As a long-term AP local, I believe that housing development in Arthurs Point is already excessive. The use of TWO SHAs in one area can do nobody any good except the developers who are using the SHAs as a tool to further increase their profits. The Council and staff are there as our elected representatives to implement existing rules to protect the local people from this type of excess.

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: Thursday, November 30, 2017 8:30:19 AM
Last Modified: Thursday, November 30, 2017 8:44:42 AM
Time Spent: 00:14:22
IP Address: 203.173.150.93

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

Jean Frances Lee

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

The infrastructure access to Arthurs point is totally inadequate to cope with over 180 EXTRA vehicle movements per day. The one lane bridge is already overstretched at peak traffic flow times, and in ski season even more so. It is being pushed to the limit by the existing proposal of 90 dwellings, but to double this, and also take into consideration other developments on the opposite side of the road, plus associated construction traffic is just totally unacceptable for the Arthurs point community.

Also the suggestion that access could also be gained by Morning Star Terrace is going to make our junction very dangerous, plus the fact that the higher part of this road is constantly iced up mid winter.

Why are special housing areas open to all purchasers ?. Surely it would be sensible to make these housing areas residents only, and not allow, investment, buy to let and holiday home owners to purchase in these areas. This has worked well in other countries and kept the price down on these properties. Maybe then, we would not need quite so many.

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: Thursday, November 30, 2017 12:41:58 PM
Last Modified: Thursday, November 30, 2017 12:46:48 PM
Time Spent: 00:04:49
IP Address: 111.69.113.83

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

Brendon Waller

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

My concerns are around the increase of traffic in and around the surrounding streets. And the possibility of Morning Star terrace being made one of the main entry points into Bullendale.

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: Thursday, November 30, 2017 7:39:40 PM
Last Modified: Saturday, December 02, 2017 7:30:39 PM
Time Spent: Over a day
IP Address: 101.98.203.209

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

Rachel Walker

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

There is definitely no need for a road to go in out the back of this development connecting to Morning Star Tce. If it was connected it would lead to an increase in traffic in the area and make it more difficult to turn right out of Morning Star Tce onto the main road. Morning Star Tce is already clogged with parked cars, trailers and boats, why make it more dangerous by opening it up to more vehicles. It also has a dangerous corner between Haines Way & McQueen Place, the increase in vehicles here would be lethal!

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**

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 03, 2017 8:40:13 PM
Last Modified: Sunday, December 03, 2017 10:05:01 PM
Time Spent: 01:24:47
IP Address: 103.37.204.186

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

Beth Ailsa Fookes

Page 4: Feedback

Bullendale Proposed Special Housing Area

Q6 My thoughts on a proposed special housing area at Bullendale are:

I recently became aware of the proposal for a further 90 dwellings at the Bullendale development. The negative effect on our community will be soul destroying for many including myself.

You are saying that it is absolutely fine for these premises to be built in a place where there are no foot paths (one poor person has already died due to this missing part of infrastructure only metres away from this proposed development, there could well be more if you continue.). There is no safe walking or cycling option into town. The only direct access is via a one lane structurally vulnerable historic bridge. A few extra buses will not suffice so a definite noticeable increase in traffic will occur.

Under the current Health and Safety at Work Act all employees / employers etc have a responsibility to each other to minimise or eliminate risks. What is being proposed by Bullendale is definitely going to increase the risk of injury or worse to residents (and future tenants of Bullendale). Safety of our community in certain aspects is the council's responsibility. In this case it is and should be a priority.

I do not believe that you are acting in the community's best interest at all. If you were, you would ensure there were safe walking /riding paths not just the proposed roadsides. All of Bullendales vehicle access should be through its own streets onto Arthurs Point Rd so as not to increase the risk through quiet residential streets.

If its access point to the main road cant cope then what does that say?

As for a proposed 'future back road' shown only partially in the plan, how could this even be suggested. I imagine that there are plans already in place for this, and imagine this is to link into Morning star terrace or Venus place. These streets are suburban quiet streets where people have purposely chosen to live there for this reason. As there is a lack of parks we live here so children can walk safely without the concern of any speeding through traffic. Why should all these residents have to be punished for a development that is too big to even cope with its own traffic onto the main road.

What is happening is so incredibly disappointing . Listen to your community. Look after your community. Don't kill your 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

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 05, 2017 9:59:51 AM
Last Modified: Tuesday, December 05, 2017 10:49:28 AM
Time Spent: 00:49:36
IP Address: 131.203.250.6

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

Kahn Mark Johnston

Page 4: Feedback

Bullendale Proposed Special Housing Area

Q6 My thoughts on a proposed special housing area at Bullendale are:

Primary concerns are traffic/pedestrian management.

The Speed limit and amount of vehicle movements especially at morning/afternoon peak times on Arthurs point road already makes left turning at intersections uncomfortable. Turning right into Morning Star Terrace is already uncomfortable due to the downhill gradient + the short distance between the pedestrian island and the right hand turn bay.

Pedestrians crossing Arthurs point road do not have any painted pedestrian crossings to use. Indeed this may well not be an option on a 70km/hr speed limited road. with SHA's having provisions provided for a greatly reduced threshold for parking requirements more pedestrian volume might be expected to be crossing Arthurs point road and a traffic light controlled pedestrian crossing/reduced speed limit would allow greater safety for non vehicle users.

Vehicle ownership per capita has been increasing consistently for the last five years. for Otago this was last assessed at .75 vehicles per capita *Transport volume TV035, Transport.co.nz*

At the proposed SHA, located outside of Queenstowns urban area, the ratio would certainly be higher and could even exceed 1 vehicle per capita. in the Urban design report it alludes to the number of parking spaces available which is stated as 'The majority of dwellings will provide at least 1 internal garage space as well as an additional at-grade secondary space or visitor park. Add to this the Bullendale number of available car parking spaces and >300 vehicles could be using the intersections/infrastructure every day.

The vehicle access to and from the site at the one entry/exit point has been assessed for vehicle queuing as per the Transport Assessment. the maximum queue lengths not allowing for more than .7 of a vehicle in either direction. yet there is the expectation however rare that queuing will at times exceed one vehicle.a lower speed limit on Arthurs point road would surely assist transport flow and add safety for non vehicle users.

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: Tuesday, December 05, 2017 9:18:35 AM
Last Modified: Tuesday, December 05, 2017 12:31:45 PM
Time Spent: 03:13:10
IP Address: 203.100.211.161

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

Dave Miller

Page 4: Feedback

Bullendale Proposed Special Housing Area

Q6 My thoughts on a proposed special housing area at Bullendale are:

On Wednesday the 29th Nov I attended a residents meeting with locals in the Arthurs point community and the Bullendale developer Shane(I believe his name). I had prior to this walked our neighborhood to discuss this proposal with the local residents of which many had not heard anything about this proposal.

Myself and others who were able to attend meeting were mainly there to voice our objection to a proposal to connect Bullendale to Morning star terrace fwith a road ,we were also to hear what they had to say about the development ,infrastructure and things they were looking at doing in our area. In this meeting we discussed many points but I have concentrated on the Morning star discussion noted below.

The narrow nature of morning star and the already at times one way nature of this road is a concern .Cars can be parked on both sides of the road in mornings and evenings creating this single passage. To add more cars would make this situation worse than it is already at times, also taking into consideration we have Canyon swing vehicles driving this road every 10 to 15 mins early mornings and into the evenings. I would also question whether the design of this road was for high-level traffic, which is what it would become if another 100 plus cars had access.

Turning onto Arthurs point road:

Turning out can be tricky at times and multiple neighbours have told me of close calls at this intersection. The uphill traffic from the bridge could see back ups at peak times of the day in Morning star just trying to turn towards town. We have already seen in the past few years that due to the busy nature of the state highway and Frankton road more and more vehicles cut through our way from Lake Hayes Est & Shotover country compounding the turning situation at this intersection.

During winter the top of morning star, Kincaid pl & Venus PI loses sun for 5 to 6 weeks and makes this difficult to drive on due to icy conditions. Especially if there has been a recent snowfall, ice can remain on the road over this period for some time and we sold a two wheeled drive vehicle for a 4wd due to this very reason . I have every year had to call the council and ask for a grit track to come help us out as at times you can't even stand on the road . Putting a road here would mean a very treacherous road and I could see cars losing control and potentially entering my property . Where the road currently stops on Morning Star was also to be used for my neighbors access to his property high above us, but was ruled out due to the steepness this would have created I was told by them.

#Cars coming from Redfern Terrace in winter:

The very steep nature of this road would be also very dangerous if this road was to be backed up in poor conditions through winter we could have cars potentially stopped cars on this incline sliding back down the hill , so if more cars on were channeled through Morning Star this would be of concern for these residents . Redfern residents also pointed this out, and made a valid point that in winter Morning star cars should give way to them so they do not have to stop or back up this road.

#Peregrine Falcons:

We have noted that the Falcon is making a come back in the area, I have seen multiple birds over the past few years. Somewhere up there is there nesting area and to knock down trees and potentially destroy their nesting sites or stress them out would be sad to see.

In this Meeting Shane informed us multiple times that he would remove this proposal from the application, and understood our concerns. I believe he was very genuine in his comments ,as he said he came to the meeting to get the views of the locals and now understood that this road now does not make sense after hearing our opinions . He also pointed out that in regards to his development that they have designed it so that this connection road is not necessary and that it would be a difficult and expensive road to put in from what he understands anyway. One of the suggestions was to have a pedestrian/biking track linking to Morning Star, which made more sense to all including Bullendale.

Bullendale 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

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 04, 2017 10:31:10 AM
Last Modified: Tuesday, December 05, 2017 1:51:53 PM
Time Spent: Over a day
IP Address: 125.237.254.7

Page 1: Personal Details

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

Page 2: Personal Details

Q2 Name of organisation

Arthurs Point Community Group

Page 3: Personal Details

Q3 Full name

Sonja Kooy

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

The APCA held a meeting on the 29th November and it was agreed the Arthurs Point Community would like to put a submission in regards to the Bullendale subdivision. Our group is the Arthurs Point Community Association but we are not incorporated as yet. We are working on the re-incorporation after the previous committee let it lapse. This will be completed early next year. The developer came along and spoke at the meeting and summary is below outlining the discussion on the the Bullendale Development. Could you please include these as feedback from the Arthurs Point community on this subdivision.

Summary of Meeting APCA 29th Nov 2017

....1. Bullendale

Sarah introduced Kate and Shane, Bullendale Developer and Sales

Shane gave an overview and the background of the himself and the development.

General discussion points included:

Vehicle Access through Morningstar

Shane explained a connection to Morningstar Terrace has been suggested and supported by Chris Street Morningstar developer.

Concerns raised by the residents attending were:

- Safety concerns over additional traffic using the road through Morningstar over the winter. The road frequently is iced over and is dangerous with the traffic s it stands now
- The intersection onto Arthurs Point Road is already a concern. The line of site to approaching traffic from either direction isn't good.

Bullendale Proposed Special Housing Area

The queue to turn onto Arthurs Point road is already congested because of this.

- Additional traffic from the development will impact access from lower Morningstar Terrace as it is a very steep street. It would be a real concern in the winter with a build of cars on the icy slope.
- The Morningstar road is already busy with Canyon Swing using the road to access their commercial operation.
- It was unanimously agreed that the Edith Cavell Bridge could not cope with any additional traffic especially the amount the development would bring. There are already long waits on either side of the bridge let alone the stability of the bridge. This is a real concern to the residents.

Outcome: After discussions, Shane agreed their development would not involve any vehicle connection to Morningstar Terrace although suggested a pedestrian access may be a better option.

Pedestrian Access

Residents raised concern about the piecemeal approach all the separate developments are having on our community, especially the linking of accessways and community facilities. It was agreed an objective for the APCA would be to bring together developers to try to come up with a masterplan for our community with the developers help. Fiona was very keen to be a part of this. Shane is keen to work with other developers to help make this happen.

Amenities/Reserves

Shane explained he is waiting until some residents have moved in the first stage to see what they wanted before deciding what to put on the reserves. He agreed community spaces are really important and was very keen to look at covered community BBQ area if that is what the community wanted. Again the community would like this included in a masterplan.

Wildlife

Residents were concerned about the birds that live in the trees that are being taken down to make way for the next stage of Bullendale. The Peregrine Falcons especially. It was asked if the developer would be interested in having this looked at before the trees were taken down. Shane was non-committal. APCA suggested we get in touch with a local group that might be able help eg Wakatipu Wildlife Trust, Routeburn/Dart Wildlife Trust, Fiordland Conservation Trust, Kiwi Birdlife Park etc to see who may be able to give some guidance and get back to him.

Predator Control

The Arthurs Point community has a group that is actively working on the predator eradication. There was discussion on covenants being placed on pets. It was agreed this was not an option. Shane is very happy to work the APC in predator control.

Density

Nigel expressed concern about the placement of the higher density building on external boundaries. Shane explained there was a road between the building and the existing houses and should create a buffer. Final plans hadn't been finalised but the lay of the land really dictated this.

Arthurs Point Road

The Developer explained they are installing a central island for pedestrian access to the other side of Arthurs Point Road. This should also help with speed on the road. Sarah explained a 50km speed limit was going to be trialled over Christmas extending from Littles Road to the Edith Cavell Bridge. Everyone demonstrated their support for this initiative. Fiona suggested that the community needs to publicly express how well this is working for our community to support the 50 km speed to become permanent. Everyone agreed to share this with their neighbours and community to post on Facebook etc

Edith Cavell Bridge

A strong opinion was expressed that no further development should go ahead without addressing the one lane bridge - Edith Cavell. It is already bottlenecked at peak times, dangerous and unstable. The Developer explained this was not his responsibility and separate to his development.

Development Contributions

Bullendale Proposed Special Housing Area

The direct question was asked on how much the developer was paying in development contributions. - \$6,000 -\$9,000 per unit. It was agreed an objective of the APCA should be to proactively lobby to retain as much contribution within our community.

Submission

It was agreed a group submission from the Arthurs Point Community Group be made. Sonja file the feedback by the deadline of 7th December.

Sonja Kooy

APC Re-incorporation Committee

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: Wednesday, December 06, 2017 8:11:44 PM
Last Modified: Wednesday, December 06, 2017 8:33:10 PM
Time Spent: 00:21:26
IP Address: 219.89.161.128

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

Bruce Mackay

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

We own the property at 8 morning star terrace and have gradually seen an increase in traffic as the area has been developed. We were aware that this would be happening and understand it is a part of growth in the Morning Star / Evening Star area

We strongly object to having the Bullendale housing area gain access through Morning Star Terrace as this area is not designed to take the additional traffic that this would bring. Calling areas "Special Housing Areas" seems to give developers a doorway to look at pushing things to their financial benefit.

The judder bar right outside our driveway creates some noise but the additional increase would increase that noise along with decreasing the safety of the area for children.

The Morning Star development was build as a local community, for people working in the area, living in a place where people know their neighbor, their children and animals. Putting a through fare through a community like this also lowers the financial value for the people who had the foresight to invest in their home at a time when future developments were not present or apparent.

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, December 07, 2017 11:12:25 AM
Last Modified: Thursday, December 07, 2017 4:53:34 PM
Time Spent: 05:41:08
IP Address: 125.236.213.106

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

Nigel Lloyd

Page 4: Feedback

Bullendale Proposed Special Housing Area

Q6 My thoughts on a proposed special housing area at Bullendale are:

While in general acceptance of the proposed concept I strongly disagree with several specific aspects of the proposed extension to the Bullendale SHA and request that Council encourage the developer to reconsider these.

Firstly, the proposed concept for the SHA extension includes the highest density housing (walk up terraced apartments) extending right up to the external site boundary in the southwest of the site where it adjoins existing (very) low density residential housing. While I agree with the concept of and need for a range of varying densities to facilitate affordability and prevent sprawl even my limited knowledge of basic urban design principles indicates that the highest density development would be better located in more central areas with lower density development around the fringes.

The argument advanced in the design report to justify this based on the neighboring site containing a driveway is somewhat disingenuous for several reasons that include: The current land use of a neighbouring site should not be used to justify what is in reality a significant departure from the zone standards in this area and the permanent loss of amenity that this will cause to adjacent landowners; and also it should be recognised that given the current use of the neighbouring site as a shared driveway the potential for the neighbouring landowner to implement mitigation measures such as planting to screen the proposed very high density development directly adjacent to the boundary is in fact severely limited.

In light of the above I request that Council require the development concept to be revised to include lower density development, noting that in the context of the the current zoning provisions this still constitutes a very high density, around the entire western periphery of the site.

Secondly, I note that much discussion is made regarding possible future walking cycling linkages to connect into some of the existing footpaths and walking tracks which is positive. However, I disagree with the vague proposal which indicates the primary linkage to be via Atley Road. Arthurs Point Road is the primary vehicle corridor and as such this should extend to walking and cycle linkages also as it is the obvious corridor and hence will get utilised regardless and provision for pedestrian/cycle linkage should therefore be provided. Furthermore for a development of this scale I would suggest that Council should require the developer to undertake some of this external linkage work as a part of the development process.

Thirdly, I note that the traffic assessment for the proposed development does not give any consideration to local constraints that exist in this area including the Edith Cavell one lane bridge, the significant traffic associated with Coronet Peak skifield and the icy conditions that frequently occur in this area during the winter months. While I accept that these are area wide issues they are all likely to be exasperated or affected by the significant increase in development that is proposed.

Fourthly, while I accept that the road linkage to Morningstar Terrace is only included as a potential future linkage I am concerned that the Stage 2 as currently proposed, following closely on from the original Bullendale SHA application, may represent a piecemeal and incremental planning and approval approach planned so that Council and the existing community do not get to consider the full extent of the development in context. I urge Council to consider this possibility critically and to not support this future road linkage.

Lastly, while I accept that the proposed 27 meter maximum building height noted in the application may well be a default position from the central government SHA legislation, I request that for the avoidance of doubt Council require a significant reduction to this. To this effect I would suggest an absolute maximum of 8 meters be applied adjacent to the external site boundaries (ie within 15m) but allow for this to be increased somewhat (ie to say 10-12m) within central portions of the site.

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

#19

COMPLETE

Collector: Web Link 1 (Web Link)
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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

Sonja kooy

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

I am not opposed to development quentionw needs it but i feel we need to get the infrastructure first or we are just going to dig the whole deeper. What is happening to the the sewerage from Bullendale? It was my understanding AP sewerage was at capacity, if not how much more can it take? To even think of allowing this subdivision to go ahead the one lane Edith Cavell Bridge needs to be ungraded - actually a new 2 lane bridge built and use the Edith Cavell as pedestrian. The pedestrian and bike access between the Bullendale, Edith Cavell and Mchesney needs to be done. We are trying to reduce the traffic on our roads so give us safety alternatives. The bike track from mcchesney to town was the first stage when it was done how many years ago and it still hasnt be completely as promised. There needs to be a more cohersive approach to Arthurs Point. Its so piecemeal. We have such a mix of commercial hospitality and residential.

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: Friday, December 08, 2017 2:16:24 PM
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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

Betty Louise Gray

Page 4: Feedback

Q6 My thoughts on a proposed special housing area at Bullendale are:

I support idea of the Special Housing Area as Long as there is no road feed into Evening Star Rd.

Evening Star Rd is not designed as a through road. Because of the narrowness of the road on-street parking already presents a concern. Therefore any increased traffic flow would present a major traffic issue for the residents of Evening Star Rd.

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**
